



## North Clinton Street Retail

4810 North Clinton Street  
Fort Wayne, IN 46825



## White Box Retail Space For Lease

Retail space available for lease in the highly desirable Glenbrook trade area. The available space consists of 2,832 RSF directly adjacent to Mattress Firm. The space is in white box condition and a tenant improvement allowance is available for market-rate leases. This space offers high ceilings, an abundance of natural light, and the potential to add a drive-through.

### Property Highlights

- ▶ 2,832 RSF (divisible)
- ▶ Delivered in white box condition
- ▶ Potential to add a drive-through
- ▶ Excellent location in Glenbrook retail submarket
- ▶ Fantastic visibility from North Clinton Street
- ▶ Large windows
- ▶ **FOR LEASE: \$22.00/SF/Yr NNN**

**NEAL BOWMAN, SIOR**  
Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

**PHILIP HAGEE**  
Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

**IAN SMITH**  
Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



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### Excellent Location

The property at 4810 North Clinton Street is near these businesses and popular shopping centers, including but not limited to:

- |   |  |   |
|---|--|---|
| <b>1.</b> Crumbl Cookies  | <b>7.</b> Kroger   | <b>13.</b> Coliseum Shoppes<br><i>Half Price Books, Potbelly</i>  |
| <b>2.</b> Olive Garden  | <b>8.</b> Allen County War Memorial Coliseum                                   | <b>14.</b> JoAnn Plaza<br><i>ALDI, Plato's Closet</i>             |
| <b>3.</b> Dunham's Sports   | <b>9.</b> Holiday Inn  | <b>15.</b> Walmart  |
| <b>4.</b> Glenbrook Square Shopping Mall<br><i>Macy's, JCPenney, PF Chang's</i> | <b>10.</b> Applebee's  | <b>16.</b> Glenbrook Plaza<br><i>DICK'S Sporting Goods, Petco</i> |
| <b>5.</b> Target  | <b>11.</b> Baker Street Steakhouse   |   |
| <b>6.</b> Panera Bread  | <b>12.</b> Northcrest Shopping Center<br><i>Kohl's, Best Buy, Office Depot</i> |   |

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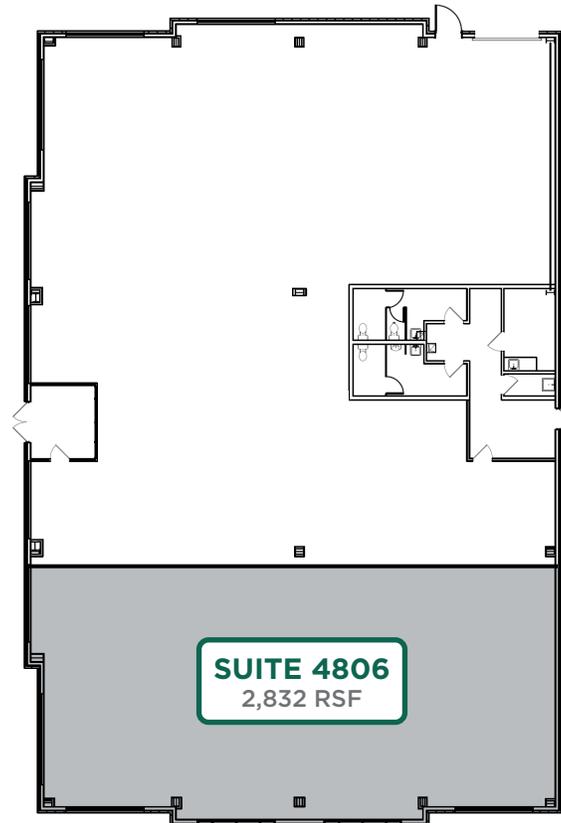


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### Available Units



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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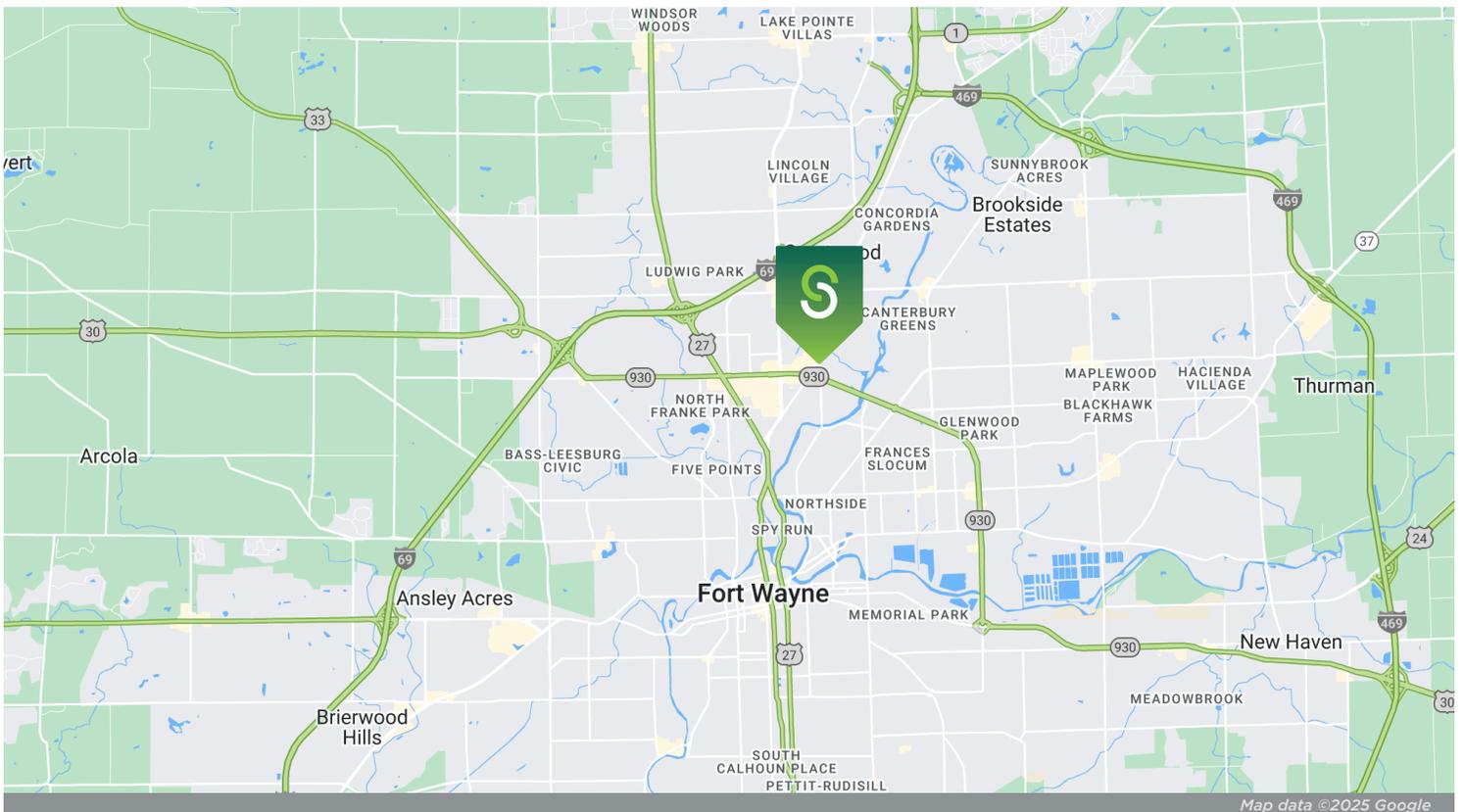
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Imagery from the dates: 7/23/2015-8/18/2025 Landsat / Copernicus NOAA Data SIO, NOAA, U.S. Navy, NGA, GEBCO Airbus



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## North Clinton Street Retail

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### PROPERTY INFORMATION

Address	4810 N Clinton St
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-24-451-002.000-073

### LEASE INFORMATION

Lease Rate & Type	\$22.00/SF/Yr NNN
Terms	5-7 years
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	10,075 SF	
Total Available	2,832 RSF	
Max Contiguous	2,832 RSF	
Units Available	RSF	Monthly Rate
• 4806	2,832	\$5,192.00

### UTILITIES

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

### SITE DATA

Site Acreage	2.03 AC
Zoning & Description	C2 - General Commercial
Parking	Surface
Parking Count	100+ spaces
Interstate	I-69, 2 miles
Traffic Count	29,000 VPD - N Clinton St

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### BUILDING INFORMATION

Property Type	Retail
Year Built	2015
# of Stories	1
Construction Type	Masonry
Roof	Standing seam
Heating	Rooftop
A/C	Rooftop
ADA Compliant	Yes
Signage	Monument, storefront

### ADDITIONAL INFORMATION

- 2,832 RSF retail space for lease
- Drive-through can be added
- Located in Glenbrook retail submarket

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## About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



2<sup>nd</sup>

Largest City  
in Indiana



#1

Best Place  
to Move

(Reader's Digest,  
2022)



FORT WAYNE  
CHILDREN'S ZOO



ELECTRIC WORKS



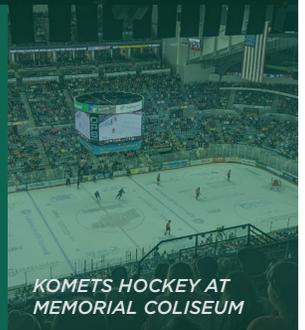
GRAND WAYNE CONVENTION CENTER



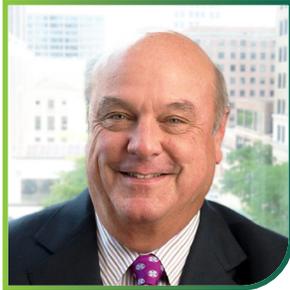
JOHNNY  
APPLESEED FESTIVAL



7+  
Million  
Visitors  
Annually



KOMETES HOCKEY AT  
MEMORIAL COLISEUM



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
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**John Caffray**  
VP of Brokerage



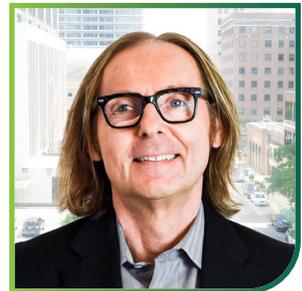
**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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### Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



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