



Former Restaurant For Lease

5,706 SF

Fort Wayne, Indiana

- Very popular shopping center easily accessible from Coliseum Blvd. and North Clinton Street
 - Traffic Counts: 51,600 VPD
- Abundant paved parking for customers and employees

Phil Knapke
 (260) 421-1943
pknapke@bndcommercial.com



O. Karl Behrens, CCIM, SIOR
 (260) 407-7115
kb@bnd.net

Property Highlights

OVERVIEW - 5,706 SF building previously used as restaurant location with paved and striped parking lot. Excellent visibility as part of major Fort Wayne shopping center and frontage on heavily traveled Coliseum Blvd (51,600 VPD). **Pylon signage** and multiple entrances, including three signalized in/outs along highly traveled corridors.



EXCEPTIONAL LOCATION AND VISIBILITY - Close proximity to Glenbrook Square Mall and Allen County War Memorial Coliseum. Traffic counts = 51,600 VPD (Coliseum Blvd)

ESTABLISHED RETAIL CORRIDOR - Northcrest tenants include Kohl's, Value City Furniture, Office Depot, Best Buy, Ulta, Shoe Carnival, Carter's, Old Navy, TJ Maxx, Hallmark, Wild Birds Unlimited and Five Guys. Nearby retailers include: Macy's, JC Penney, Target, Dick's Sporting Goods, Glenbrook Commons and Glenbrook Square Mall.



Property Highlights

Parcel Number	02-07-24-376-003.000-073
Address	701 Northcrest Shopping Center
City / State / Zip	Fort Wayne / Indiana / 46805
Sale / Lease	Lease
Lease Rate	\$25.00 / SF / Triple Net
Total Building Size	5,706 SF
Zoning	SC
Parking	Paved, striped parking lot
Traffic Count	51,600 VPD on E. Coliseum Blvd. (2019)
Nearest Highway	Coliseum Blvd.
Distance to Interstate	Approx. 4 miles to I-69
Former Use	Restaurant
Anchor Tenant(s)	Kohls, Best Buy, Old Navy, TJ Maxx, Carters, Ulta, Office Depot



Property Highlights

Parking	79 Spaces - additional available in adjacent common lots
Year Built	1985
Construction Type	Wood frame
Roof	Pitch, metal
Heating System	Gas forced, multiple units
Electric	TBD
Air Conditioning	Multiple units
Sprinkler System	No
Restrooms	One Set
Ceiling Height	Varies ± 9' to 10'
Seating	212 current layout, former occupancy up to 300
Equipent	Furniture, fixtures and equipment owned by former tenant

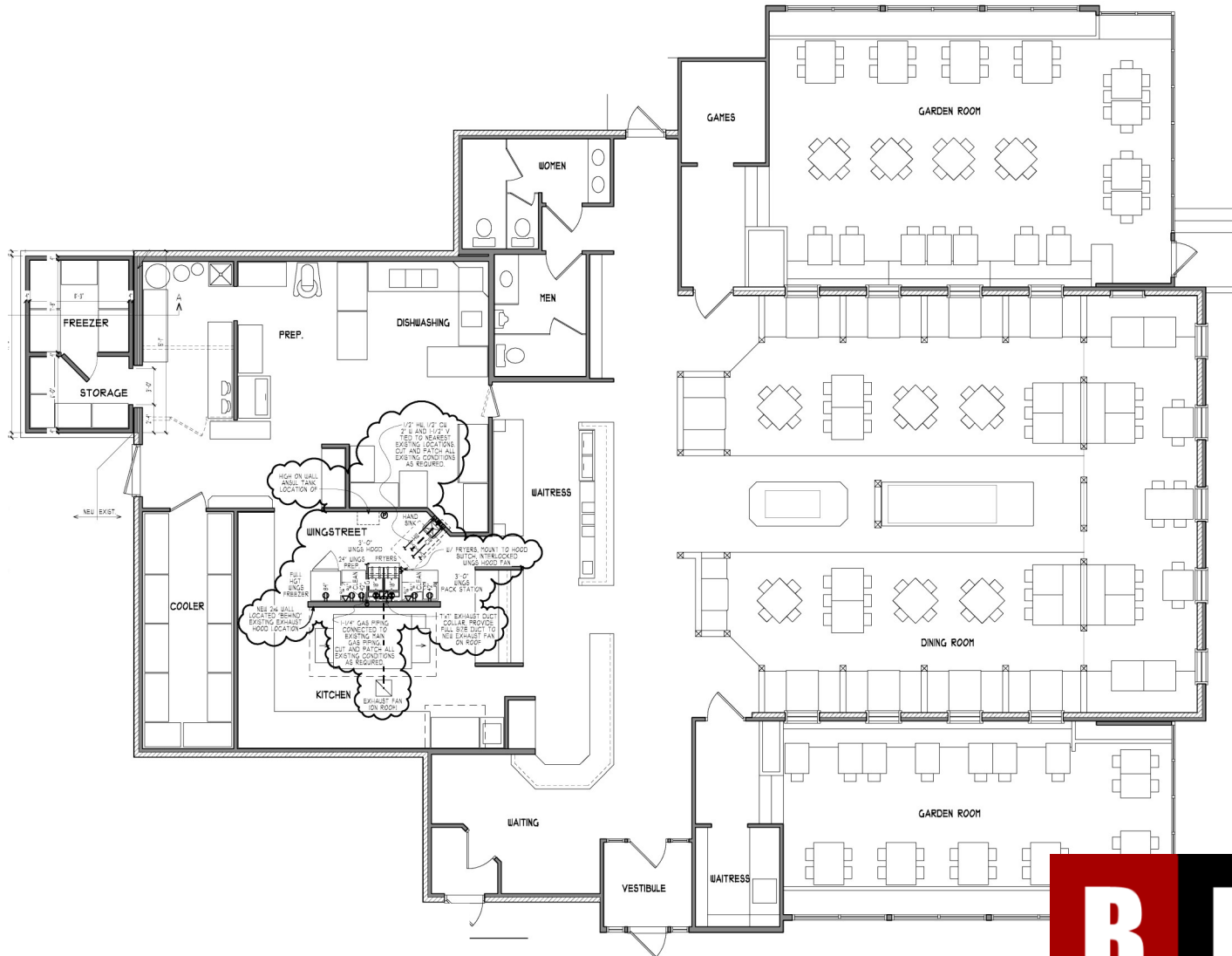


Utilities & Building Expenses

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

Building Expenses		
	Responsible Party (Landlord / Tenant)	Estimated Expense
Roof / Structure	Landlord	
Lawn / Snow	Tenant	Included in CAM
Interior Maintenance	Tenant	
Janitorial	Tenant	
Utilities - Electric & Gas	Tenant	
Building Insurance	Tenant	Included in CAM
Property Tax	Tenant	Included in CAM
Common Area Maintenance	Tenant	\$5.00 / SF





BND

COMMERCIAL

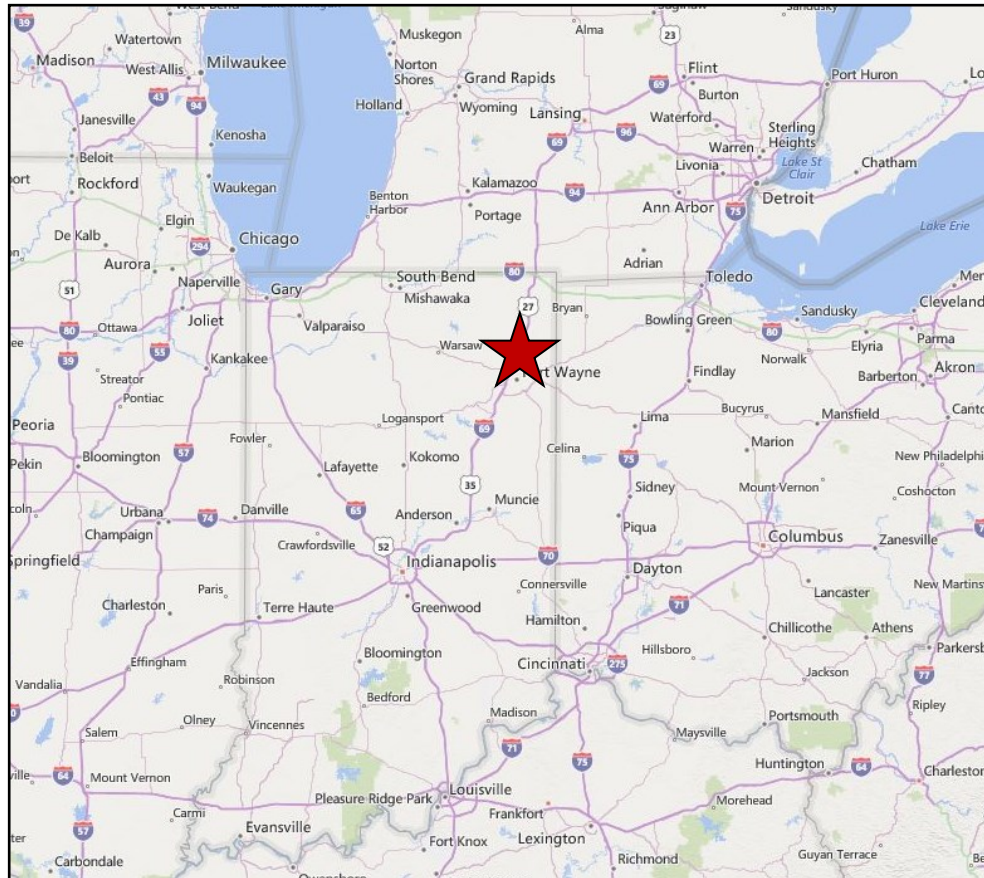
Property Aerial



Property *Aerial*



Property Map



Prime Location

Fort Wayne is the second largest city in Indiana and the center of economic activity in northeastern Indiana. With more than 420,000 residents in the metropolitan area, Fort Wayne's economy has diversified from its historic concentration in the automobile industry and found strength in other well-paying sectors. Fort Wayne is an affordable alternative to other Midwestern cities, offering a high quality of life with cultural and educational institutions in the community. The city is home to notable national companies such as Lincoln Financial Group, Parkview Hospital and Vera Bradley.



Property Demographics



2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,104	78,390	179,540
Avg. H/H Income	\$56,215	\$57,785	\$62,744