

# Executive Summary



## LEASE OVERVIEW

**AVAILABLE SF:** Fully Leased

**LEASE RATE:** Negotiable

**LOT SIZE:** 1.3 Acres

**BUILDING SIZE:** 18,000 SF

**YEAR BUILT:** 1991

**RENOVATED:** 2013

**ZONING:** Neighborhood SC

**CROSS STREETS:** Maplecrest Road & Pine Meadows Lane

## PROPERTY DESCRIPTION

Excellent opportunity to lease 2,628 SF of prime retail space along busy Maplecrest Rd just south of the St. Joe Ctr Rd and Maplecrest Rd intersection. Directly across the street from the entrance to the new Kroger superstore grocery and less than 1 mile from the new YWCA.

Tenants included a Bon Bon's coffee cafe, Little Caesars, Great Clips, Revolution Electronics, Gymnastics in Motion gymnastics & preschool

# Available Spaces

Lease Rate:

NEGOTIABLE

Total Space

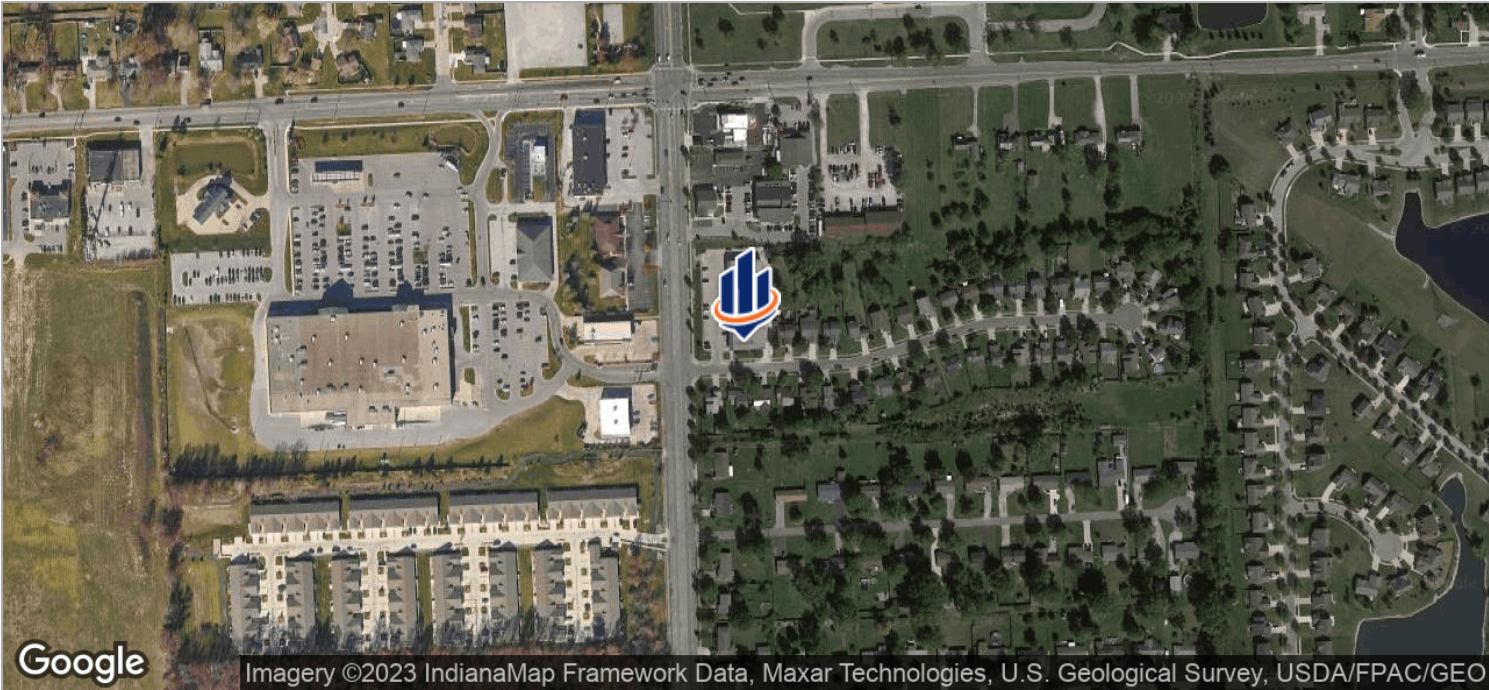
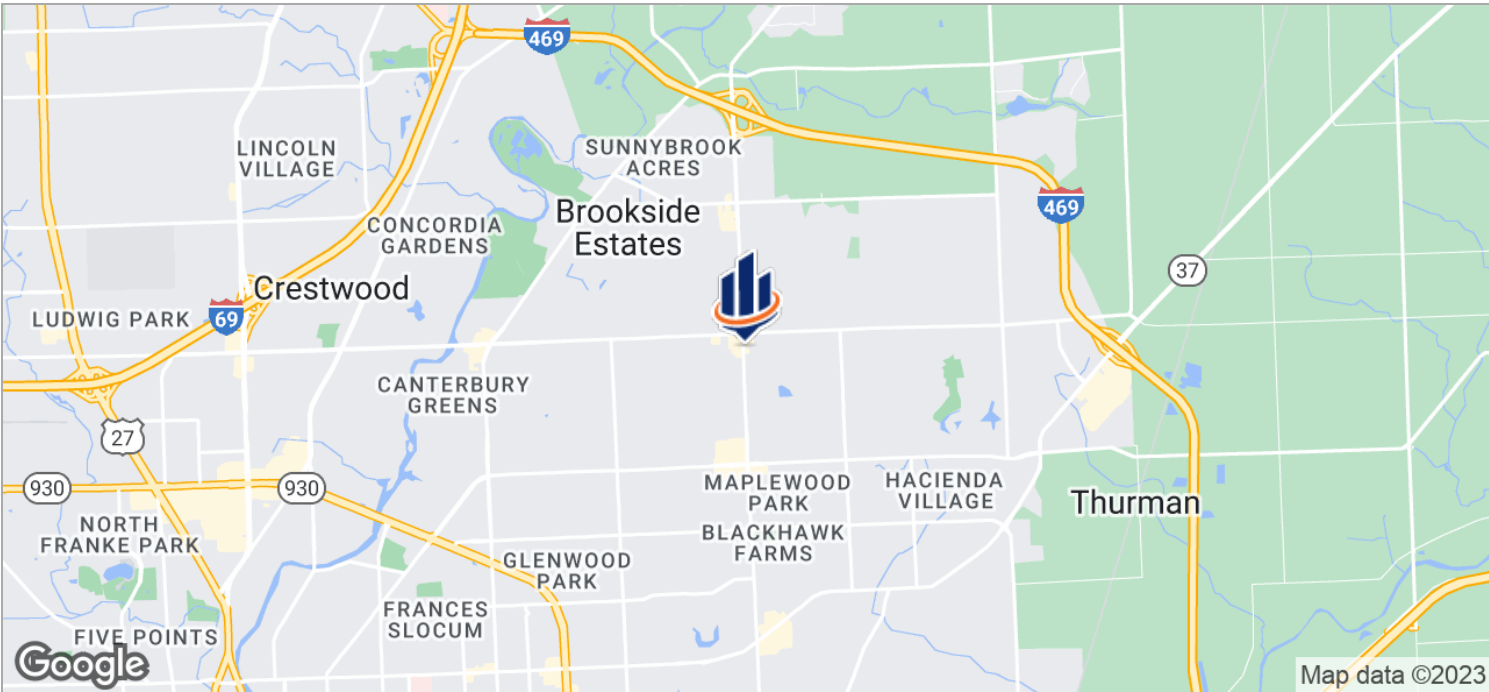
FULLY LEASED

Lease Type:

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
5724	Strip Center	\$10.00 SF/YR	NNN	1,020 SF	36 months	Retail space with 20ft of storefront. Former tanning salon. Can be made into white box for new tenant.
5716 Maplecrest Rd	Strip Center	\$10.00 SF/YR	NNN	2,628 SF	36 months	33' x 80' retail space. Small warehouse with garage door. Prime frontage along Maplecrest Road with high visibility.
5718 Maplecrest Rd	Strip Center	\$9.00 SF/YR	NNN	1,458 SF	60 months	
5712 Maplecrest Rd	Strip Center	\$10.00 SF/YR	NNN	1,200 SF	36-60 months	15 x 80 FT space with all storefront window across the front side. The building is right along Maplecrest Rd. Very visible. Formally was home to Quality Cleaners dry cleaning. The space is essentially in a white box finish for tenant to finish. NNN is approx \$1.65 SF

# Location Maps



# Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	3,264	24,353	53,192
Total persons per hh	2.6	2.5	2.5
Average hh income	\$70,844	\$66,800	\$61,352
Average house value	\$108,361	\$124,428	\$124,992

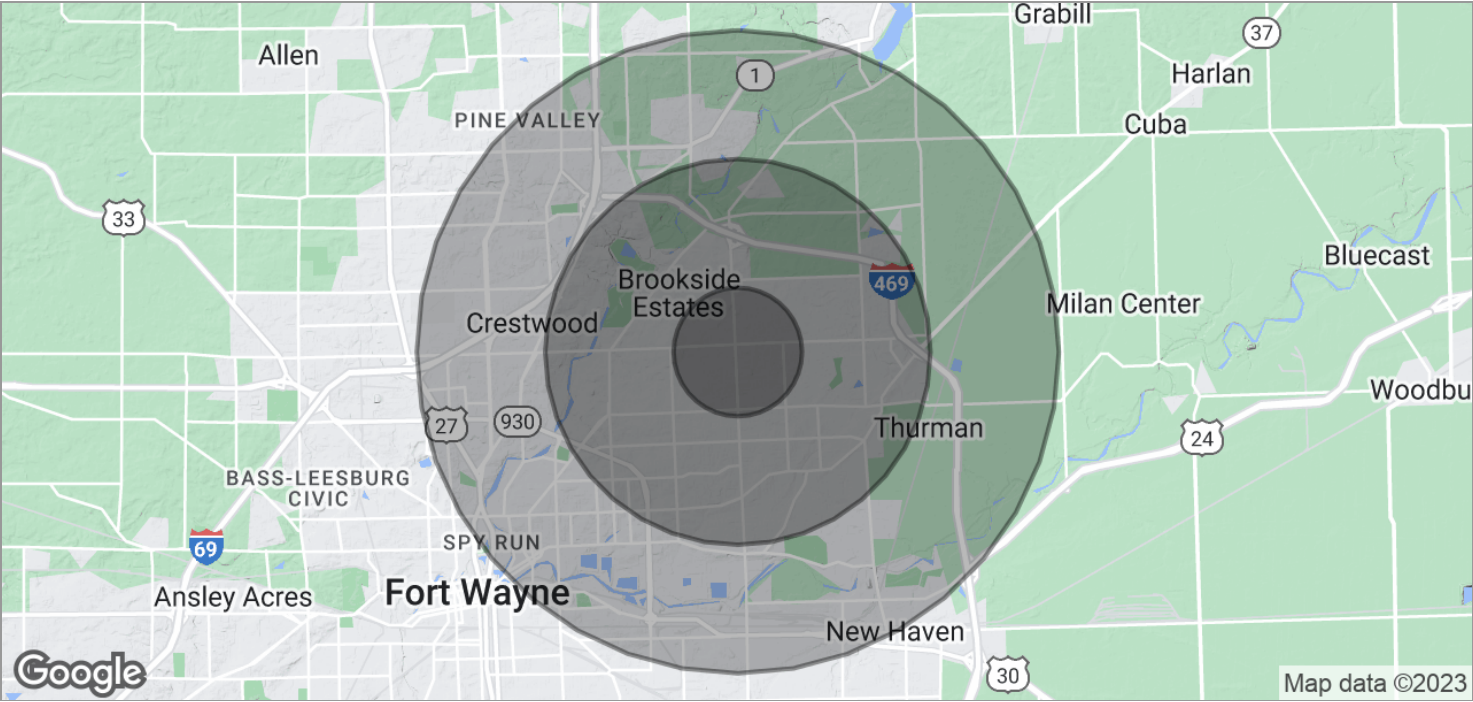
	1 MILE	3 MILES	5 MILES
Total population	8,578	61,992	131,869
Median age	37.9	36.1	35.9
Median age (male)	36.2	34.7	34.6
Median age (female)	39.9	37.4	37.2

	1 MILE	3 MILES	5 MILES
Total population - White	7,727	54,160	114,486
% White	90.1%	87.4%	86.8%
Total population - Black	332	3,603	7,772
% Black	3.9%	5.8%	5.9%
Total population - Asian	123	1,489	3,287
% Asian	1.4%	2.4%	2.5%
Total population - Hawaiian	21	36	36
% Hawaiian	0.2%	0.1%	0.0%
Total population - Indian	37	271	518
% Indian	0.4%	0.4%	0.4%
Total population - Other	145	1,108	2,451
% Other	1.7%	1.8%	1.9%

	1 MILE	3 MILES	5 MILES
Total population - Hispanic	352	2,301	5,163
% Hispanic	4.1%	3.7%	3.9%

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,578	61,992	131,869
MEDIAN AGE	37.9	36.1	35.9
MEDIAN AGE (MALE)	36.2	34.7	34.6
MEDIAN AGE (FEMALE)	39.9	37.4	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,264	24,353	53,192
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$70,844	\$66,800	\$61,352
AVERAGE HOUSE VALUE	\$108,361	\$124,428	\$124,992

# Additional Photos



# Advisor Bio & Contact 1



## Brandon Downey

Associate Advisor  
SVN | Parke Group

Brandon Downey brought his extensive business, property development, commercial construction, brokerage & leasing expertise, and property management experience to the national resources of SVN-Parke Group in June 2013. He has developed over 75 acres of property, and manages over 275,000 square feet of commercial property in Indiana, Michigan, Florida, and Illinois. Brandon has proficiency in negotiating commercial leases, the landlord/tenant relationship, and commercial industrial representation.

His background also includes commercial industrial and retail construction. He has successfully owned and managed several businesses that has served him well in understanding business owners time, effort, and risk as well as their values for strong business relationships. Brandon has a bachelor's degree from Indiana University School of Business and Management Sciences. All of this gives Brandon a well-rounded foundation as a real estate adviser for SVN-Park Group to assist with sales and leasing, site selection, strategies, due diligence, marketing and transactional services.

Brandon is married to Sue Downey and is the proud father of 6 children. Brandon is a member of St. Charles Borromeo Parish where he has coached youth sports on and off for the past 15 years. His passion for youth sports led him to help form Football In Training (FIT Football) in 2010 where he is still a board member. Brandon is also a member of the Mad Anthony's charitable organization and a founding member of the Alliance business group.

In 2015 Brandon was named SVN achiever for his high volume of real estate transactions. He was in the top 10% of real estate advisers nationally out of 1,400 for the SVN International Corp family. In 2016 and in 2017 Brandon was again awarded as an SVN achiever for his high volume of transactions and placed in the top 7.5% of SVN advisers nationally. He was the top SVN agent for Indiana in 2016. In 2017 Brandon was awarded the 2016 Indiana Commercial Real Estate Exchange (ICREX) "Rookie of the Year" award for his high level of transactions closed in 2016.

Phone: 260.489.8500

Fax: 260.489.8544

Cell: 260.410.0575

Email: [brandon.downey@svn.com](mailto:brandon.downey@svn.com)

Address: 110 W. Berry Street  
Suite 2100  
Fort Wayne, IN 46802