

# Highly Visible Endcap Space Available

## Shared Lighted Intersection with Target

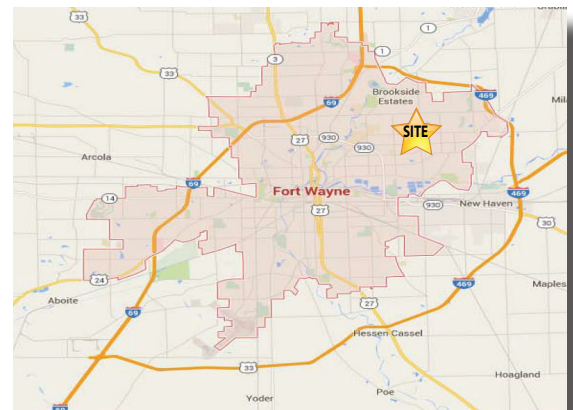
### 1,720 - 7,122 SF

5960 Stellhorn Road, Fort Wayne, IN 46815



### Property Highlights:

- Property is under new ownership and management with planned improvements to the façade, sign band, and more
- Located just west of the Stellhorn Road and Maplecrest Road intersection (30,592 ADT)
- Highly visible and easily accessible on Stellhorn Road
- Excellent retail trade area across the street from Northwood Plaza with Target, Cinema Grill, Pet Supplies Plus, Sun Tan City, GNC, H&R Block, Sally's, and More
- Surrounded by densely populated housing communities with 57,196 households within 5 miles



| Demographics   | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------|----------|----------|----------|
| Population     | 9,389    | 70,572   | 142,166  |
| Avg. HH Income | \$67,449 | \$62,612 | \$58,902 |
| Households     | 3,573    | 29,253   | 57,196   |



For more information contact:  
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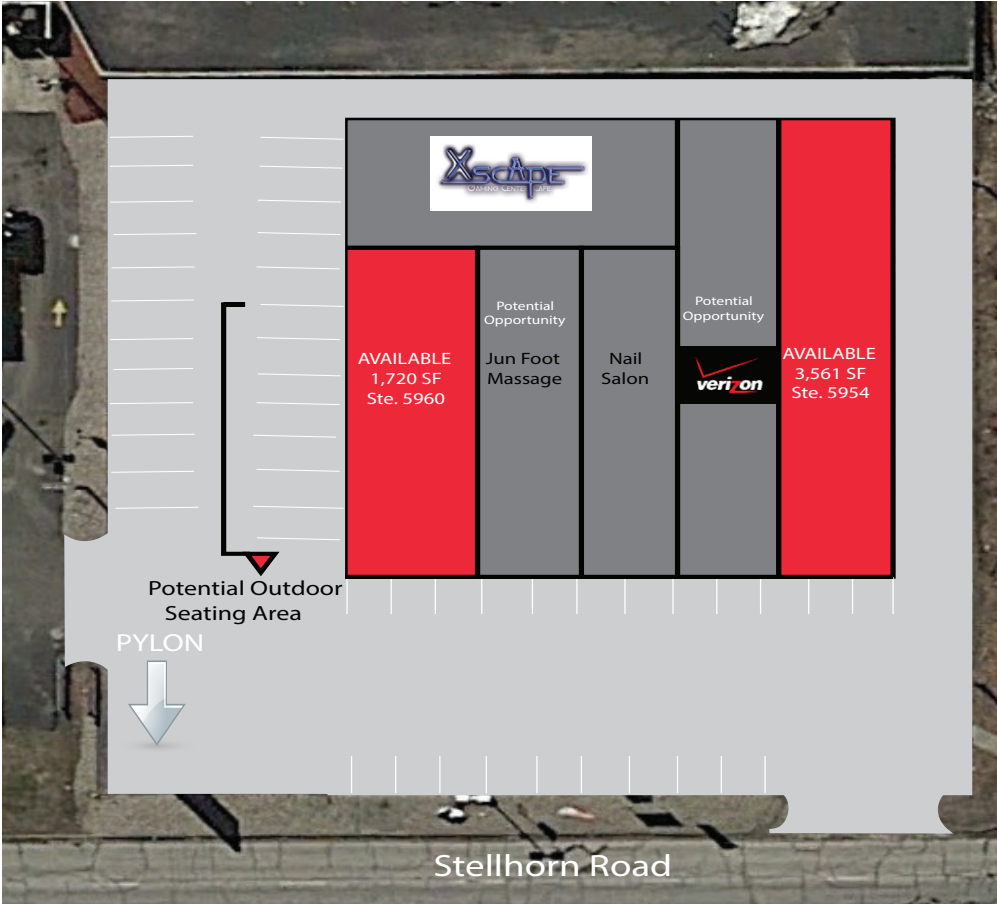
930 E 66th St - Indianapolis, IN 46220 - ph. (317) 472-1800 - fax (317) 472-1802 - www.veritasrealty.com

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| Suite     | Tenant             | Size   |
|-----------|--------------------|--------|
| 5960      | Available (endcap) | 1,720  |
| 5959      | Jun Foot Massage   | 1,720  |
| 5958      | Nail Salon         | 1,720  |
| 5956      | Verizon Wireless   | 3,561  |
| 5954      | Available (endcap) | 3,561  |
| 5950      | Xscape Gaming Cafe | 1,881  |
| Total GLA |                    | 14,128 |



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- Former tanning salon
- Est. 30' x 118'
- Existing restroom, all mechanical's in good working order
- Front room has been demoed in white box condition
- Backroom, office, and restroom in good condition



- Former Sprint store
- Est. 20' x 90'
- Existing restroom, all mechanical's in good working order
- Drop ceiling with lights
- Flooring in good condition

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