

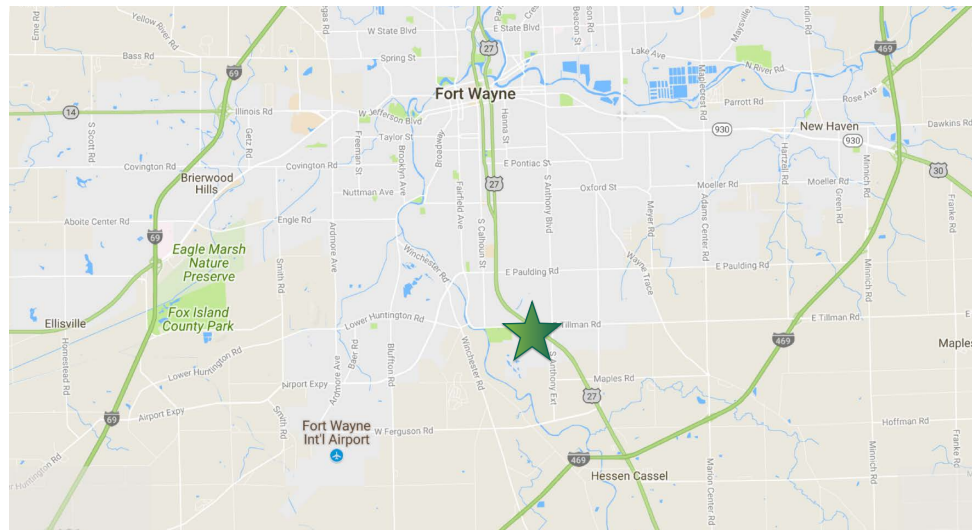


Shoppes at Southtown II

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

President
260 424 8448
brad.sturges@sturgespg.com

CAT WINDMILLER

Brokerage & Marketing Coordinator
260 424 8448
cat.windmiller@sturgespg.com



Shoppes at Southtown II

7501 Southtown Crossing
Fort Wayne, Indiana 46816

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



BRAD STURGES

President
260 424 8448
brad.sturges@sturgespg.com

CAT WINDMILLER

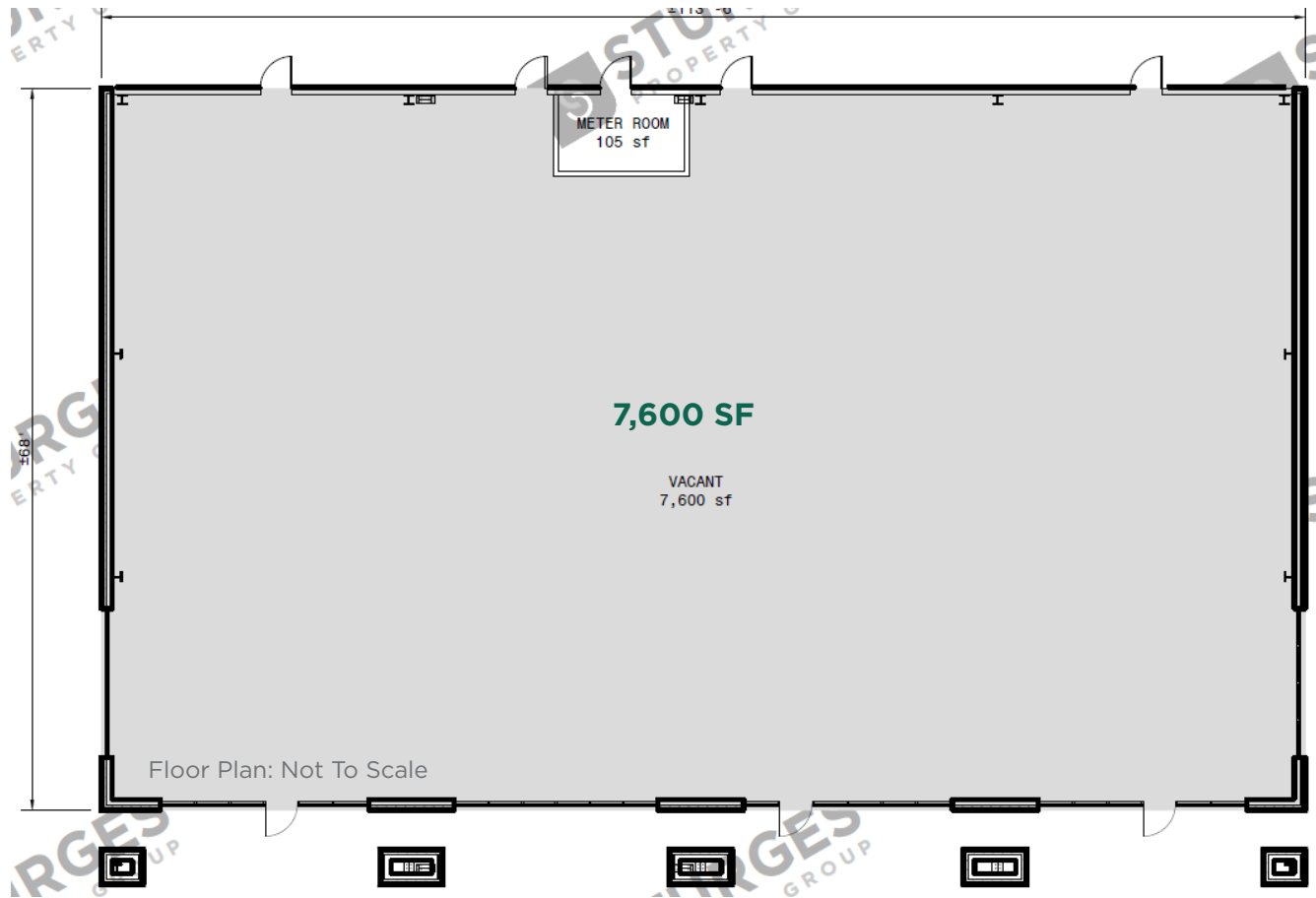
Brokerage & Marketing Coordinator
260 424 8448
cat.windmiller@sturgespg.com



Shoppes at Southtown II

7501 Southtown Crossing
Fort Wayne, Indiana 46816

Floor Plan - Contact Broker for Detailed Plans



© 2019 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

BRAD STURGES

President
260 424 8448
brad.sturges@sturgespg.com

CAT WINDMILLER

Brokerage & Marketing Coordinator
260 424 8448
cat.windmiller@sturgespg.com

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

Brad Sturges
 President
 260 424 8448
 brad.sturges@sturgespg.com

Cat Windmiller
 Brokerage & Marketing Coordinator
 260 424 8448
 cat.windmiller@sturgespg.com