

BND

COMMERCIAL

RETAIL > FOR LEASE

1,140 SF

7117 W. JEFFERSON BLVD.

FORT WAYNE, INDIANA



HIGHLIGHTS: THE HOLLOWS

Available Space: 1,140 SF

Total Building Space: 19,545 SF

Zoning: SC

Heavily traveled, high-income residential area

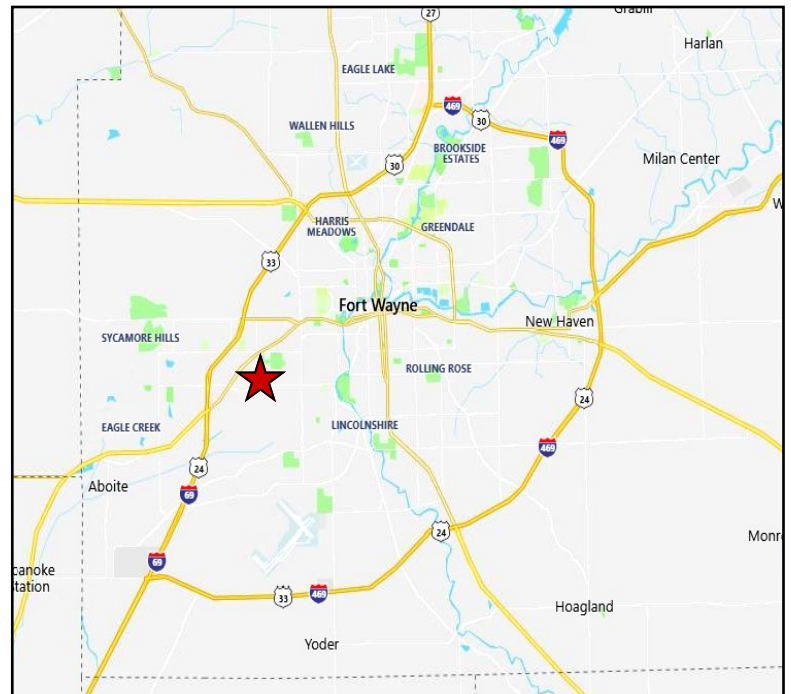
Traffic counts of 31,600 VPD (2019)

Highly visible location - Popular shopping destination

Less than 2 miles to I-69

Neighboring businesses include Dairy Queen, Subway, James Medical, Cheer Baskets & Anastasia's Cafe

Lease Rate: \$12.50 / SF / Modified Net



Phil Knapke

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Susan Clark

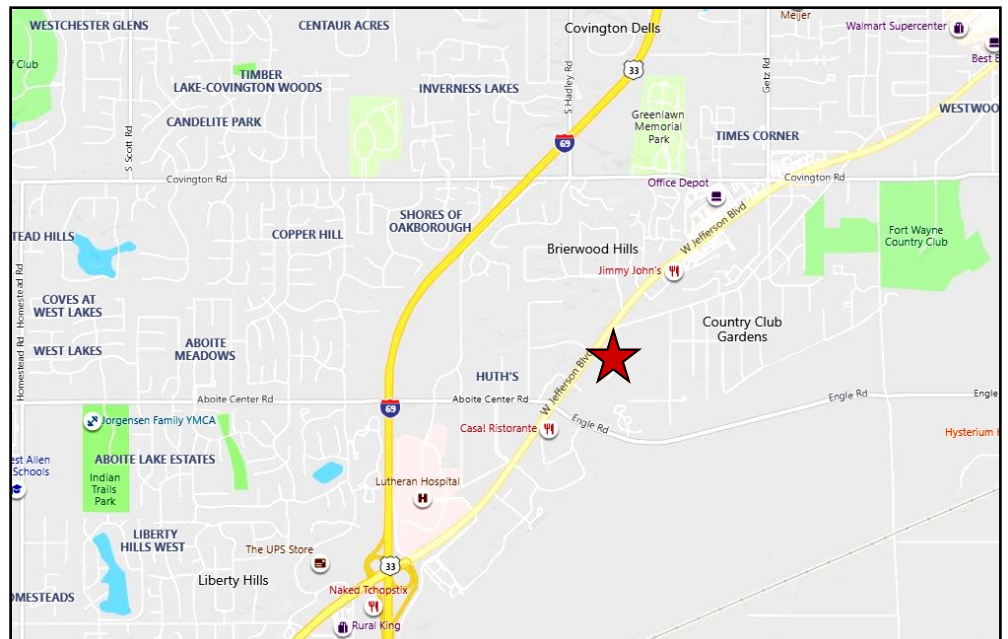
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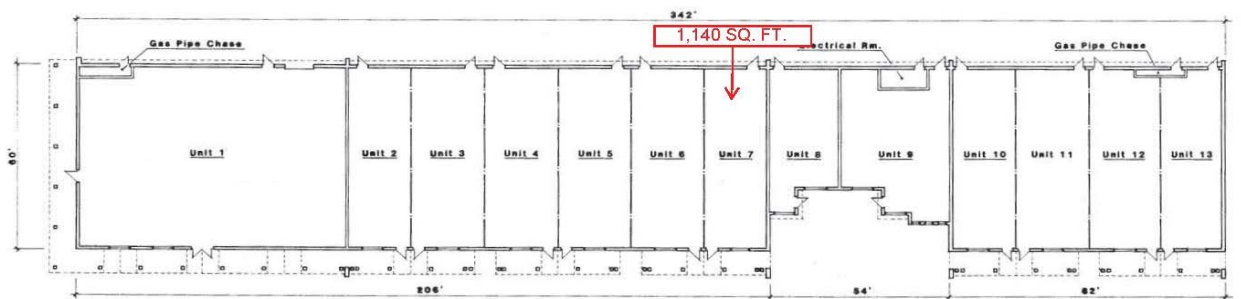
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FORT WAYNE, INDIANA



The Hollows - Fort Wayne, Indiana
N.B. Knapke Co., Inc. Developer
Moake Associates, Inc. Architect
Hagerman Construction Corp. Contractor

North
Floor Plan
0 5 10 20

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Property Highlights

Parcel Number	02-11-13-452-002.000-075
Address	7117 W. Jefferson Blvd.
City / State / Zip	Fort Wayne / IN / 46804
Sale / Lease	Lease
Available Space	1,140 SF
Total Building Size	19,720 SF
Land Size	3.27 Acres
Zoning	SC - Shopping Center
Number of Parcels	One
Dimensions	Irregular
Frontage	485' x 413' at deepest point
Parking	Surface parking for 50+ vehicles
Distance to Interstate	Less than 2 miles to I-69
Distance to Airport	Approx. 12 miles to FW International

Building Information

Construction Type	Brick
Construction Year	1990
Number of Floors	One
Roof	Standing metal seam
Foundation	Reinforced concrete
Lighting	Fluorescent
Heating System	Gas forced air
Electric	220 Amp
Air Conditioning	Central air
Sprinkler System	None
Restrooms	Each suite
Handicap Access	Yes
Signage	Building facade

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**COMMERCIAL****RETAIL > FOR LEASE****1,140 SF****7117 W. JEFFERSON BLVD.
FORT WAYNE, INDIANA****Lease Information**

Lease Rate RSF / Year	\$12.50 / SF / Year
Lease Rate / Month	\$1,187.50 / Month
Term of Lease	36 to 60 Months
Type of Lease	Modified Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax	Tenant	\$2.32 / SF (2018/2019)
Building Insurance	Tenant	
Janitorial	Tenant	
Roof / Structure	Landlord	
Int. Maintenance	Tenant	
Lawn / Snow	Landlord	
Common Area (CAM's)	Tenant	\$2.54 / SF

Utilities

	Company
Gas	NIPSCO
Electric	I & M
Water / Sewer	City of Fort Wayne

2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,453	32,722	92,218
Avg. H/H Income	\$91,042	\$90,372	\$77,212

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