



# FOR LEASE

## RIVIERA PLAZA 3201 ST. JOE CENTER RD, FORT WAYNE, IN

### DESCRIPTION

Located at the bustling intersection of St. Joe Center Road & St. Joe Road, Riviera Plaza offers premium retail space in Northeast Fort Wayne. Anchored by high-traffic tenants like Dollar General, Corner Pocket Pub, and Belmont Beverage, this neighborhood center benefits from 36,000+ vehicles per day (VPD) and close proximity to Purdue University Fort Wayne and Ivy Tech Community College.

### OVERVIEW

<b>Price:</b>	\$8-10/SF/year
<b>Size:</b>	4000 - 8,100 SF
<b>Number of Stories:</b>	2
<b>Space Type:</b>	Retail / Office
<b>Zoning:</b>	NC

### FEATURES

- Surrounded by student and residential neighborhoods
- Adjacent to Marketplace of Canterbury
- NNN lease terms
- High visibility and strong foot traffic
- Ideal for retail, service, office, or specialty business

#### JILL HIEBER

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## LEASE INFORMATION

<b>Date Available:</b>	Immediate	<b>Lease Type:</b>	NNN
<b>Lease Rate:</b>	\$8-10/SF/Year	<b>Total Space:</b>	4000 - 8,100 SF

## FINANCIAL RESPONSIBILITIES

<b>CAM / Ins. / Tax:</b>	Tenant	<b>Utilities:</b>	Tenant
<b>Maint. / Repairs:</b>	Tenant	<b>Roof / Structure:</b>	Landlord

## SPACES AVAILABLE

SPACE	RATE	TYPE	SIZE (SF)	COMMENTS
3233	\$8-9/SF/Year	NNN - \$2.25/SF	8,100 SF	
3237	\$9-10/SF/Year	NNN - \$2.25/SF	4,000 SF	

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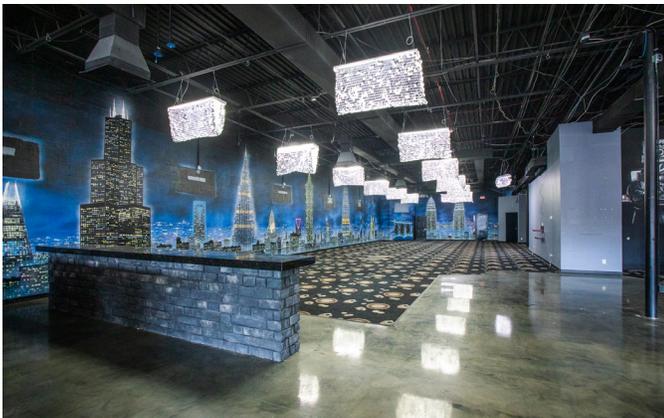
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# FOR LEASE

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## Unit 3233



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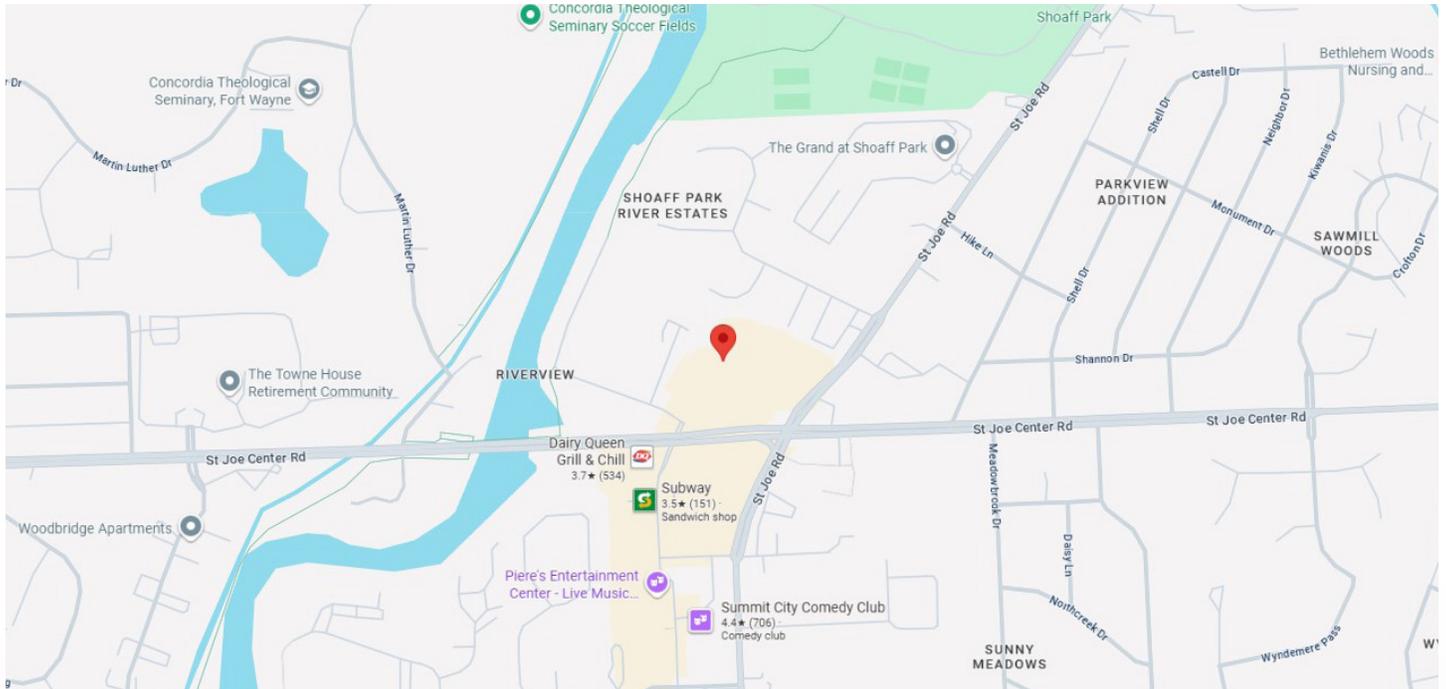
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