

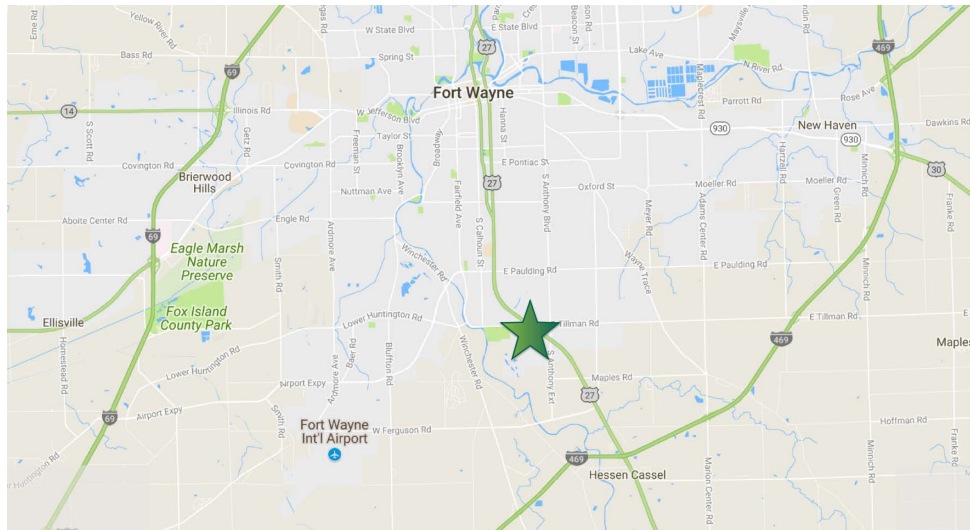


Shoppes at Southtown II

7501 Southtown Crossing
Fort Wayne, Indiana 46816

Property Highlights

- 7,600 SF finish-to-suit retail building
 - › Spaces available from 1,000 SF and up
- Located in Southtown Centre, a 113 acre retail development
 - › Anchored by Walmart and Menards off US Hwy 27 at signalized intersection
- Excellent exposure, access, and visibility



Estimated Demographics

	1 Mile	3 Miles	5 Miles
Total Population	7,775	59,592	100,543
Daytime Population	1,514	10,985	66,626
Households	3,209	22,760	38,656

Source: Esri, 2018

BRAD STURGES

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CAT WINDMILLER

Brokerage & Marketing Coordinator
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Property Description

Shoppes of Southtown II is a finish-to-suit 7,600 SF building located on the 113-acre Southtown Centre retail development. The property is positioned directly in front of Walmart Supercenter and near Menards home improvement store. Nearby businesses include car care centers, banking, and fast food.

Spaces are available to lease from 1,000 SF. A 10-Year "Step Up" tax abatement will pass through to Tenants.



Shoppes at Southtown I - Fully Leased



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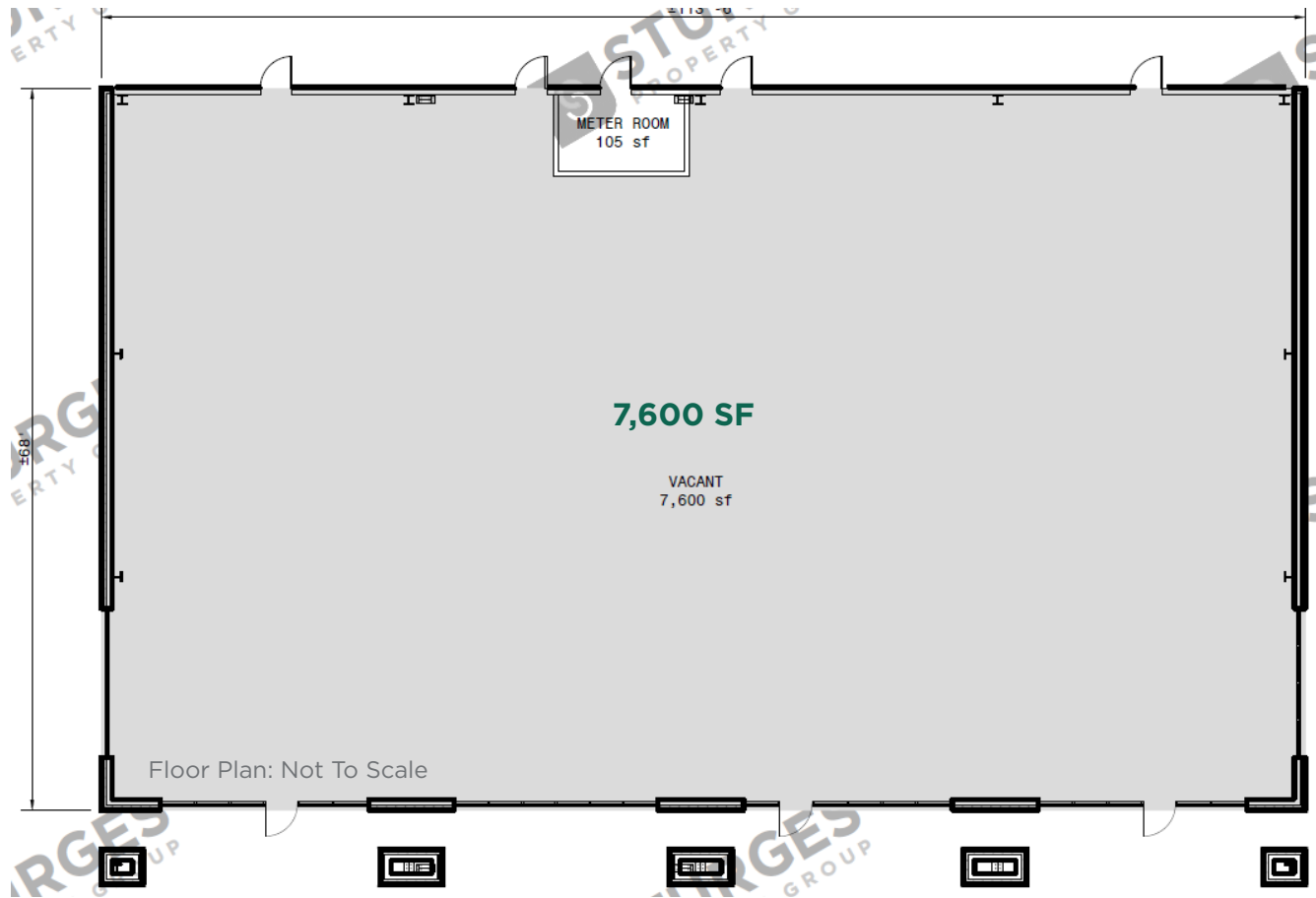
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Floor Plan - Contact Broker for Detailed Plans



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COMMERCIAL IMPROVED FOR LEASE

Property Name Shoppes at Southtown Phase II
 Address 7501 Southtown Crossing
 City, State, Zip Fort Wayne, IN 46806
 County Allen
 Township Wayne
 Parcel No. 02-12-36-203-002.008-074

BUILDING INFORMATION

Property Type Retail
 Year Built 2018
 No. of Stories 1
 Construction Type Metal
 Roof Steel Joist
 Heating Gas Forced Air
 A/C Electric
 Sprinklered None
 ADA Compliant Yes
 Elevators None
 Signage



LEASE INFORMATION

Lease Rate See Broker
 Lease Type Triple Net
 Terms See Broker

AVAILABLE SUITES

Total Building Area 7,600 SF
 Total Available SF 7,600 RSF
 Max. Contiguous Available See Broker

Suites Available	RSF
Minimum Divisible	1,000
Max. Contiguous	7,600

RESPONSIBLE PARTIES

Utilities Tenant
 Lawn & Snow Landlord
 Property Taxes Tenant
 Property Insurance Tenant
 Maintenance & Repairs Tenant
 Common Area Tenant
 Roof & Structure Landlord
 Janitorial Tenant

SITE DATA

Zoning & Description SC, Shopping Center
 Parking Description Ample
 Parking count/ratio 57
 Traffic Count 16,000 VPD

UTILITIES

Electric Supplier AEP
 Natural Gas Source NIPSCO
 Water & Sewer Source City Utilities

ADDITIONAL INFORMATION

- Located on 113 Acre Retail Development, directly in front of Walmart Supercenter
- 10-Year "Step Up" Tax Abatement will pass through to Tenants
- Excellent exposure and visibility
- Anchored by new Menards and Walmart, off US Hwy 27 at signalized intersection
- Large demand for retail in the area

CONTACT US

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The Sturges Property Group Retail Team prides itself on outstanding market knowledge and the ability to facilitate harmonious Landlord/Tenant relationships. Our skilled Retail Team delivers guidance and consultation to tenants, landlords, investors, and developers, providing a full range of services including advisory and transaction services, acquisition and disposition strategies, and asset and property management.



Barry Sturges, CPM®

CEO & Managing Director
barry.sturges@sturgespg.com

As CEO and Managing Director, Barry is responsible for managing the company's office. Barry is involved in all aspects of the real estate spectrum, including new business development, office, retail, and industrial brokerage, property and facility management, and residential development.



Brad Sturges

President
brad.sturges@sturgespg.com

As President, Brad's role includes oversight of financial, operational, marketing, business development, and overall strategy. He also manages the Brokerage Division and represents several private clients for the acquisition and disposition of investment property.



John Caffray

Vice President of Brokerage
john.caffray@sturgespg.com

John Caffray has over 15 years of experience in the commercial real estate industry. As the Vice President of Brokerage, he is responsible for leading the brokerage teams and assisting in leasing and sale efforts for specialty clients.



Neal Bowman

Senior Broker
neal.bowman@sturgespg.com

Neal Bowman has over 16 years of experience in the commercial real estate industry. Neal is a member of the International Council of Shopping Centers (ICSC) and a Certified Commercial Investment Member (CCIM).



Rebecca Worrell

Broker
rebecca.worrell@sturgespg.com

Rebecca Worrell joined the Sturges team in 2015. She specializes in sale and leasing of retail, industrial, office space and land. Rebecca is a member of the Indiana Commercial Board of Realtors and the National Association of Realtors.



Andrew Eckert

Broker
andrew.eckert@sturgespg.com

Andrew Eckert joined the Sturges team in 2018. He has previous experience as a Realtor for a residential property management and realty group. He currently lists office, medical, retail, and industrial spaces for both lease and sale.



Angie Davis

Brokerage Administrator
angie.davis@sturgespg.com

Angie Davis joined the Sturges team in 2000. As a licensed real estate broker and a notary public, Angie provides key administrative support to the team.



Stephanie Petras

Brokerage Marketing Assistant
stephanie.petras@sturgespg.com

Stephanie Petras joined the Sturges team in 2018. As a licensed real estate broker, Stephanie provides administrative, marketing, and design support to the team.