



FOR LEASE
OFFICE/RETAIL
PROPERTY



9307 Illinois Rd
Fort Wayne, IN 46804

Office/Retail Space Available Southwest Fort Wayne

About The Property

- Prime location with high visibility on Illinois Rd.
- Generous parking with easy access for customers
- High traffic area for maximum exposure
- Close proximity to other businesses/retailers
- Tenant improvement allowance available
- Lease Rate: \$22.50 SF/yr NNN



JOY NEUENSCHWANDER
SIOR, Broker
joyn@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

STEPHANIE LEVINE
Broker Associate
slevine@zacherco.com
260.422.8474

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PROPERTY INFORMATION

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE

BUILDING LOCATION/SIZE/ZONING

Street Address	9307 Illinois Rd
City, State, Zip	Fort Wayne, IN 46804
Total Building Size	11,800 SF
Site Acreage	1.09 Acres
Zoning	C1/Professional Office and Personal Services

BUILDING DATA

Date of Construction	2023
Construction Type	Wood Frame
Roof	TPO Membrane
Number of Stories	1
ADA Accessible	Yes

POPULATION DEMOGRAPHICS

1 Mile	8,181
3 Miles	36,025
5 Miles	63,904

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

TRAFFIC COUNTS

Illinois Road	23,206 VPD
S. Scott Road	9,236 VPD

PRICE/AVAILABILITY

Available Space:	
Suite B	3,066 SF
Suite D	1,679 SF
Suite E	1,701 SF
Contiguous Space:	
Suites D & E	3,380 SF
Lease Rate	\$22.50 SF/yr
Lease Type	NNN

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

**Pro-rata share based on SF/area*

PROPERTY TAXES

Parcel Number	02-11-11-101-003.000-075
Assessment: Land	\$236,800
Improvements	\$1,114,600
Total Assessment	\$1,351,400
Annual Taxes	\$31,127.72 (\$2.64/SF)
Tax Year	2024 Payable 2025



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ADDITIONAL PHOTOS

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE



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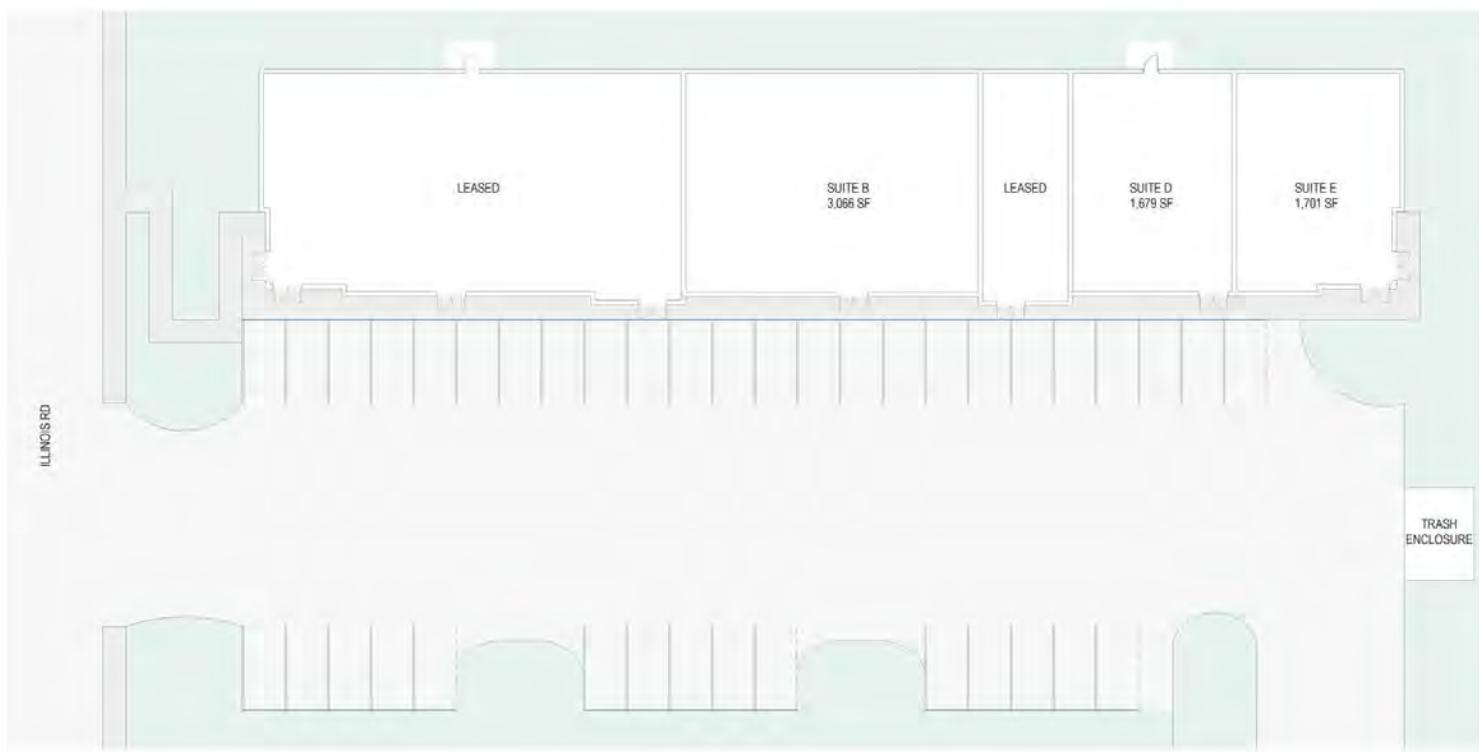
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SITE PLANS

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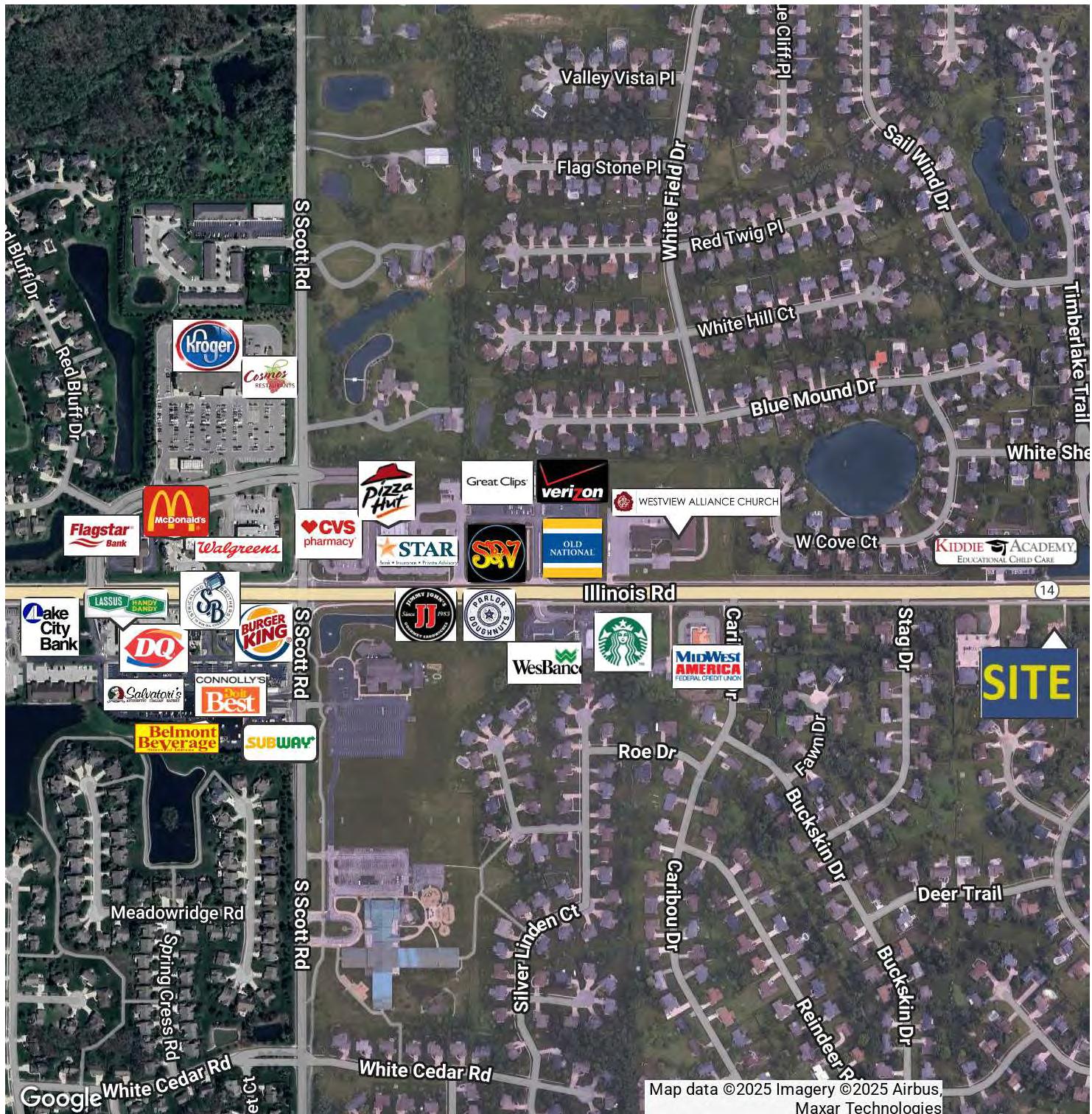
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RETAILER MAP

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE



Map data ©2025 Imagery ©2025 Airbus,
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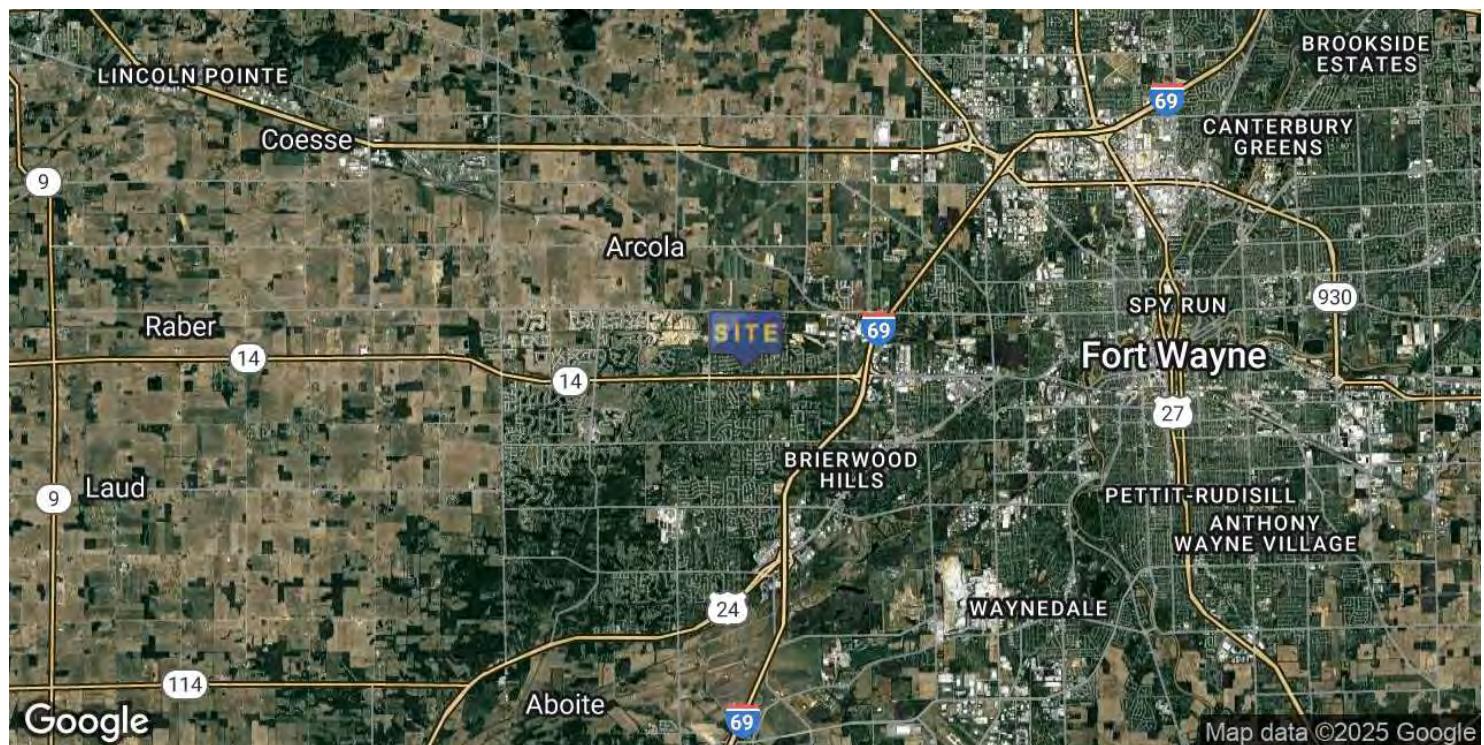
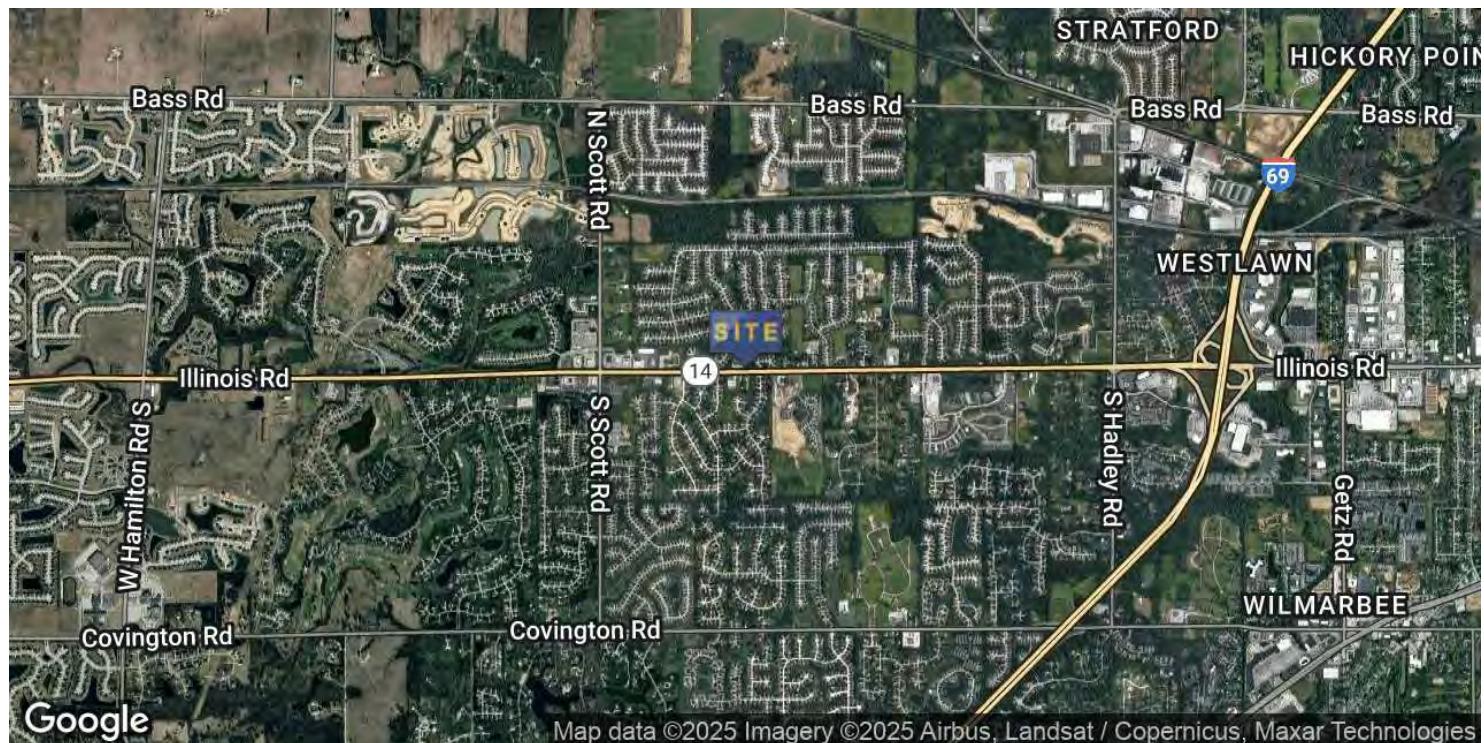
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LOCATION MAP

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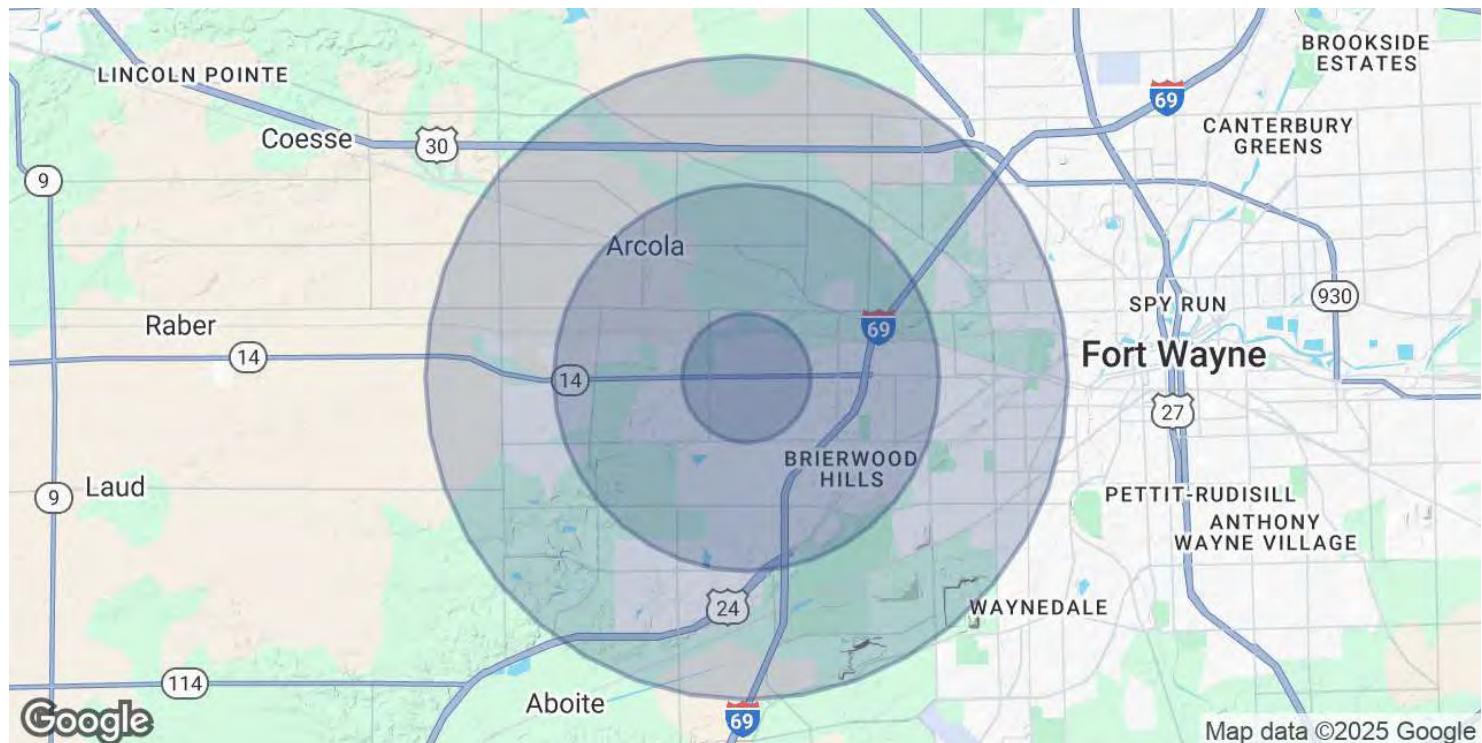
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DEMOCRAPHICS MAP & REPORT

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,181	36,025	63,904
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,048	14,672	25,717
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$120,256	\$118,533	\$115,419
Average House Value	\$318,727	\$320,697	\$316,823

Demographics data derived from AlphaMap



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