



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



the
Zacher
company

JOY NEUENSCHWANDER
SIOR, Broker
joyn@zacherco.com
260.422.8474

STEPHANIE LEVINE
Broker Associate
slevine@zacherco.com
260.422.8474

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

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

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



JOY NEUENSCHWANDER
SIOR, Broker
joyn@zacherco.com
260.422.8474

STEPHANIE LEVINE
Broker Associate
slevine@zacherco.com
260.422.8474



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

ADDITIONAL PHOTOS

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE



JOY NEUENSCHWANDER
SIOR, Broker
joyn@zacherco.com
260.422.8474

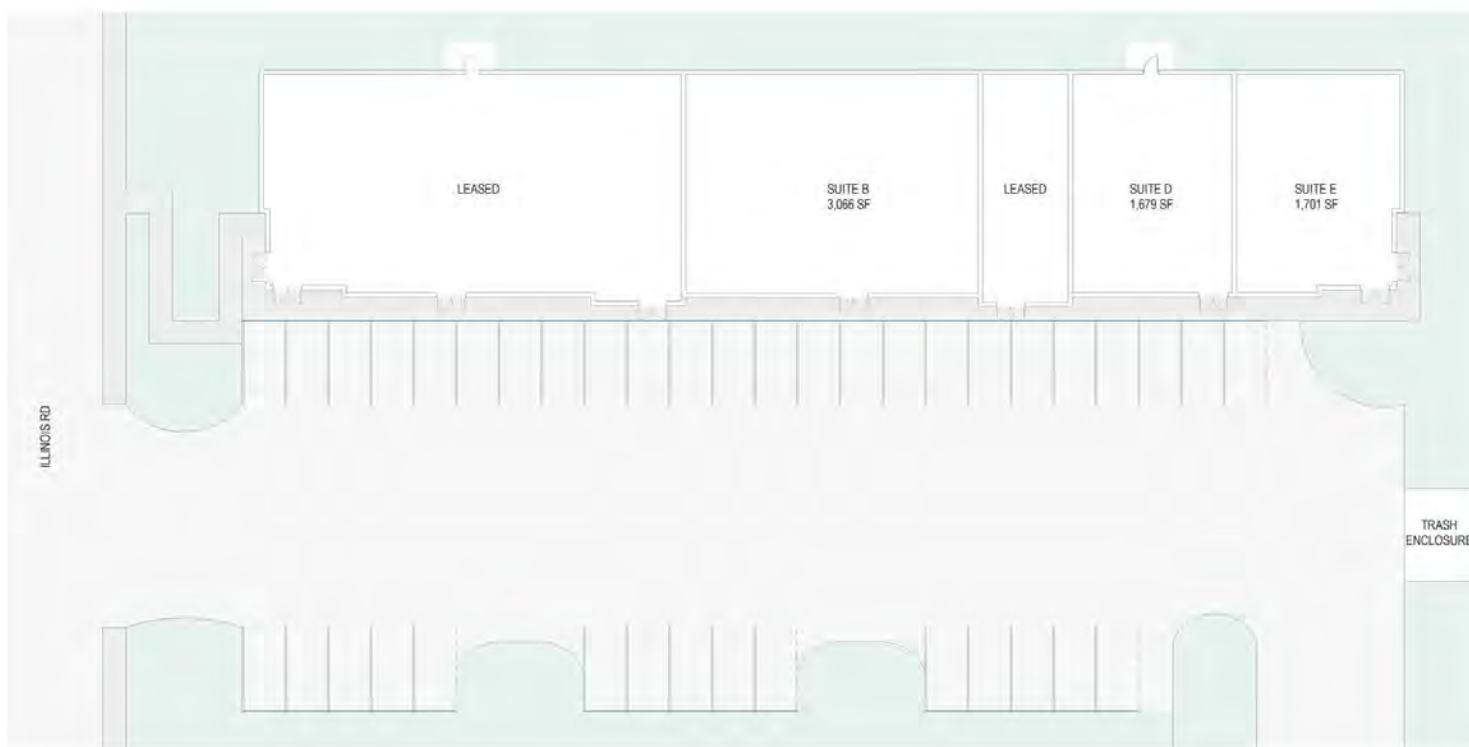
STEPHANIE LEVINE
Broker Associate
slevine@zacherco.com
260.422.8474



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

SITE PLANS

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE



JOY NEUENSCHWANDER
SIOR, Broker
joyn@zacherco.com
260.422.8474

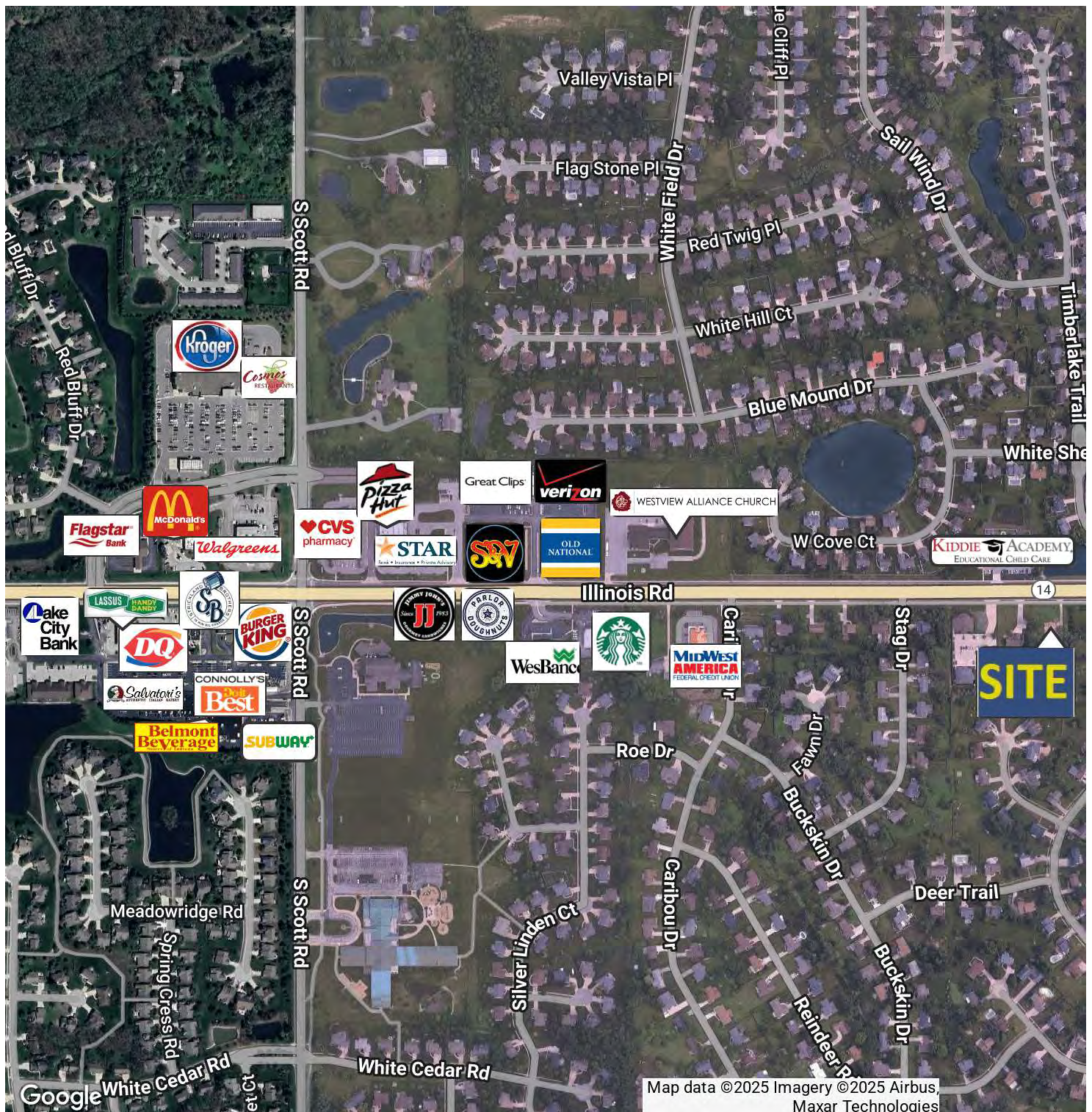
STEPHANIE LEVINE
Broker Associate
slevine@zacherco.com
260.422.8474



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

RETAILER MAP

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE



JOY NEUENSCHWANDER
SIOR, Broker
joyn@zacherco.com
260.422.8474

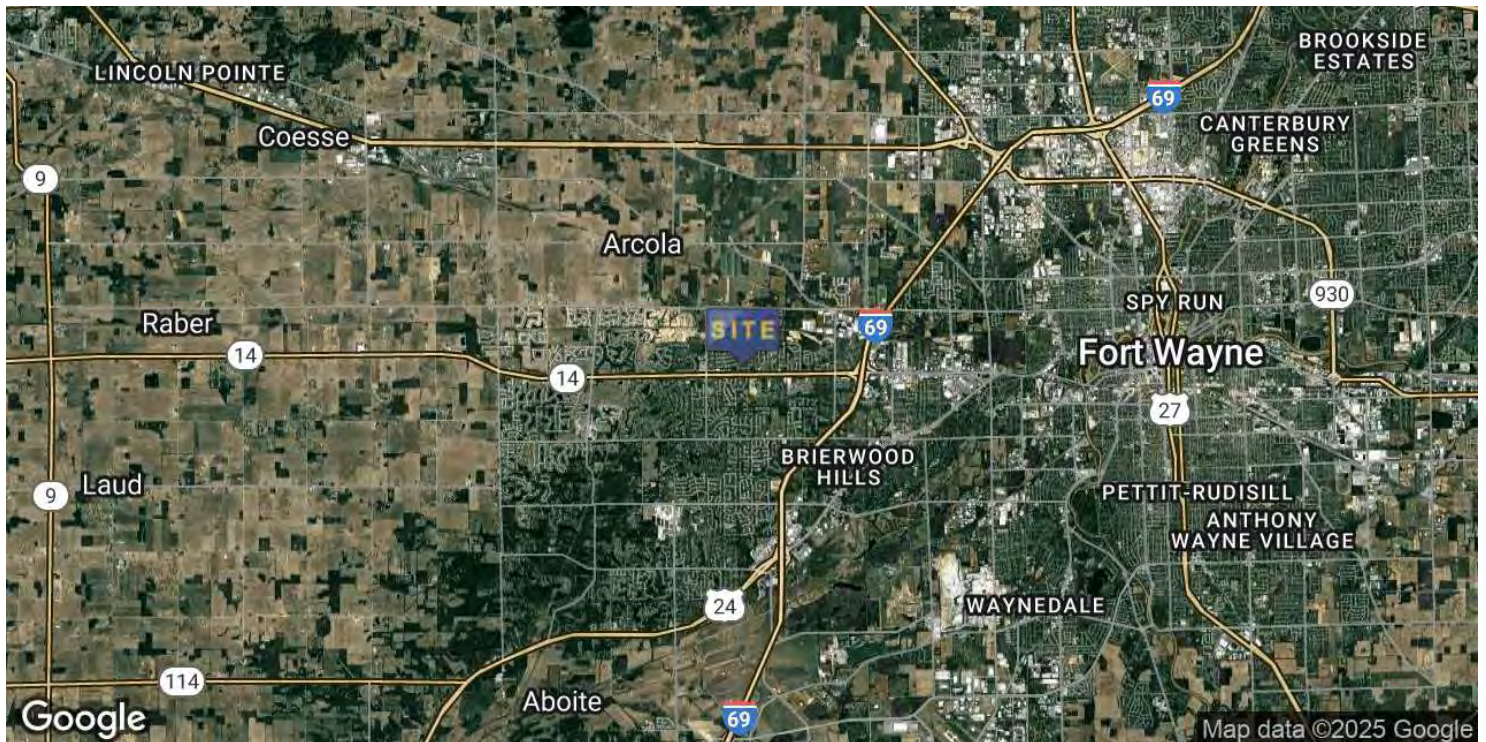
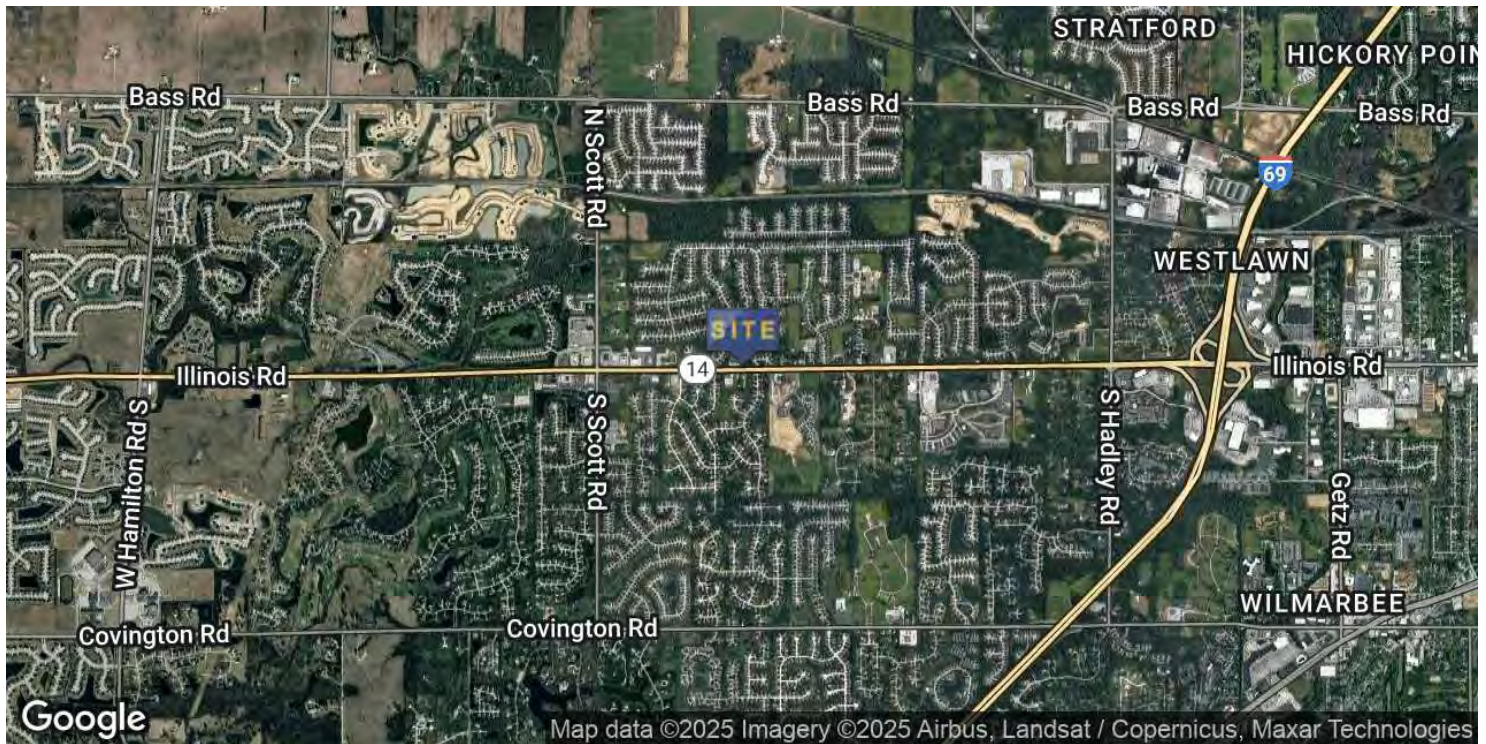
STEPHANIE LEVINE
Broker Associate
slevine@zacherco.com
260.422.8474



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

LOCATION MAP

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE



JOY NEUENSCHWANDER
SIOR, Broker
joyn@zacherco.com
260.422.8474

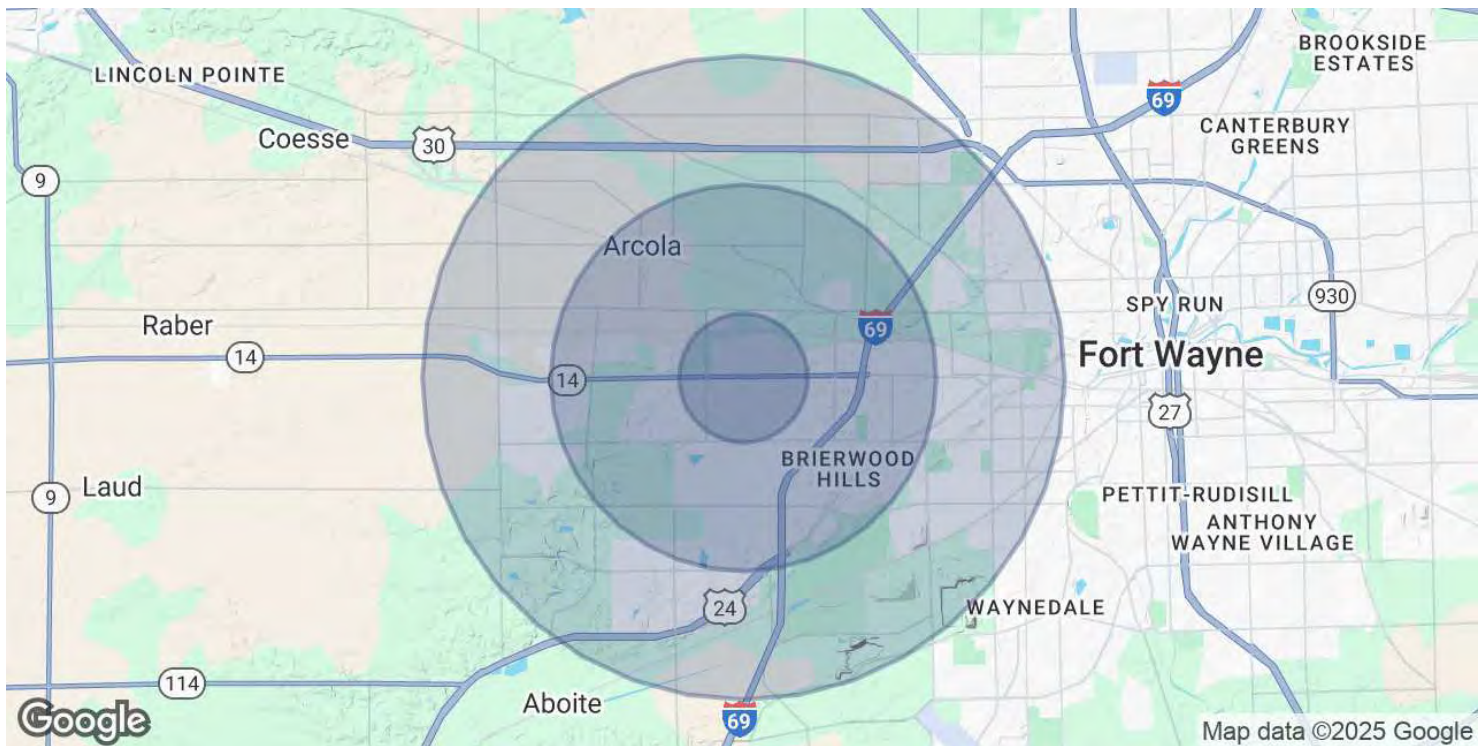
STEPHANIE LEVINE
Broker Associate
slevine@zacherco.com
260.422.8474



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

DEMOGRAPHICS 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



JOY NEUENSCHWANDER
SIOR, Broker
joyn@zacherco.com
260.422.8474

STEPHANIE LEVINE
Broker Associate
slevine@zacherco.com
260.422.8474



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