

LEASE

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MAYSVILLE SHOPS



10142 MAYSVILLE RD, FORT WAYNE, IN 46835

PROPERTY HIGHLIGHTS

- Rapidly growing trade area
- Shadow anchored by Walmart, Kohl's, PetSmart, Michael's and Marshall's
- Newer construction, attractive building
- Ample parking space
- Monument signage
- Adjacent to Hwy. 37 & 0.5 miles to I-469

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	1,978 SF
Lot Size:	1.85 Acres
Building Size:	15,546 SF

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

STANLEY C. PHILLIPS
Executive Vice President
260.423.4311
sphillips@bradleyco.com

DAVE HORACEK
Broker
260.755.7824
dhoracek@bradleyco.com



BRADLEYCO.COM



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GENERAL INFORMATION	
Building SF/Total	15,546 SF
Number of Buildings	One (1)
Number of Stories	One (1)
Condition	Excellent
Year Built	2006
Property Type	Retail

EXPENSES	
Utilities	Tenant
Lawn & Snow	Landlord Reimbursed by Tenant
Real State Taxes	Landlord Reimbursed by Tenant
Building Insurance	Landlord Reimbursed by Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

SITE INFORMATION	
Site Acreage	1.85 AC
Zoned	SC4
Parking Lot	Surface, Asphalt
Parking Spaces	86

TRANSPORTATION	
Nearest Highway	Hwy. 37 - Adjacent
	I-469 - 0.49 Miles
Fort Wayne International Airport	13 Miles

OPERATING INFORMATION	
Electricity Source	Indiana Michigan Power
Natural Gas Source	NIPSCO

TRAFFIC COUNTS	
Highway 37/Maysville Rd.	17,004 VPD

STRUCTURAL INFORMATION	
Construction	Metal Frame/Stucco Façade
Ceiling Height	10 ft.
Deliveries	Rear of Building

PROPERTY TAXES	
Parcel Number	02-08-24-402-001.000-072
Assessment Total	\$2,688,700
Annual Taxes: 2020 Payable 2021	\$79,146.12
Taxes Per SF	\$5.09

MECHANICAL INFORMATION	
Heating System	HVAC
A/C System	HVAC

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Total Population	2,660	31,598	83,665
Total Households	1,097	12,106	33,261
Average HH Income	\$87,183	\$84,330	\$71,985

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