

LEASE

RETAIL



MEADOWBROOK SHOPPING CENTER



910 LINCOLN HWY. W., NEW HAVEN, IN 46774

PROPERTY HIGHLIGHTS

- Expandable for additional square footage on east endcap
- 1 acre of developable land available for sale or lease
- Primary hub of the eastern Fort Wayne retail corridor
- Shares intersection with a recently expanded Kroger and Walgreens
- Excellent visibility from U.S. 930/Lincoln Highway
- Traffic counts of 30,000 vpd on U.S. 930/Lincoln Highway
- 5-mile population 113,000
- Signalized entrance
- Anchor tenants include Big Lots, Dollar Tree, Rent-A- Center, and O'Reilly Auto Parts

OFFERING SUMMARY

Lease Rate:	\$3.00 SF/yr (NNN)
Available SF:	2,100 - 2,207 SF
Lot Size:	10.61 Acres
Building Size:	69,550 SF
Land Sale/Lease - Contact Broker	1.0 Acre Outlot

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

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DAVE HORACEK
 Broker
 260.755.7824
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BRADLEYCO.COM



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← Downtown Fort Wayne
2 Miles



LINCOLN HIGHWAY WEST

30,000 VPD

NOT TO SCALE

AVAILABILITY		
SUITE/LOT	SIZE	PRICE
STE. A	13,500 SF	\$6.00/SF
STE. B	2,100 SF	\$3.00/SF
OUTPARCEL	2,207 SF	See Broker

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BUILDING INFORMATION

Total Building SF	69,500 SF
Number of Stories	1
Condition	Good
Building Class	B
Minimum Ceiling Height	19 ft
Number of Floors	1
Year Built	1967
Year Last Renovated	2011
Signage	Pylon & building

SITE INFORMATION

Center Site Size	9.61 Acres
Developable Land Lot Size	1 Acre
Zoned	CM-2
Parking Lot	Surface, asphalt

STRUCTURAL INFORMATION

Construction	Steel frame & block
Roof	Built-up
Ceiling	19'
Loading Docks	1 (Covered)
Deliveries	Side

OPERATING INFORMATION

Sprinklers	Yes
Heating System	Gas forced air
A/C System	Electric

PROPERTY INFORMATION

Lot Size	10.61 Acres
APN #	02-07-24-451-007.000-073
Annual Taxes 2020 Pay 2021	\$42,410.12

TRANSPORTATION

Nearest Highway	On S.R. 930
Fort Wayne International Airport	18 Miles

Traffic Counts

S.R. 930 & Hartzell Rd.	30,000 VPD
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UTILITIES

Electricity Source	AEP
Natural Gas Source	NIPSCO
Water/Sewer Source	Municipal

EXPENSES

Utilities	Tenant
Land and Snow	Tenant (pro-rated share)
Real Estate Taxes	Tenant (pro-rated share)
Building Insurance	Tenant (pro-rated share)

Tenant Expenses

CAM - Tenant Expense	\$0.97/SF
Taxes - Tenant Expense	\$0.64/SF
Insurance - Tenant Expense	\$0.21/SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,124	33,903	113,066
Total Households	1,650	13,614	43,170
Average Household Income	\$52,094	\$60,253	\$56,894

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