



FOR **SALE / LEASE**
RETAIL PROPERTY



7301 Maplecrest Rd.
Fort Wayne, IN 46835

69,023 Sq. Ft. Retail Big Box

About The Property

- Will divide to minimum of 10,000 SF
- Close proximity to I-469 on busy Maplecrest Road
- Nearby retailers include Iron Society Strength & Fitness, Pizza King and Subway
- Open layout allows for flexible uses
- 3 Truck docks and delivery door included
- Sale Price: Negotiable
- Lease Rate: Negotiable



the
Zacher
company

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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

69,023 SQ. FT. RETAIL BIG BOX

BUILDING LOCATION/SIZE/ZONING

Street Address	7301 Maplecrest Rd.
City, State, Zip	Fort Wayne, IN 46835
Total Building Size	69,023 SF
Lot Size	12.36 Acres
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Zoning:	SC/Shopping Center C3/General Commercial

BUILDING DATA

Type of Construction	Metal Frame/Pre-Engineered Steel
Year Built	2003
HVAC	Rooftop
Ceiling Height:	Center Section - 24.5' Outside Section - 13'2" - 14'11"

POPULATION DEMOGRAPHICS

1 Mile	8,108
3 Miles	62,950
5 Miles	127,622

PROPERTY TAXES

Parcel Number	02-08-16-227-024.000-072
Assessment: Land	\$1,112,400
Improvements	\$29,400
Total Assessment	\$1,141,800
Annual Taxes	\$30,325.40 (\$0.44/SF)
Tax Year	2025 Payable 2026

PRICE/AVAILABILITY

Sale Price	Negotiable
Lease Rate	Negotiable
Lease Type	NNN
Space Available	10,000 - 69,023 SF
Availability	Immediately

FINANCIAL RESPONSIBILITIES

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

UTILITIES

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

TRANSPORTATION/PARKING

Major Road Nearest Site	Maplecrest Rd.
Distance to I-469	0.75 Mile
Traffic Counts:	
Maplecrest Rd.	24,408 VPD
Rothman Rd.	4,630 VPD
Dock Doors	3
Delivery Door (Ramped)	1
Parking	Ample



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SITE PLANS

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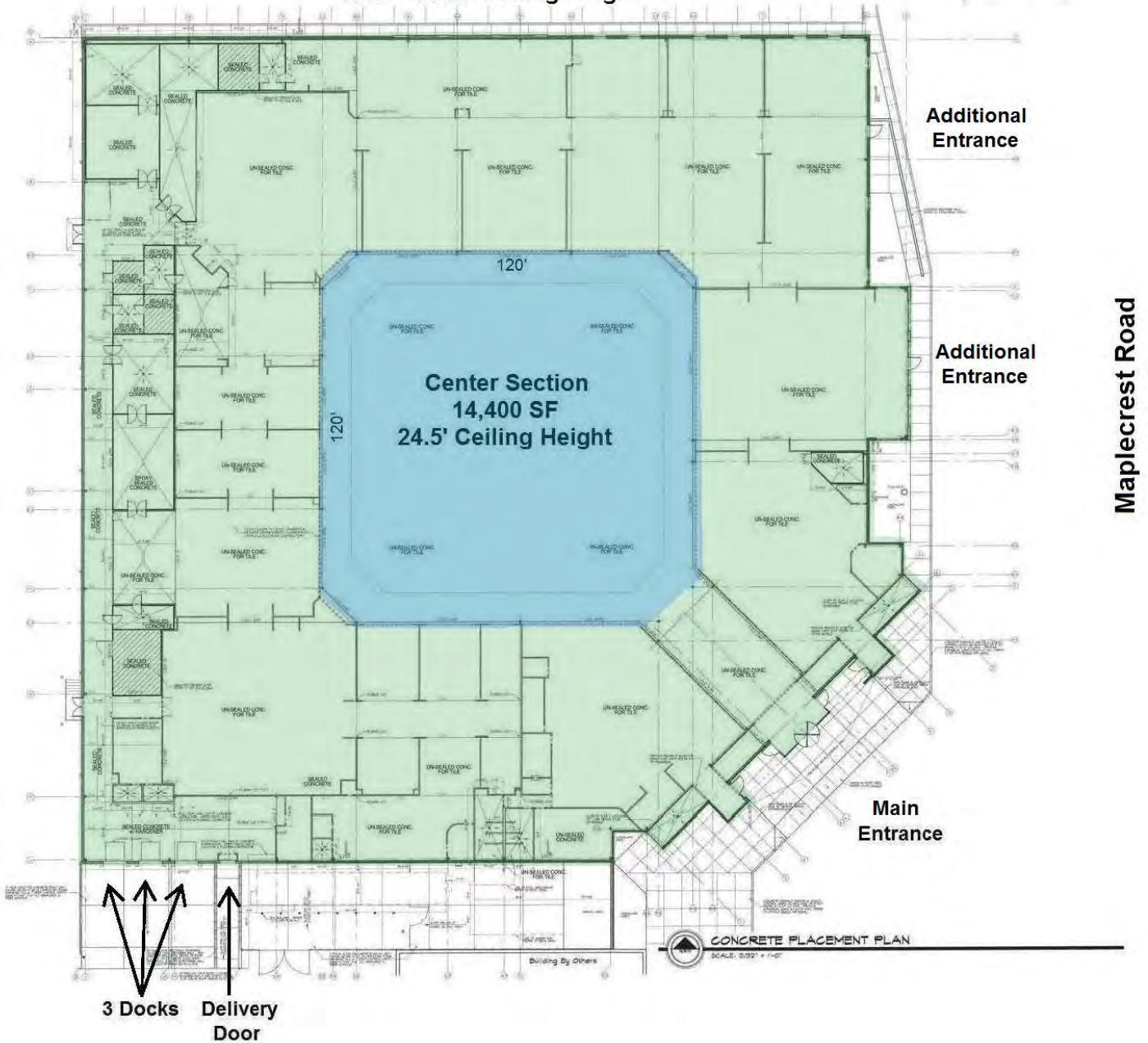
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FLOOR PLANS

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Rothman Road

Outside Section
54,623 SF
13'2" - 14'11" Ceiling Height



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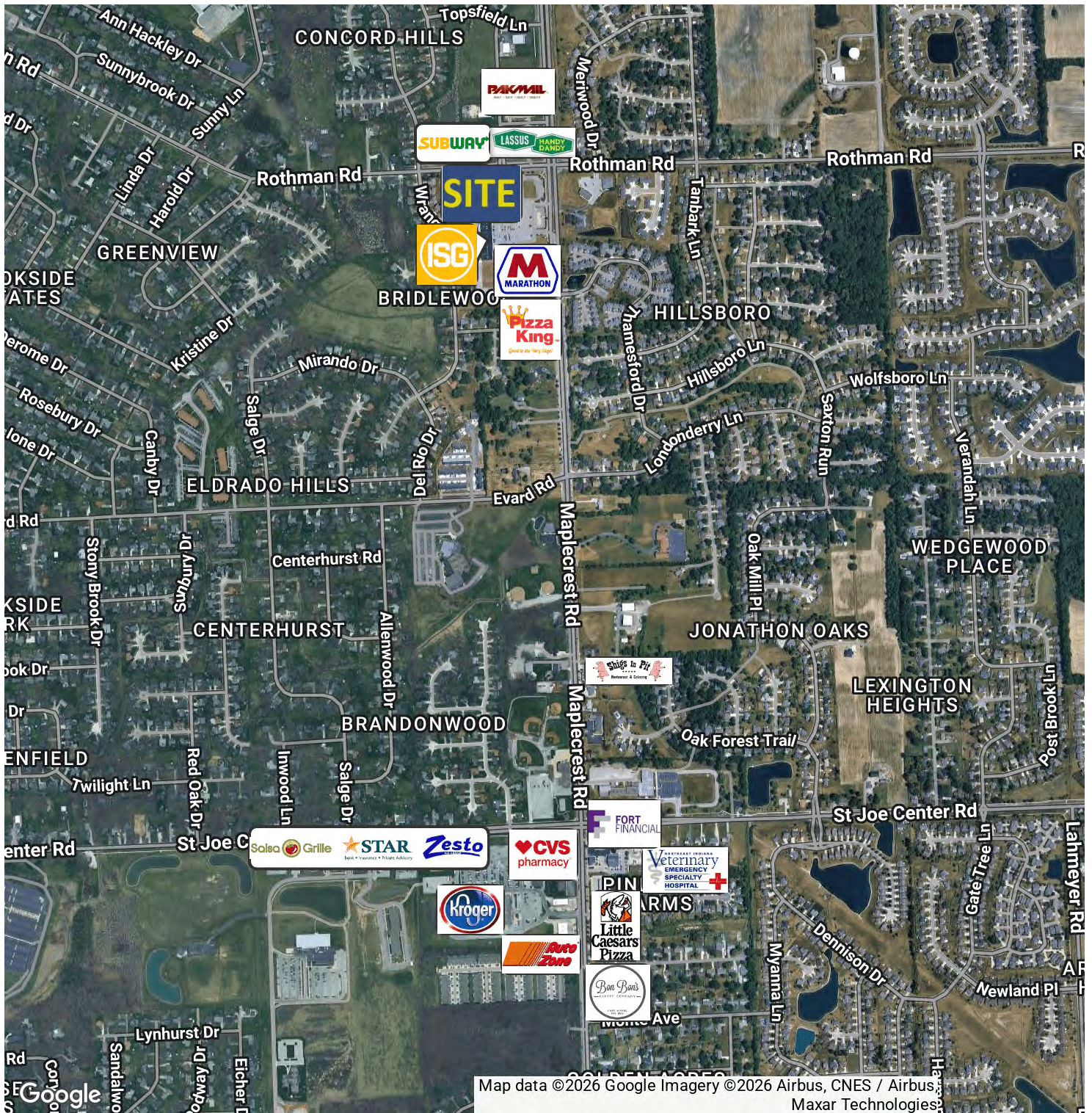
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RETAILER MAP

69,023 SQ. FT. RETAIL BIG BOX



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



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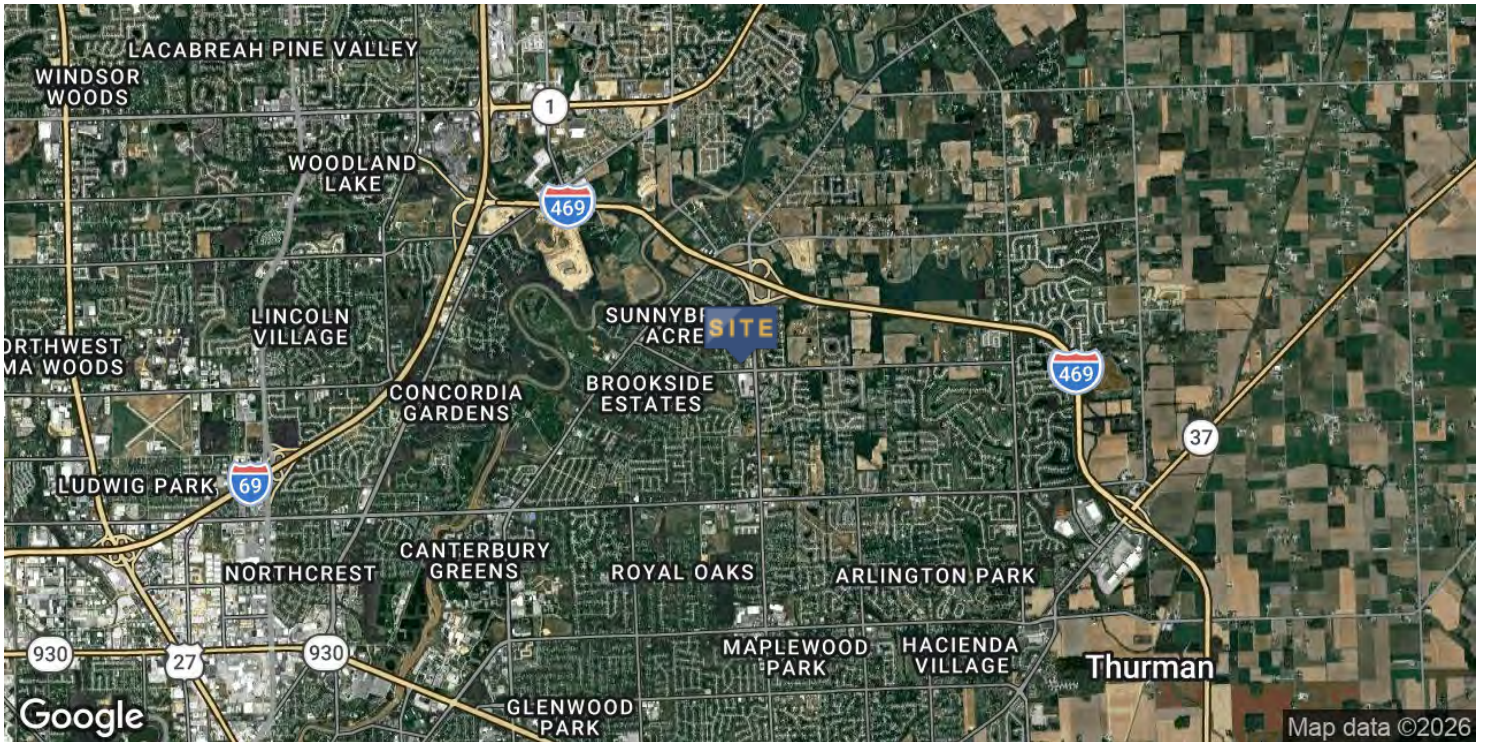
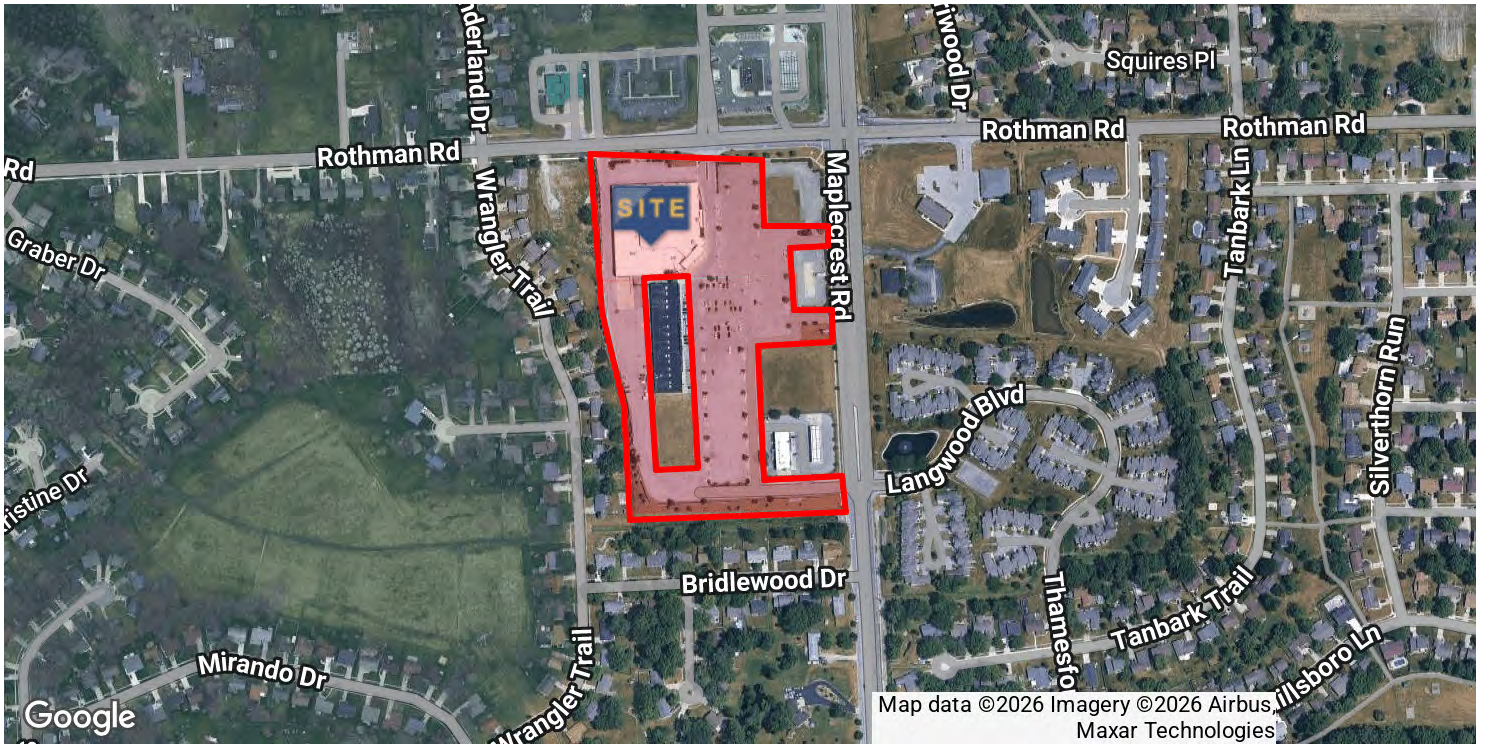
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LOCATION MAP

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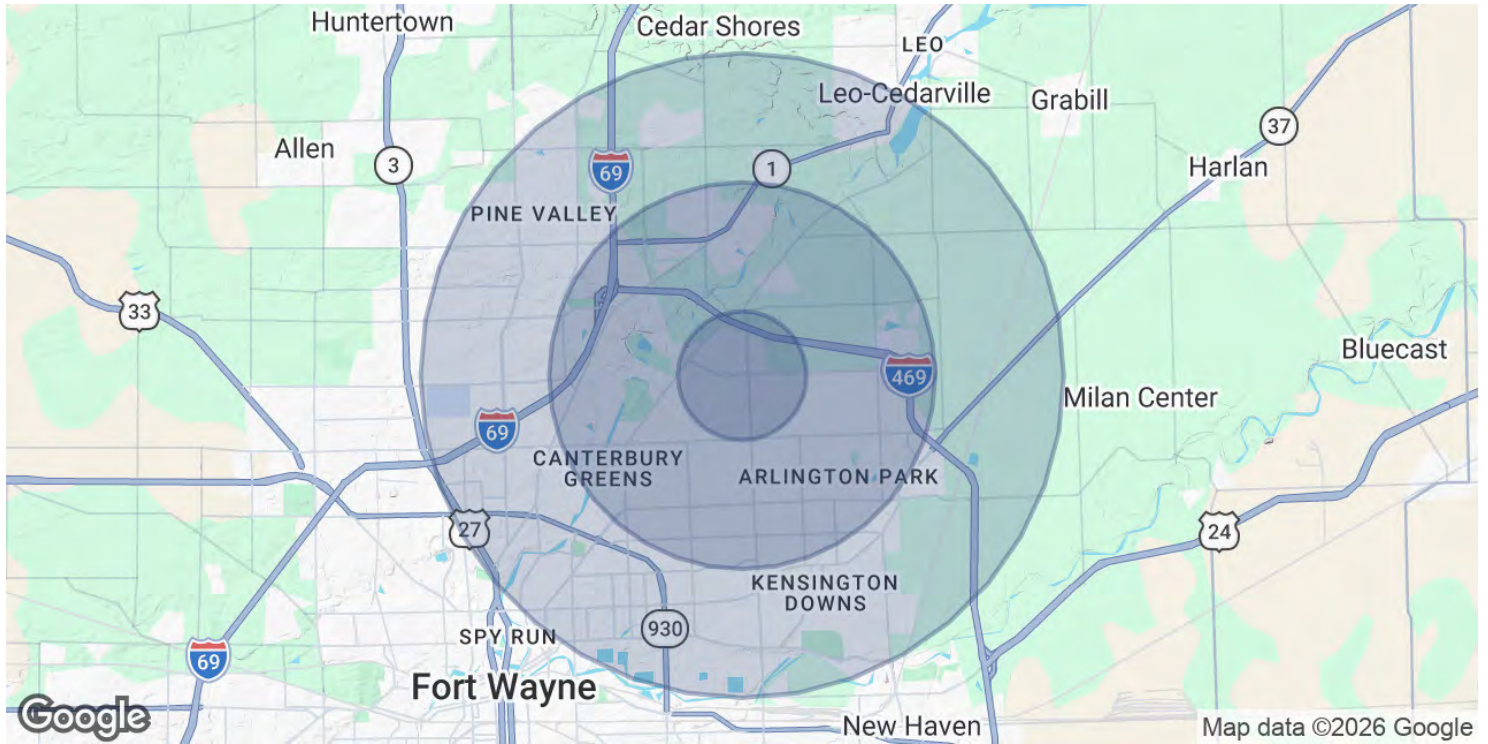
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,108	62,950	127,622
Average Age	40	40	40
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,279	25,862	52,107
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$89,306	\$94,657	\$94,458
Average House Value	\$197,744	\$230,409	\$234,087

Demographics data derived from AlphaMap



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