



# FOR LEASE

## MARKETPLACE OF CANTERBURY 5629-5753 ST. JOE ROAD, FORT WAYNE, IN

### DESCRIPTION

Ideal for a tenant looking for moderate square footage in a well-established shopping center, seeking strong visibility and customer access. Could work well for specialty retailers, professional service providers, wellness/beauty businesses, or related uses.

### OVERVIEW

<b>Price:</b>	\$9-20/SF/year
<b>Size:</b>	900 - 7,600 SF
<b>Number of Stories:</b>	2
<b>Space Type:</b>	Retail / Office
<b>Zoning:</b>	NC

### FEATURES

- Prime location at the southwest corner of St. Joe Center Rd & St. Joe Rd. One of Fort Wayne's high-traffic intersections
- Excellent vehicle traffic counts and strong local demographics
- Storefront retail space ideally suited for a wide variety of uses
- Ample parking, visibility & multiple entrances
- Liquor license available

#### JILL HIEBER

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## LEASE INFORMATION

**Date Available:** Immediate  
**Lease Rate:** \$9-20/SF/Year  
**Lease Type:** NNN / Modified  
**Total Space:** 900 - 7,600 SF

## FINANCIAL RESPONSIBILITIES

**CAM / Ins. / Tax:** Tenant  
**Maint. / Repairs:** Tenant  
**Utilities:** Tenant (separately metered)  
**Roof / Structure:** Landlord

## SPACES AVAILABLE

SPACE	RATE	TYPE	SIZE (SF)	COMMENTS
5655	\$9/SF/Year	NNN - \$2.25/SF	7,600 SF	
5715	\$15/SF/Year	NNN - \$2.25/SF	1,375 SF	
5723	\$15/SF/Year	NNN - \$2.25/SF	1,475 SF	Former barbershop
5749	\$20/SF/Year	Modified	1,000 SF	Landlord pays utilities
5751	\$20/SF/Year	Modified	900 SF	Landlord pays utilities

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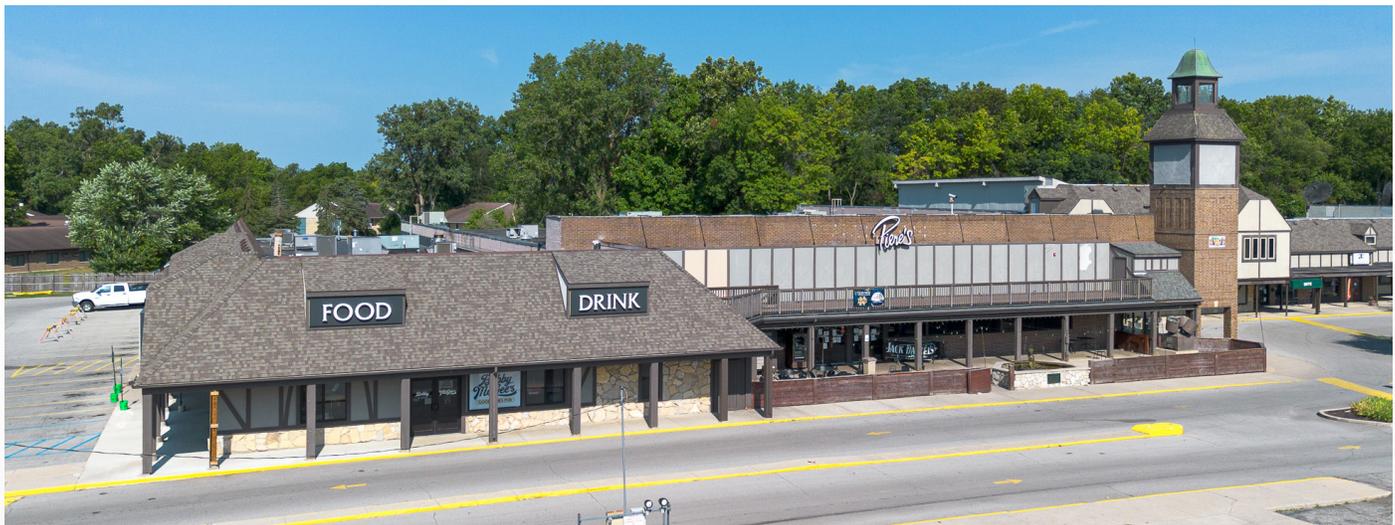
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Unit 5715



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# FOR LEASE

MARKETPLACE OF CANTERBURY  
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Unit 5723



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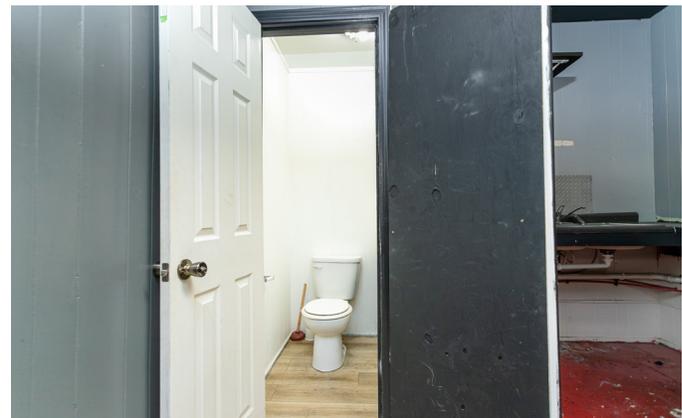
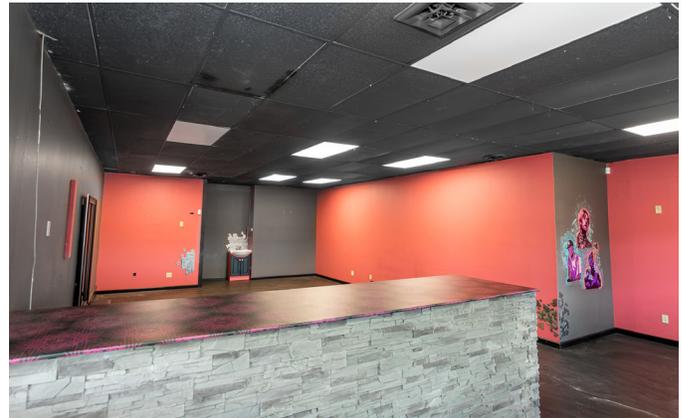
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# FOR LEASE

MARKETPLACE OF CANTERBURY  
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Unit 5749



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# FOR LEASE

MARKETPLACE OF CANTERBURY  
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Unit 5751



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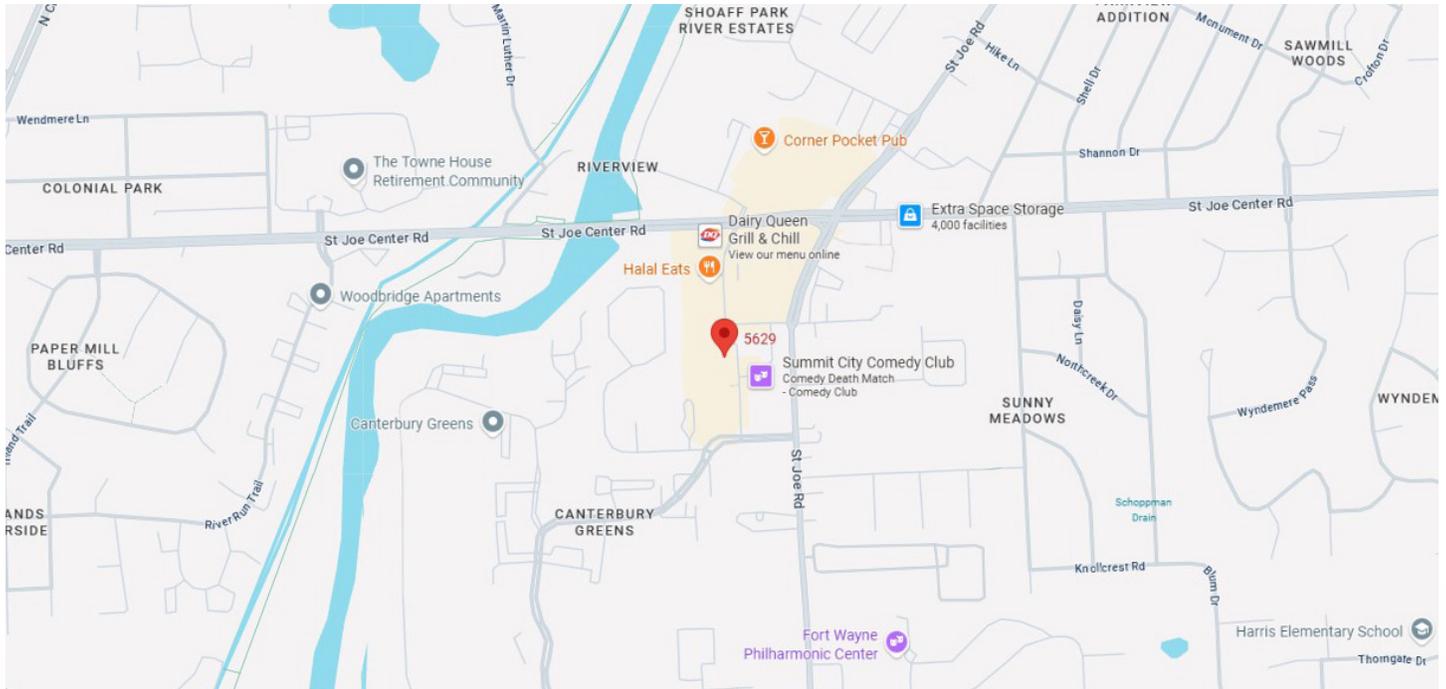
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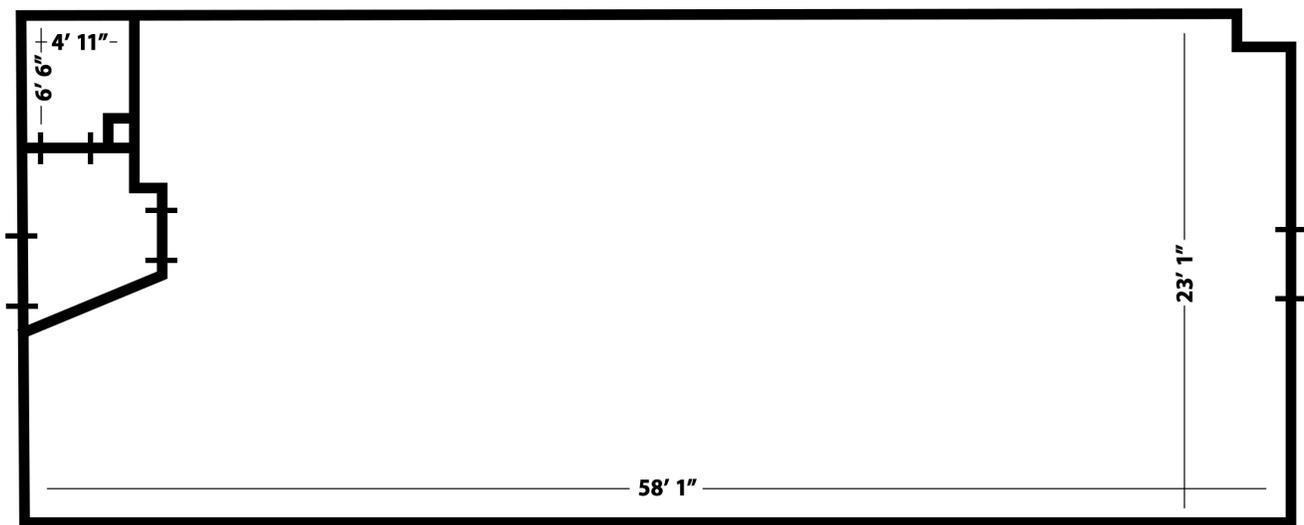
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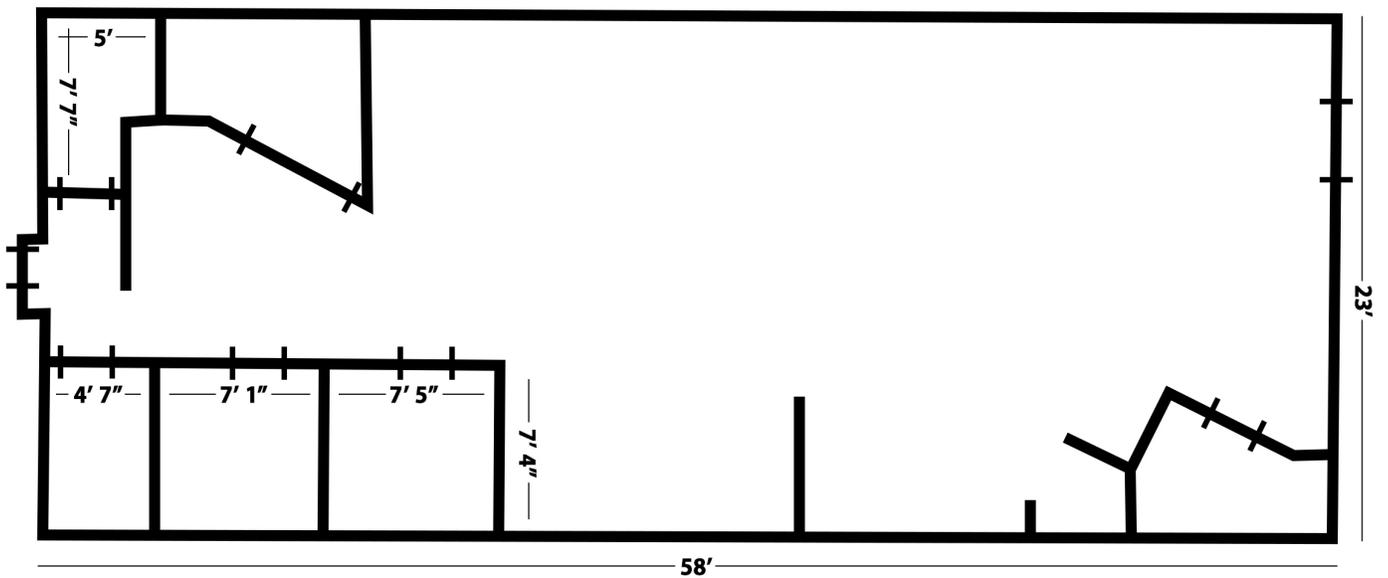
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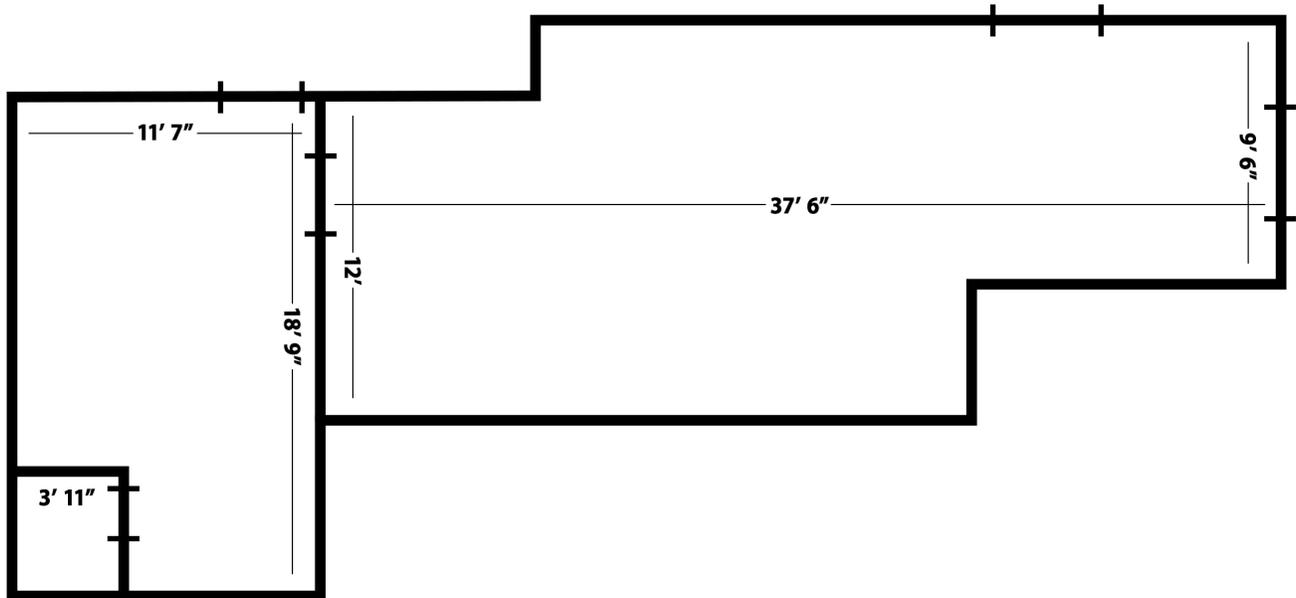




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