

Parkwest Center

3800 W. Jefferson Blvd., Fort Wayne IN 46804

FOR LEASE

Retail Space for Lease

the
great escape
pools spas billiards patio

Whitney Peterson

AVI Commercial

Broker

(260) 423-0300

wpeterson@avicommercialfw.com



HIGHLIGHTS

- Adjacent to Jefferson Pointe Mall
- Surrounded by Busy Retail and Restaurants
- High Traffic Counts
- Excellent Visibility with Signalized Corners
- New Pylon Signage and Exterior Renovations
- Office and Retail Options Available
- Easy Access with Ample Parking



Suite	Space	Floor	Size	Rent Per SF (Annual)	Lease Type	Notes
3811	Suite 3811 (Former AT&T)	1	38,892 SF	\$10.00 PSF (Yearly)	NNN	Former AT&T office space. Suite includes numerous offices, training rooms, open concept work spaces and a large cafe.
3835	Suite 3835	1	2,138 SF	\$13.00 PSF (Yearly)	NNN	Interior office space, accessed by the common area hallway next door to The Great Escape. Current white box space that needs to be built-out.
3847	Suite 3847	1	1,379 SF	\$13.00 PSF (Yearly)	NNN	Interior office space, accessed by the common area hallway next door to the Great Escape. Needs new flooring and paint. Space can be combined with suite 3822 for a total of 3,746 sf.
3950	Suite 3950	1	1,447 SF	\$15.50 PSF (Yearly)	NNN	Available 8/1/2026
3958	Suite 3958 (Former Big Lots)	1	32,874 SF	\$10.00 PSF (Yearly)	NNN	Former Big Lots store. Open concept retail area with a loading dock. Date available to be determined. Space can be combined with suite 3962 for a total of 41,867 sf.
3962	Suite 3962	1	8,993 SF	\$14.00 PSF (Yearly)	NNN	Former Tuesday Morning space with 8,993 sf. Space includes large open retail area, back storage room, breakroom, office and two restrooms.

PROPERTY FEATURES

GLA (SF)	191,327
LAND SF	588,060
LAND ACRES	13.50
YEAR BUILT	1975 and 1999
YEAR RENOVATED	2015
ZONING TYPE	SC
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
CORNER LOCATION	Yes
NUMBER OF INGRESSES	5
NUMBER OF EGRESSES	5

ACCESS & PARKING

NEAREST HIGHWAY/INTERSTATE	I-69
DISTANCE	2.7 miles
DISTANCE TO AIRPORT	8.5 miles
PARKING LOT	Asphalt
NUMBER OF SPACES	888

OPERATING COSTS

ELECTRICITY SOURCE	I & M
NATURAL GAS SOURCE	NIPSCO
2026 NNN ESTIMATE	\$4.38/SF

TENANT OR LANDLORD EXPENSE

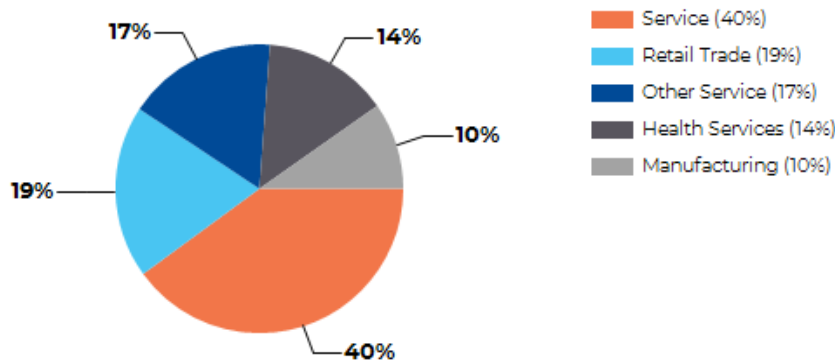
UTILITIES	Tenant
LAWN & SNOW	Tenant
REAL ESTATE TAXES	Tenant
BUILDING INSURANCE	Tenant
MAINTENANCE AND REPAIRS	Tenant
ROOF & STRUCTURE	Landlord



Location Description

- Strategically located on a heavily traveled retail corridor in Southwest Fort Wayne, at the intersection of West Jefferson Boulevard (US Hwy 24) and Illinois Road with signalized corners, offering exceptional traffic exposure. The center offers unrivaled visibility with prominent building and pylon signage. The property is adjacent to Jefferson Pointe Shopping Center and is surrounded by a vibrant mix of retailers, restaurants, and office buildings.

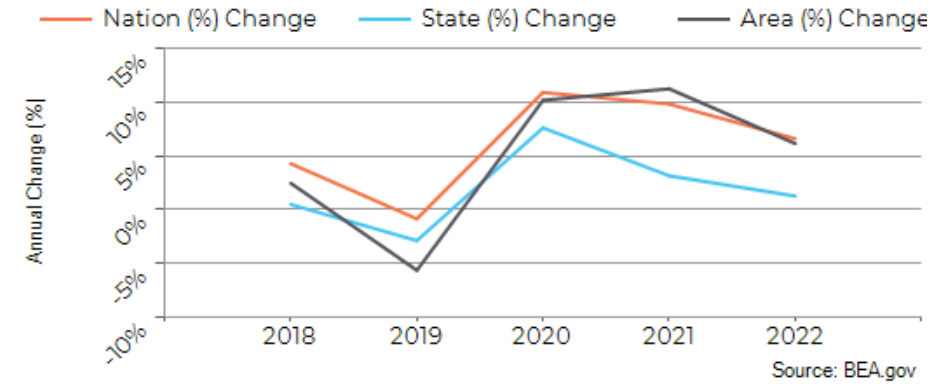
Major Industries by Employee Count

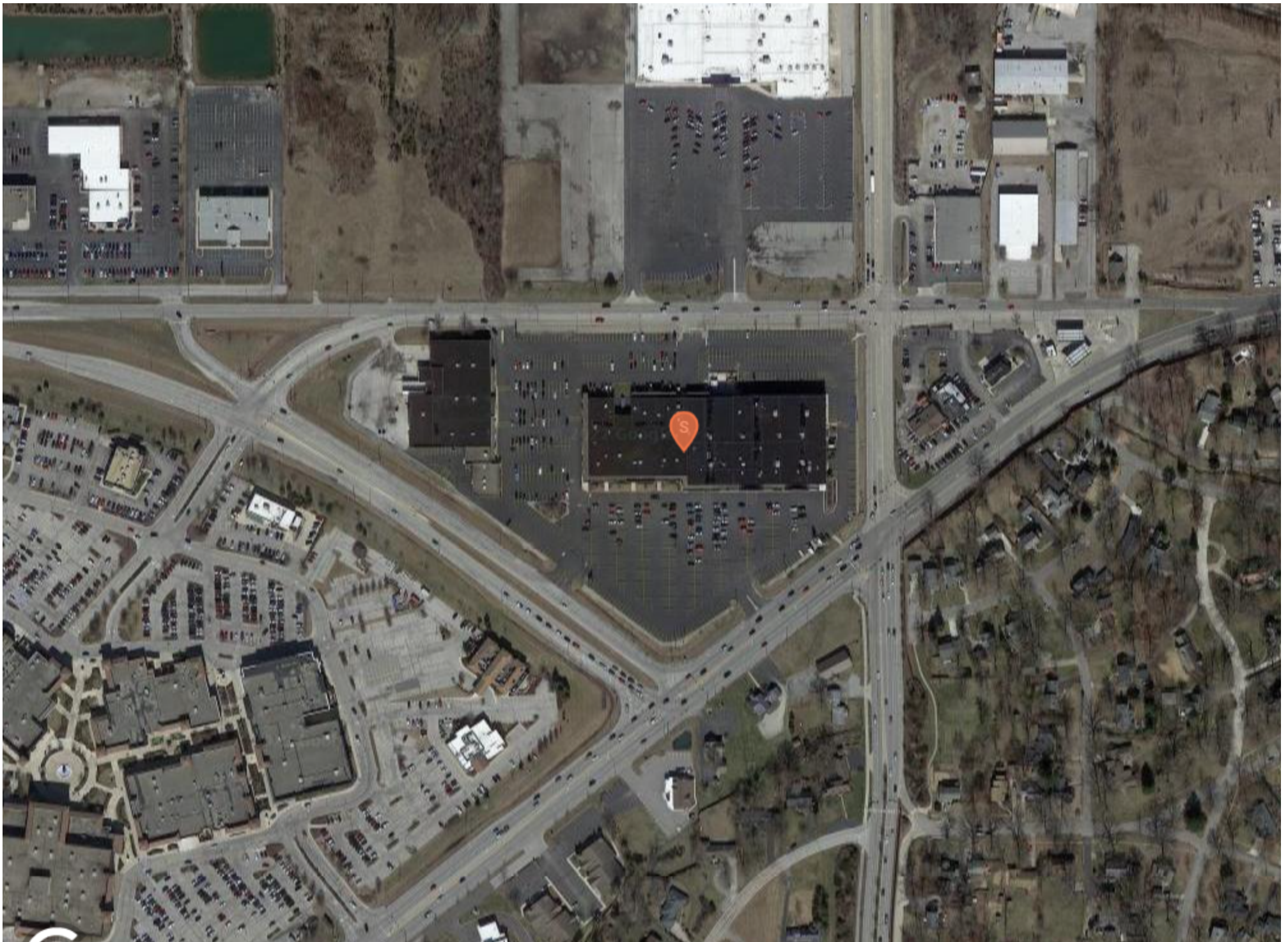


Largest Employers

Amazon	4,650
General Motors	4,320
Lutheran Health Network	4,075
Parkview Health	8,986
Sweetwater Sound	2,011
Lincoln Financial Group	1,700
Michelin	1,500
Fort Wayne Metals	1,419

Allen County GDP Trend



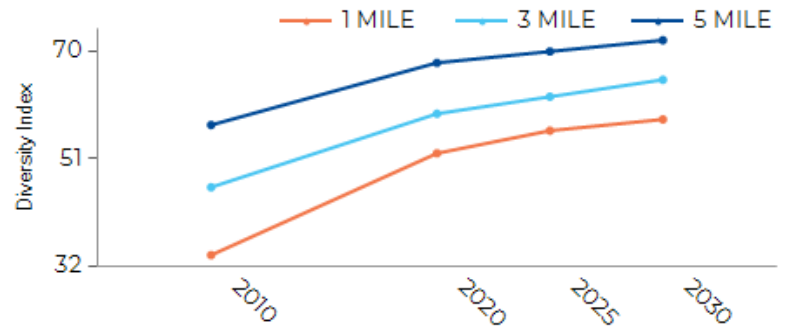




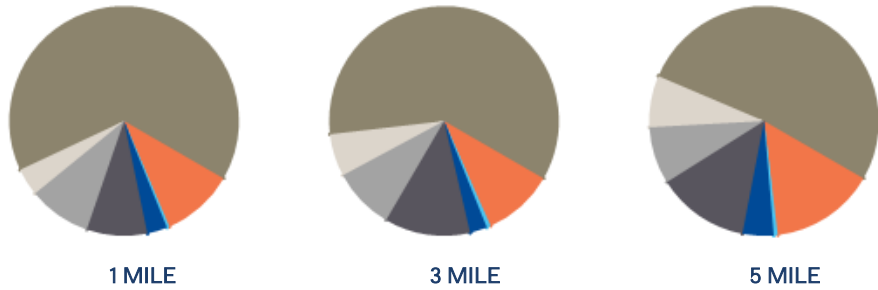
1. Phil's Hobby Shop	#3938	17. Miracle in Motion	#3818-B
2. Land Cruise, Inc.	#3926	18. SRT Prosthetics & Orthotics, LLC	#3841
3-4. H&R Block	#3916-3922	19. AVAILABLE - 2,138 SF	#3835
5-8. Fred Toenges Shoes & Pedorthics	#3910-3914	20. The Great Escape	#3812
7. Hair Today	#3942	21. AVAILABLE - 1,379 SF	#3847
9. Shiatsu Massage	#3946	50. AVAILABLE - 32,874 SF	#3958
10. Dollar General	#3902-3906	51. AVAILABLE - 8,993 SF	#3962
11. AVAILABLE—1,447 SF	#3950	52. Labor Ready	#3968
13. Wixporium	#3954	53. Heartland Vision	#3972-B
14. Great Wall Buffet	#3824	54. Hotworx	#3972-A
15. Barbers United	#3822	70. AVAILABLE - 38,892 SF	#3811
16. ProFloor Designs	#3820		

DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	59	65	72
Diversity Index (current year)	56	62	70
Diversity Index (2020)	52	59	68
Diversity Index (2010)	35	46	57

POPULATION DIVERSITY



POPULATION BY RACE

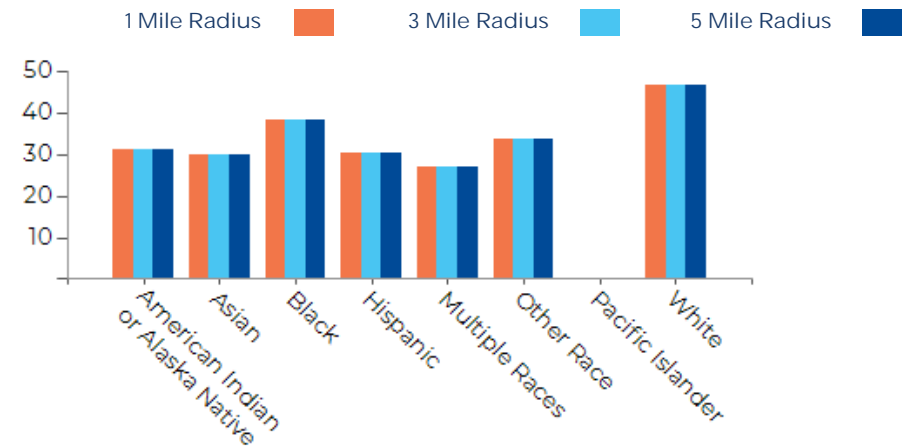


2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	10%	15%
American Indian	0%	1%	1%
Asian	3%	2%	4%
Hispanic	9%	12%	13%
Multiracial	9%	9%	8%
Other Race	4%	6%	7%
White	65%	60%	52%

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	39	36
Median Asian Age	30	34	31
Median Black Age	38	31	32
Median Hispanic Age	31	26	25
Median Multiple Races Age	27	23	23
Median Other Race Age	34	29	27
Median Pacific Islander Age	0	42	42
Median White Age	47	40	40

2025 MEDIAN AGE BY RACE





Whitney Peterson
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

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Exclusively Marketed by:

Whitney Peterson

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wpeterson@avicommercialfw.com

