

BND

COMMERCIAL

RETAIL > FOR LEASE

3,733 SF

711 NORTHCREST SHOPPING CENTER
FORT WAYNE, INDIANA



HIGHLIGHTS:

Available Space: 3,733 SF

Very popular shopping center easily accessible from Coliseum Blvd., Parnell Avenue and N. Clinton Street

Abundant paved parking for shoppers and employees

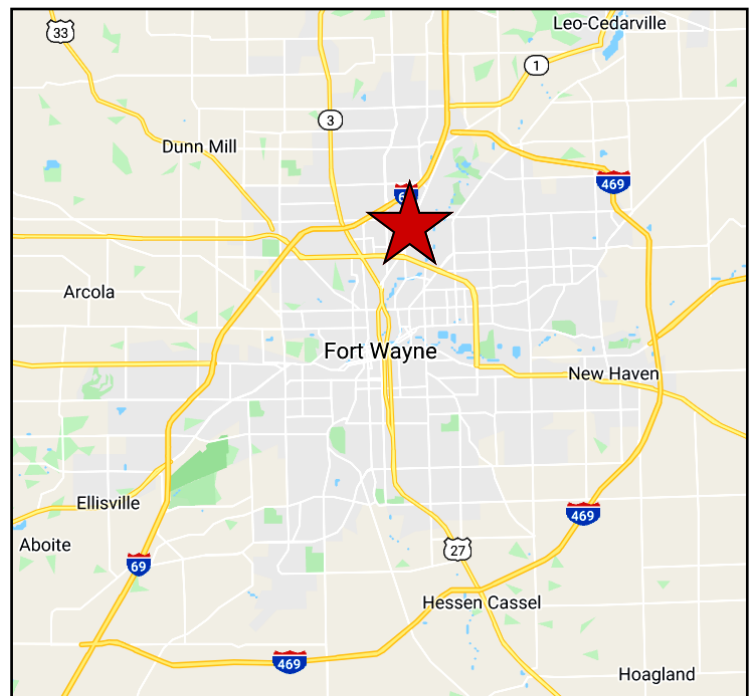
Shopping center tenants include Best Buy, Kohl's, Value City Furniture, Old Navy and Office Depot

Last remaining space on north side of Northcrest

Fort Wayne's favorite go-to shopping center

Traffic Counts: 49,900 VPD (2018) at entrance

Lease Rate: \$12 / SF / NNN



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FORT WAYNE, INDIANA****Property Highlights**

Parcel Number	02-07-24-376-001.000-073
Address	711-841 Northcrest Shopping Center
City / State / Zip	Fort Wayne / IN / 46805
Sale / Lease	Lease
Available Space	3,733 SF
Total Building Size	317,953 SF
Zoning	SC - Shopping Center
Parking	Ample surface parking
Traffic Count	49,900 VPD (2019) - Coliseum Blvd. entrance
Nearest Highway	Coliseum Blvd / Hwy 930
Distance to Interstate	Approx. 4 miles to I-69
Anchor Tenant(s)	Best Buy, Kohl's, Office Depot, Value City Furniture

Building Information

Construction Type	Brick
Construction Year	1989
Number of Floors	One
Roof	Flat
Foundation	Reinforced concrete
Lighting	Fluorescent
Heating System	Gas forced air
Electric	Standard electrical service
Air Conditioning	Central air
Sprinkler System	Yes
Restrooms	Each retail space has restroom(s)

2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,079	78,748	181,982
Avg. H/H Income	\$53,351	\$56,279	\$61,414

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Lease Information

Lease Rate RSF / Year	\$12 / SF / Year
Lease Rate / Month	\$3,733 / Month
Term of Lease	5 years
Type of Lease	NNN

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Roof / Structure	Landlord	
Lawn / Snow	Landlord	
Interior Maintenance	Tenant	
Janitorial	Tenant	
Utilities	Tenant	
Building Insurance	Tenant	
Property Tax	Tenant	\$1.08 / SF (2018 / 2019)
Common Area Maintenance	Tenant	\$1.05 / SF

Utilities

	Company
Gas	NIPSCO
Electric	I & M Electric
Water / Sewer	City of Fort Wayne

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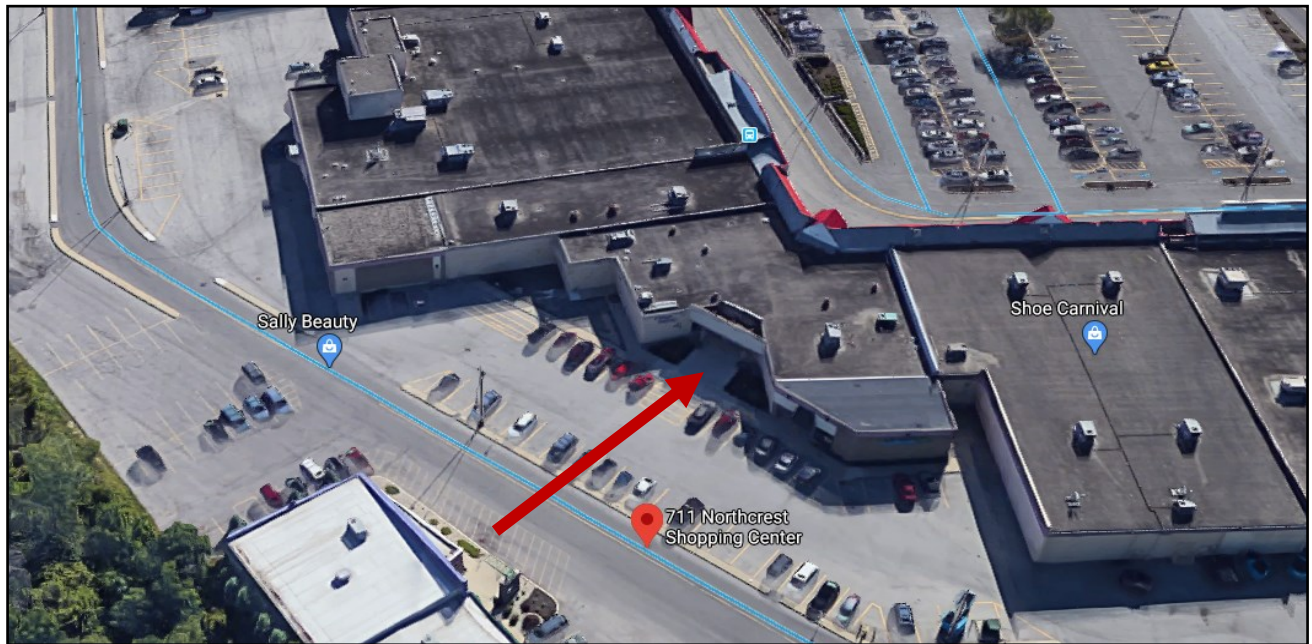
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Front Entrance



Rear Entrance

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