

## Dutch Mill Landing

370 N Main St  
Bluffton, IN 46714



RETAIL

FOR LEASE

## Landmark Location in Bluffton, IN

Dutch Mill Landing is a mixed-use center at the north end of downtown Bluffton, IN. Surrounded by the Wabash River, walking trails, and Kehoe Park, the whole plaza has great visibility from both road and foot traffic. The center has a large parking lot with over 170 spaces and is a popular spot for city gatherings.

## Property Highlights

- ▶ Two suites available; can be contiguous
  - ▷ Suite A - 3,612 SF
  - ▷ Suite B - 2,021 SF
- ▶ Highly visible landmark location
- ▶ Easy access with traffic light entrance
- ▶ High traffic counts on Main Street
- ▶ New monument sign
- ▶ **FOR LEASE: \$10.00/SF/Yr NNN**

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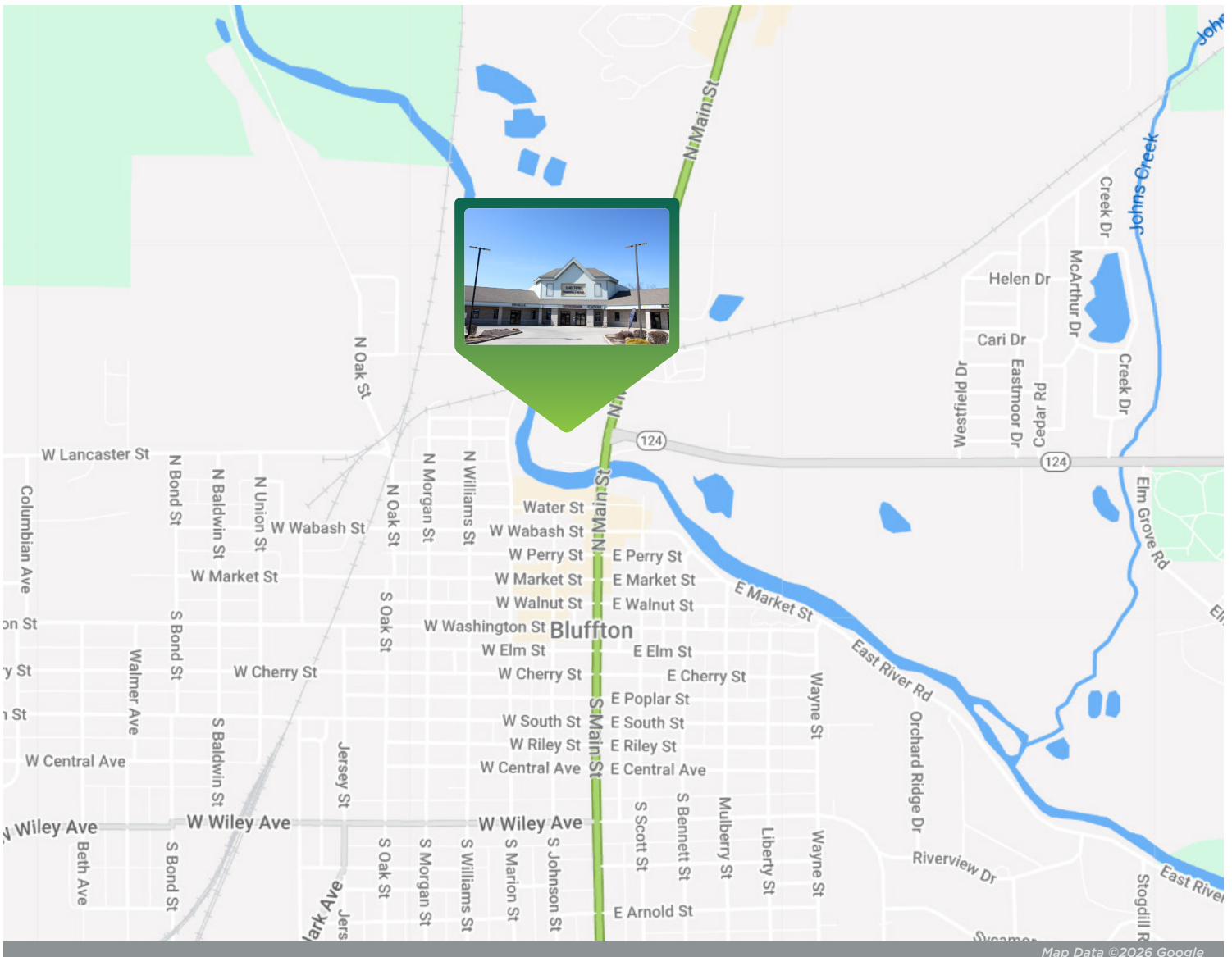
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### Excellent Location

Bluffton, IN is located 25 miles south of Fort Wayne at SR 1 (Main Street) and SR 124, and 12 miles west of I-69. Dutch Mill Landing is less than half a mile from Bluffton Regional Hospital and the Bluffton City Government Building. Neighbors include a mixture of service, retail, and office users, including First Bank of Berne, Belle Vita Salon, Shelton Financial Group, PeopleLink Staffing Solutions, Mediacom Communications, and Engineering Resources, Inc. The property overlooks the Wabash River and is in the middle of many summer activities, including events sponsored by the Bluffton Parks Department.

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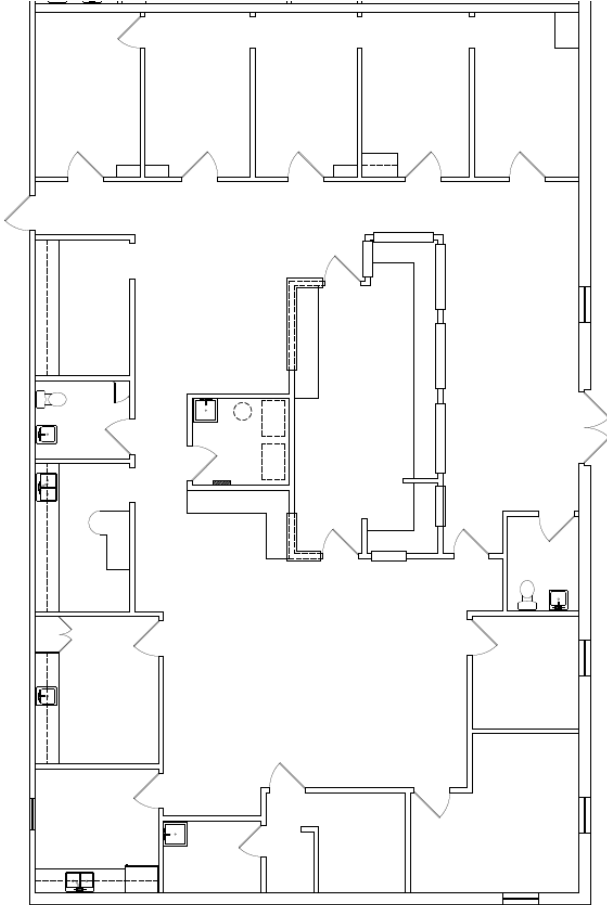
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### Suite A - 3,612 SF



Floor plan may not be to scale.  
Contact broker for detailed floor plan.



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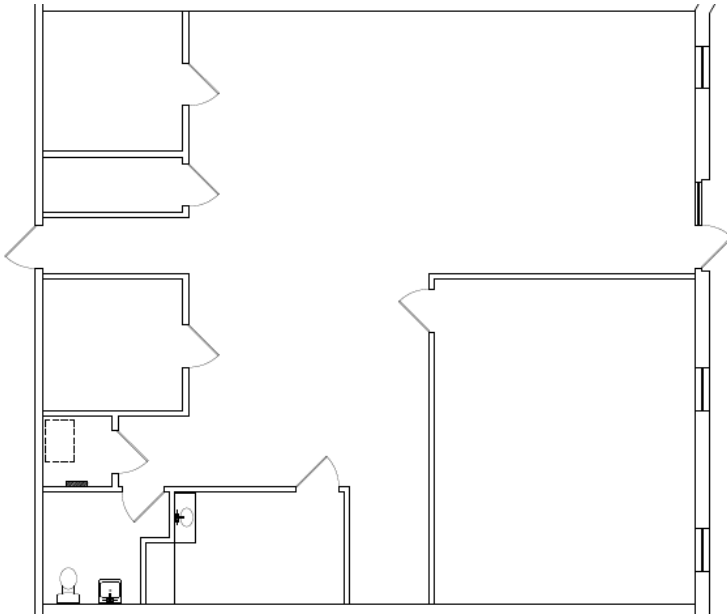
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### Suite B - 2,021 SF



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### Units Available

UNIT	TENANT	SF	UNIT DETAILS
A	Available	3,612 SF	Six exam rooms, large reception area, and two rooms sinks. This space was formerly a chiropractors office.
B	Available	2,021 SF	Two private offices, large conference/training room, breakroom, open area for cubicles, and IT room.
C	Youth for Christ	Leased	
D1	Shelton Financial Group	Leased	
D2	Belle Vita Salon	Leased	
E	PeopleLink	Leased	
F	Mediacom Communications	Leased	
G	Engineering Resources, Inc.	Leased	



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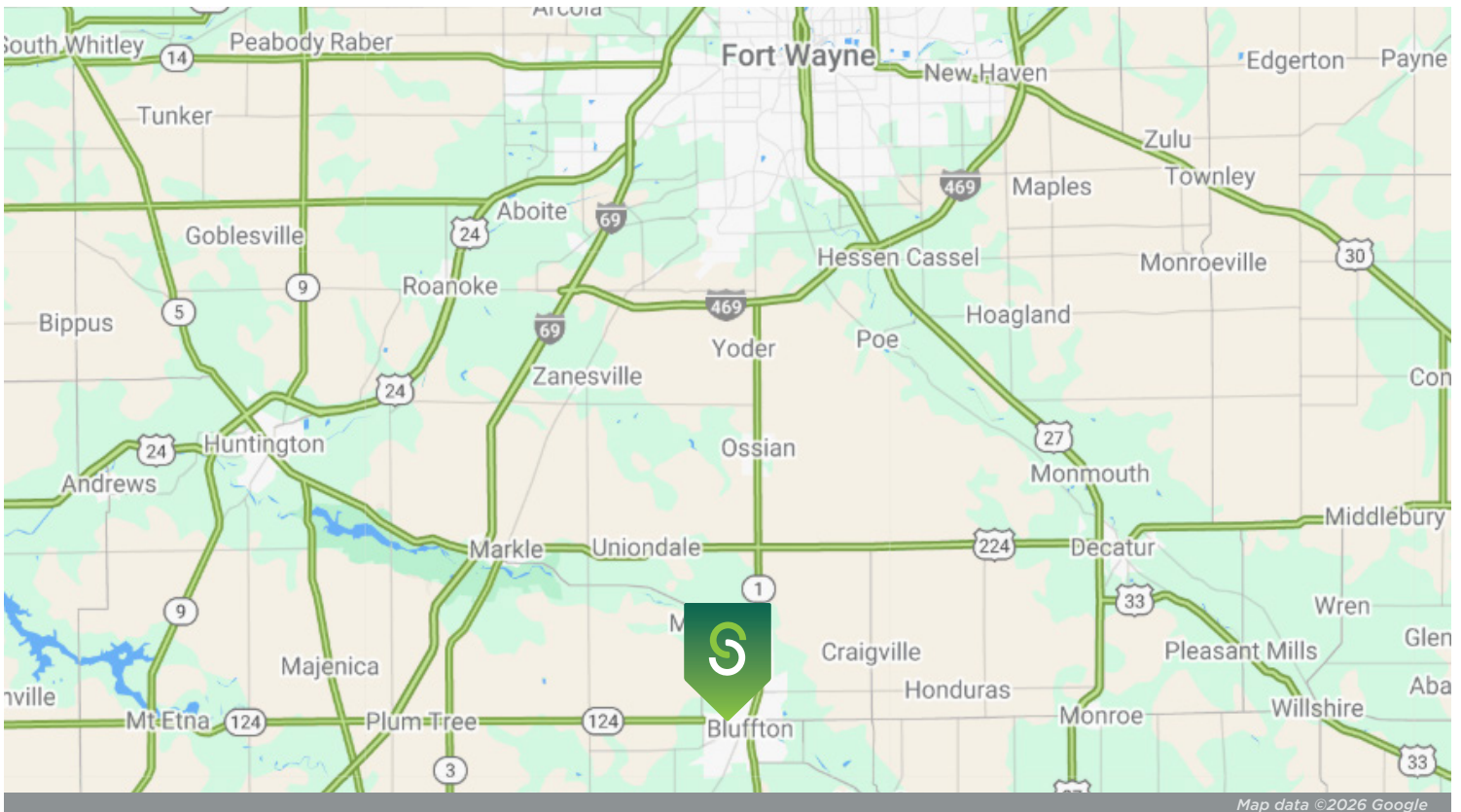


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Kehoe Park, walking trails, and amphitheater behind Dutch Mill Landing along the Wabash River.



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### PROPERTY INFORMATION

Address	370 N Main St
City, State, Zip	Bluffton, IN 46714
County	Wells
Township	Lancaster
Parcel Number	90-05-33-400-055.000-011



### LEASE INFORMATION

Lease Rate & Type	\$10.00/SF NNN
Terms	3 Yr Minimum
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	17,962 SF	
Total Available	5,633 SF	
Max Contiguous	5,633 SF	
Units Available	SF	Monthly Rate
• Suite A	3,612	\$3,010.00
• Suite B	2,021	\$1,684.17

### UTILITIES

Electric Provider	City of Bluffton
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Bluffton
High Speed Data	Available

### SITE DATA

Site Acreage	2.7 AC	Interstate	1-69, 12 mi
Zoning	Commercial	Flood Zone	AE
Parking	Asphalt	Parking Ct	170

### RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$1.18/SF
Property Insurance	Tenant	\$0.47/SF
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$0.94/SF
Roof & Structure	Landlord	
Janitorial	Tenant	

### BUILDING INFORMATION

Property Type	Commercial/retail
Year Built	2002
# of Stories	1
Construction Type	Wood frame
Roof	Asphalt shingle
Heating	Natural gas forced air
A/C	Central
Sprinkler	No
ADA Compliant	Yes
Signage	Building/possible monument

### ADDITIONAL INFORMATION

- Two suites available; can be leased together or separately
- Highly visible landmark location
- Easy access with traffic light entrance
- 21,416 VPD passing the center daily

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