

# Time Corners



Available  
spaces range from  
960 SF - 4,600 SF

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

[www.naihb.com](http://www.naihb.com)



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General Property Information			
<b>Name</b>	Time Corners	<b>Parcel Number</b>	Multiple
<b>Address</b>	5826-5992 W. Jefferson Blvd.	<b>Building Size</b>	80,119 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46804	<b>Acreage</b>	8.5 AC
<b>County</b>	Allen	<b>Year Built</b>	1960, 1974, 2015
<b>Township</b>	Aboite	<b>Zoning</b>	C-4
Utilities		Major Roads	
<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	1.5 Miles
<b>Water</b>	City of Fort Wayne	<b>Nearest Highway</b>	US 24
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	Adjacent to property
Lease Information			
Unit	Size	Lease Rate	Lease Type
5940	1,764 SF	\$14.00/SF/YR	NNN
5946	960 SF	\$14.00/SF/YR	NNN
5958	1,150 SF	\$14.00/SF/YR	NNN
5966	2,000 SF	\$14.00/SF/YR	NNN
5976	4,600 SF	\$14.00/SF/YR	NNN
	Can be divided		
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
<b>CAM / Ins. / Tax</b>	\$3.61/SF	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Utilities</b>		Tenant	
<b>Roof /Structure</b>		Landlord	



UNIT	TENANT	SIZE
5826	Sakura Restaurant	892 SF
5828	Sakura Restaurant	1,773 SF
5830	Five Guys	3,200 SF
5900	Sola Salons	5,450 SF
5904	Dollar Tree	9,858 SF
5930A	Chillz	1,000 SF
5930B	Cebolla's	7,900 SF
5932	O'Reilly Auto Parts	8,700 SF
5934	The Fuel Bar	1,080 SF
5936	Sunny Spa	1,690 SF
5940	AVAILABLE	1,764 SF
5946	AVAILABLE	960 SF
5948	20 Past 4 & More	1,800 SF
5950	20 Past 4 & More	1,020 SF
5956	Service All Vacuum	1,020 SF
5958	AVAILABLE	1,150 SF
5960	A&B Natural Foods	1,200 SF
5962	Le Nails	1,080 SF
5964	Smoochie Pooch	2,104 SF
5966	AVAILABLE	2,000 SF
5968	Thai Metta	4,852 SF
5972	Pyromaniac Fireworks	2,428 SF
5976	AVAILABLE	4,600 SF
5980	Edible Arrangements	2,300 SF
5984	Anytime Fitness	6,300 SF
5992	Belmont Beverage	4,000 SF

**\$14.00/SF/YR  
NNN**

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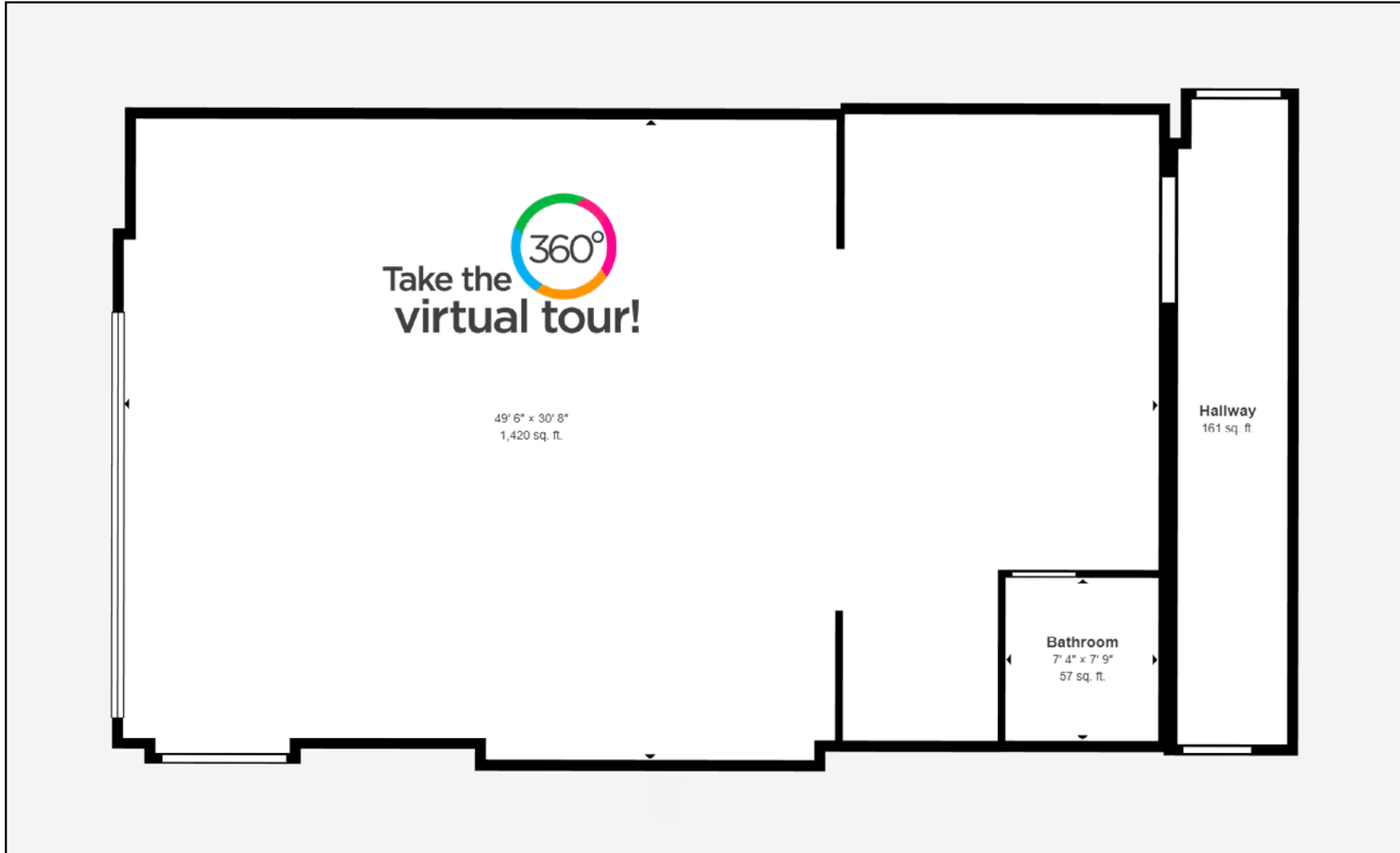
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Unit 5940 - 1,764 Rentable



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Photos - Unit 5940



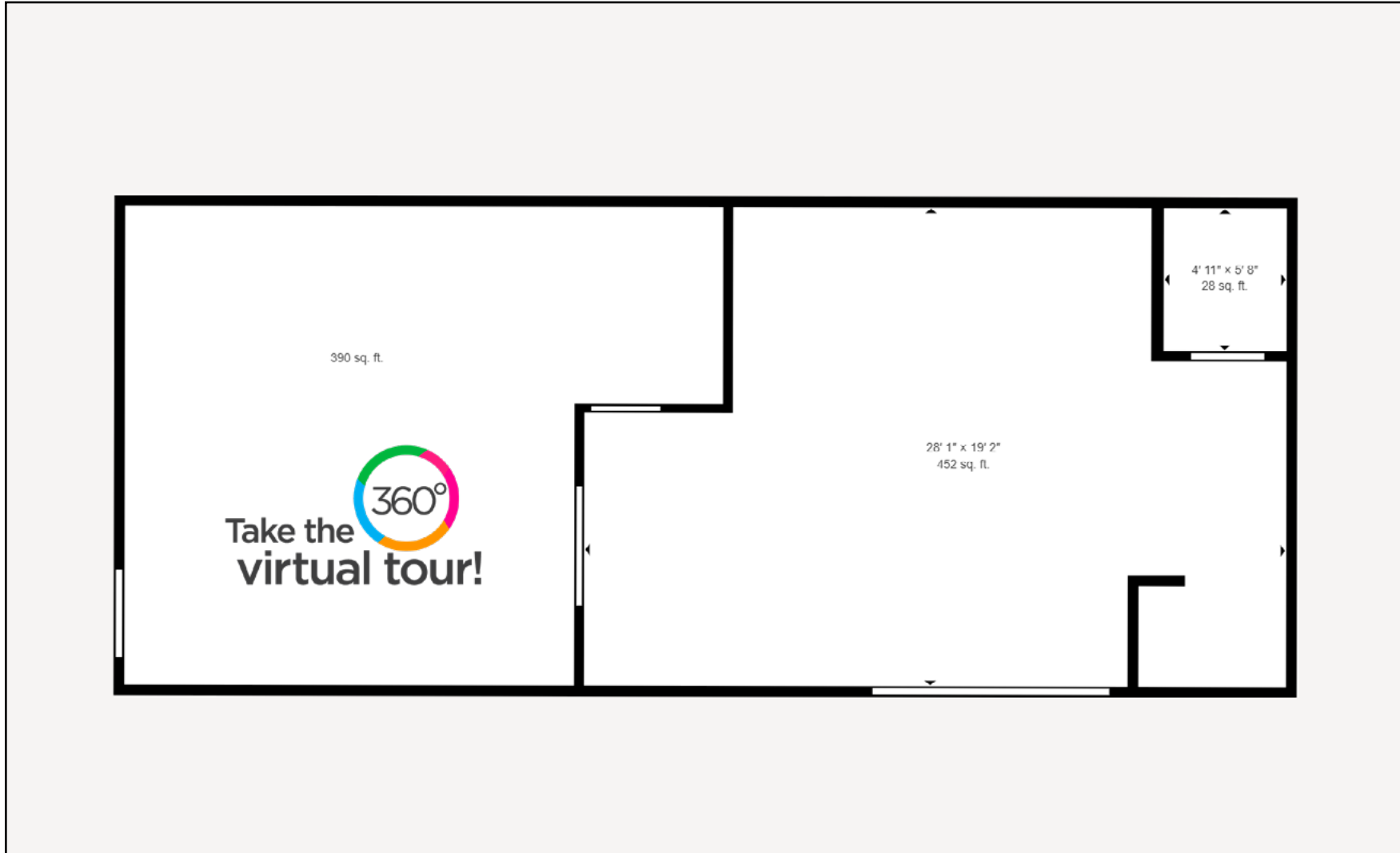
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Unit 5946 - 960 Rentable SF



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Photos - Unit 5946



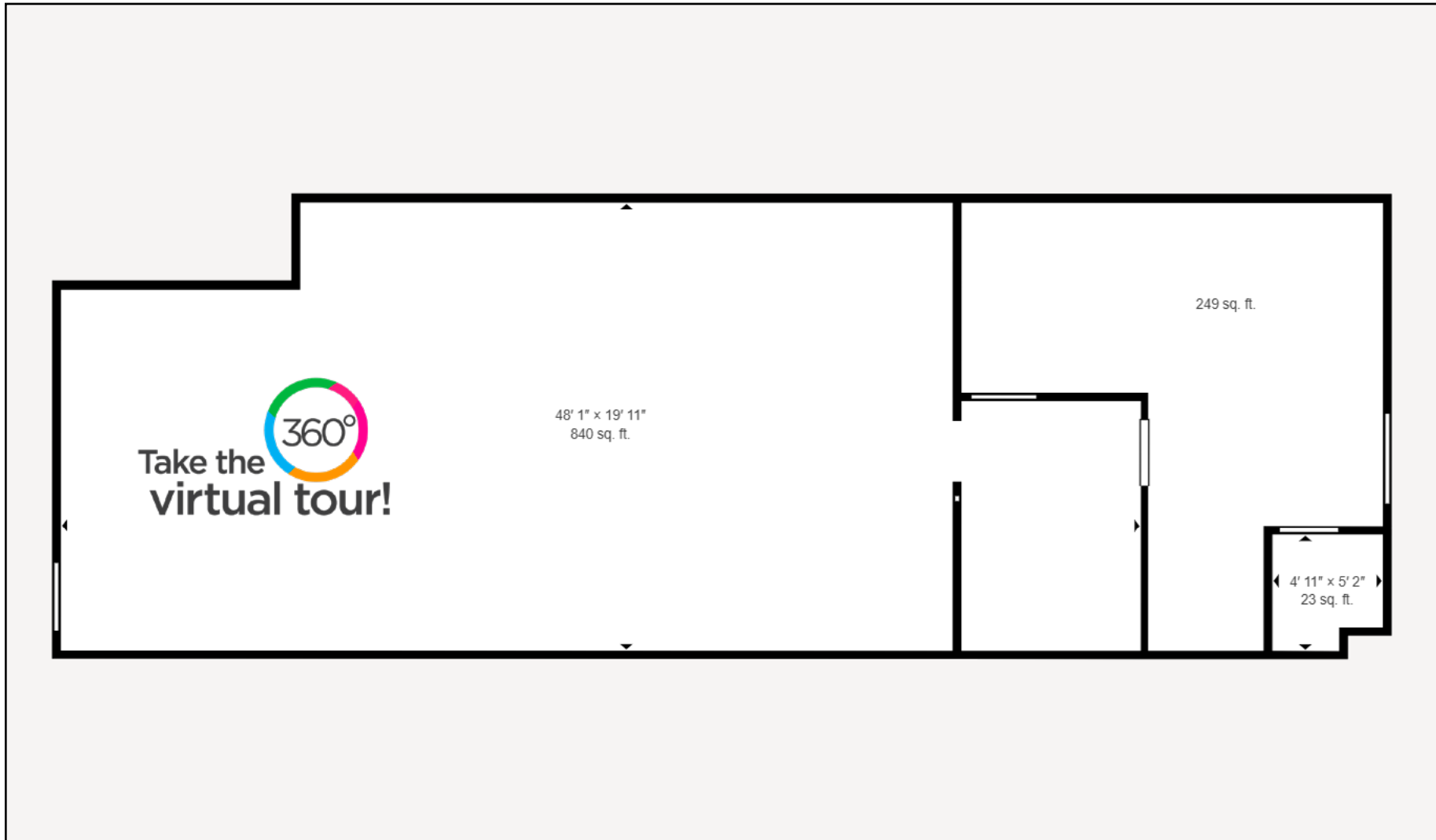
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Unit 5958 - 1,150 Rentable SF



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Photos - Unit 5958



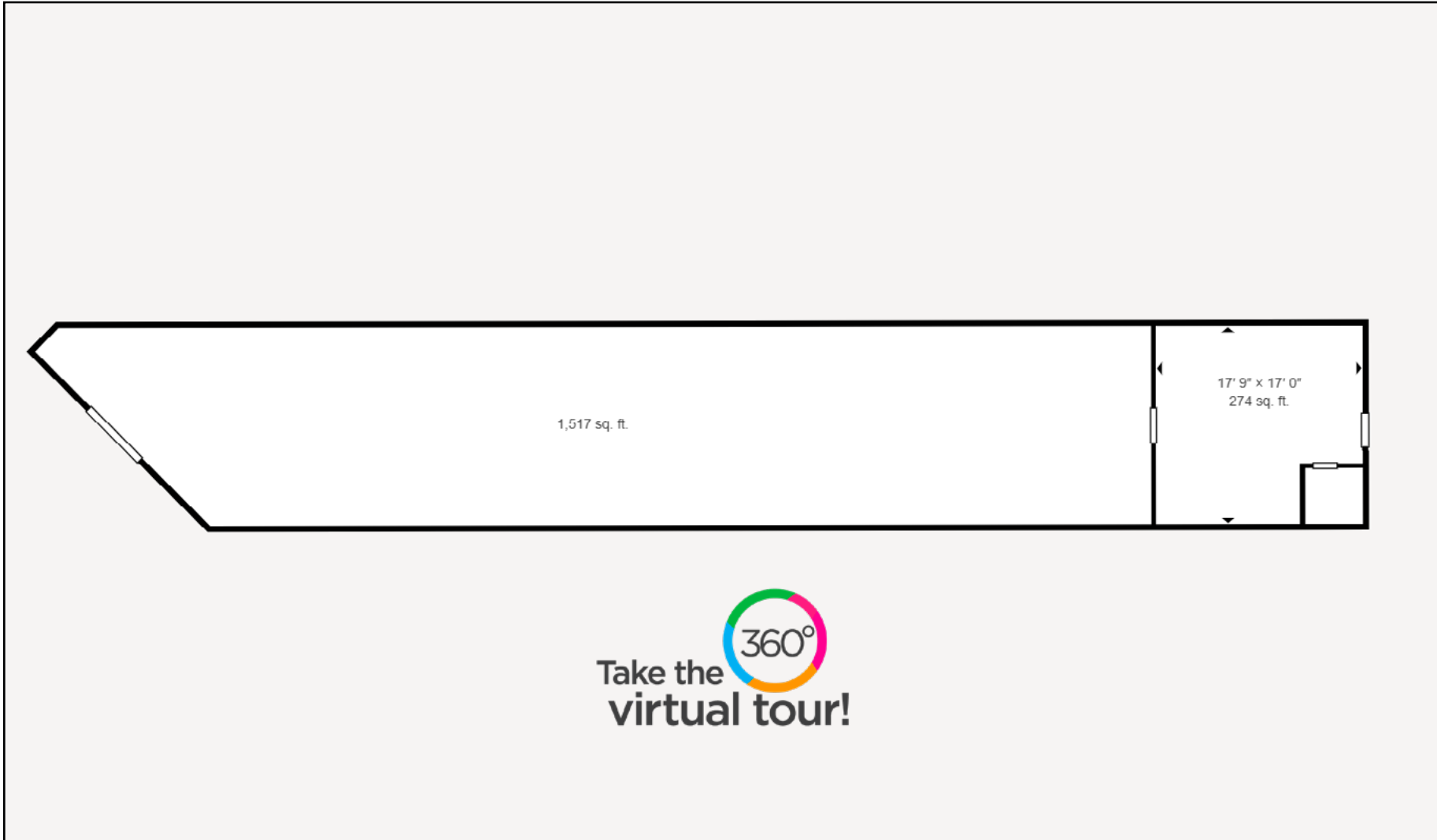
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Unit 5966 - 2,000 Rentable SF



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Photos - Unit 5966



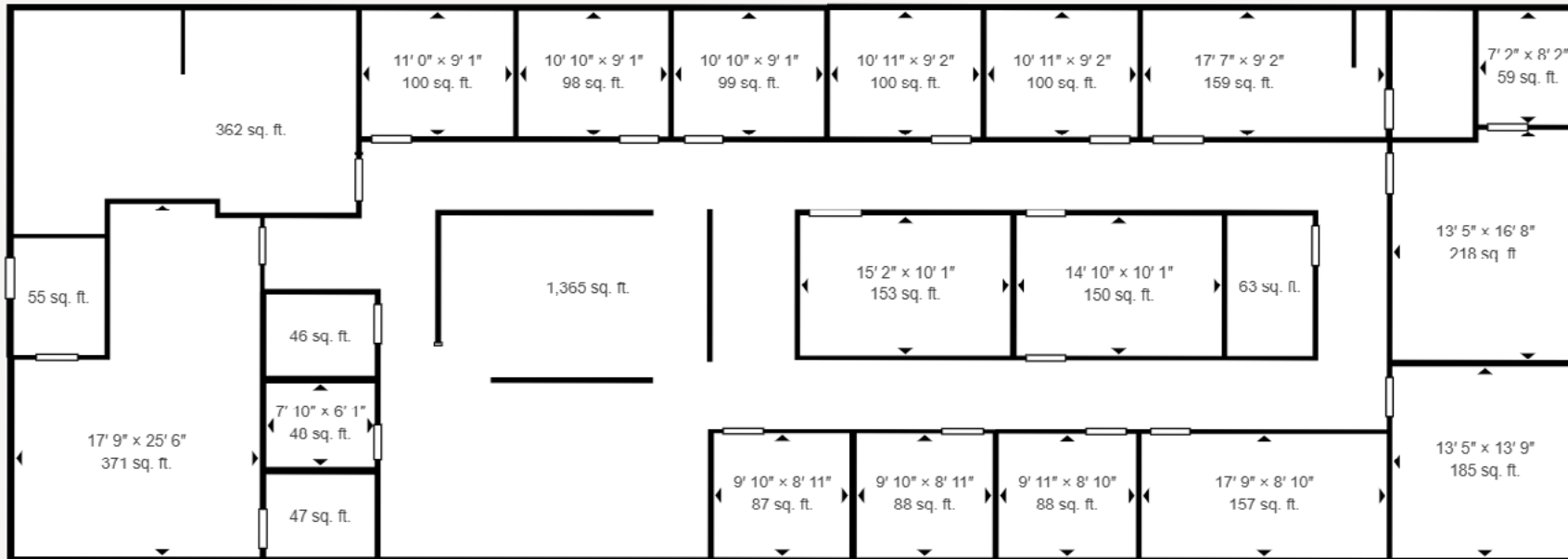
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### Unit 5976 - 4,600 Rentable SF



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Photos - Unit 5976



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### Property Description

Constructed in 1960 and 1974 and renovated in 2015, Time Corners features 80,119 square feet of retail space and is located on approximately 8.5 acres of land. The shopping center benefits from excellent access provided by a fully signalized intersection along Jefferson Boulevard, as well as curb cuts on Jefferson and Getz Road. The shopping center features a solid parking ratio of 4.0 spaces per 1,000 square feet of space.

The convenience-oriented shopping center features a credit line-up of service, restaurant, and necessity-based retailers including Dollar Tree, Anytime Fitness, O'Reilly Auto Parts, Sola Salons, Five Guys Burgers, Smoochie Pooch, Joseph's A&B Natural Foods, and Sakura Restaurant. Nearby big-box retailers including Walmart, Dick's Sporting Goods, Kohl's, Best Buy, Target, Lowe's, Meijer, Menards, The Fresh Market, Ashley, Ulta, and PetSmart. Time Corners enjoys a solid daytime population in excess of 139,000 people within a five-mile radius, 18% higher than the residential population within the same area.

### Location Description

Time Corners is situated at the northwest corner of Jefferson Boulevard (26,420 VPD) and Covington Road (11,653 VPD) in the heart of Fort Wayne's best retail and residential neighborhoods. Its convenient location is just one mile southeast of a full interchange with Interstate 69 and Illinois Road. Interstate 69 is the major highway serving Fort Wayne, providing outstanding access to both a local and regional customer base throughout the Fort Wayne region.

Major employers within the Fort Wayne MSA include Parkview Health Systems, Amazon, General Motors, Lutheran Health Network, Sweetwater Sound, and Lincoln Financial Group. Lutheran Hospital of Indiana, a 387-bed tertiary care facility, is located two miles southwest of Time Corners along Jefferson Boulevard. It is ideally positioned three miles west of downtown Fort Wayne and five miles north of Fort Wayne International Airport.



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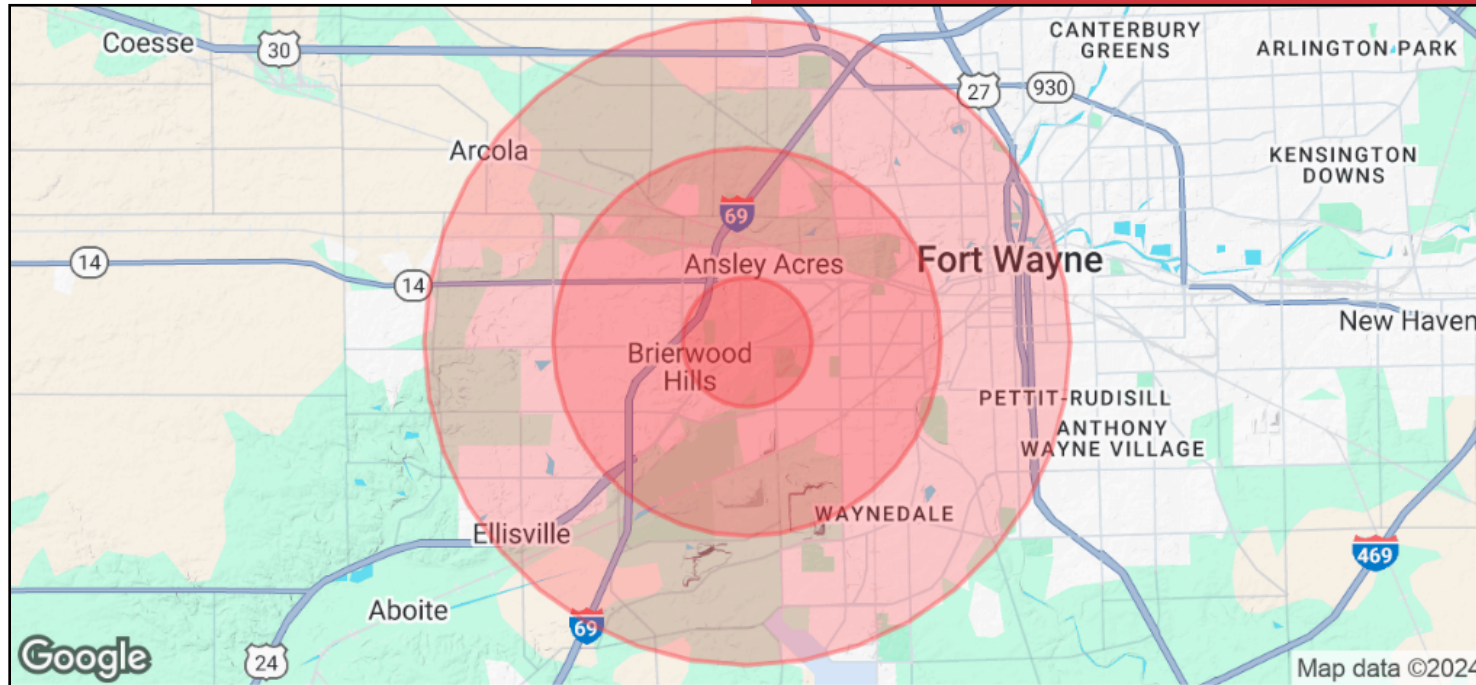


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,942	36,321	126,542
Average Age	43	41	38
Average Age (Male)	41	40	37
Average Age (Female)	45	42	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,546	15,634	52,206
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$76,559	\$93,134	\$78,765
Average House Value	\$246,193	\$252,448	\$195,909

Demographics data derived from AlphaMap

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