

3 Building Sale Portfolio

NAIHanning & Bean



OFFERING PROCEDURE

This Offering Memorandum presents a rare opportunity to acquire fee simple interest of a three-property portfolio strategically located in key retail and manufacturing hubs. The portfolio features high-quality assets with stable occupancy, strong tenant profiles, and long-term upside potential. Investors will benefit from immediate cash flow, diversified income streams, and exposure to resilient retail and industrial markets.

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, which NAI Hanning & Bean may, in its sole discretion, amend or update (provided that NAI Hanning & Bean has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to NAI Hanning & Bean as a condition of its receipt of this Offering Memorandum.

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

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EXECUTIVE SUMMARY



Executive Summary

OFFERING SUMMARY

This three-property portfolio presents a compelling investment opportunity across a diverse mix of retail and industrial assets in the Fort Wayne market. Strategically located at 4929 New Haven Avenue, 1125 Dupont Road, and 2205 Bremer Road, the portfolio offers geographic diversity across key commercial corridors on the east, north, and central areas of the city.

The retail component at 1125 Dupont Road is a multi-tenant center anchored by well-established national brands including Great Clips, Sun Tan City, and Penn Station, providing stable cash flow and strong consumer traffic. Complementing the retail asset are two industrial properties at 4929 New Haven Avenue and 2205 Bremer Road, both occupied by reputable local businesses, offering dependable tenancy and long-term operational stability.

This portfolio provides investors with a balanced combination of retail visibility and industrial functionality, backed by a mix of national and local tenants. With its diversified tenant base, strategic locations, and stable income profile, the offering represents an attractive opportunity to acquire a well-positioned portfolio in one of Indiana's most active secondary markets.



TENANT MIX

Tenant Mix



Occupancy - 1,713 SF; 6/30/2029 Lease Expiration

Penn Station East Coast Subs is a fast-casual restaurant chain known for its fresh-grilled, made-to-order sub sandwiches. Founded in 1985 in Cincinnati, Ohio, Penn Station has expanded to hundreds of locations across the United States. The restaurant specializes in hot subs, including their signature Philly cheesesteak, along with freshly cut fries and hand-squeezed lemonade. Penn Station emphasizes quality ingredients and a simple, focused menu that highlights their grilled and cold subs. The atmosphere is casual and customer-focused, with an emphasis on quick service and freshly prepared food.



Occupancy - 1,384 SF; 1/31/2029 Lease Expiration

Great Clips is a well-known American hair salon franchise specializing in affordable, no-appointment haircuts. Founded in 1982 in Minneapolis, Minnesota, the company has grown to become one of the largest salon brands in North America, with over 4,400 locations across the United States and Canada. Great Clips focuses on providing convenient and consistent haircare services, offering haircuts for men, women, and children, as well as beard trims, shampoo services, and styling. Some locations also provide perms and other hair treatments. The brand is recognized for its customer-friendly approach, particularly through its Online Check-In app, which allows customers to view wait times and reserve their place in line remotely. Headquartered in Minneapolis, Great Clips continues to expand its franchise network by emphasizing quick, accessible, and quality haircuts in a casual and welcoming environment.



Occupancy - 3,157 SF; 12/31/2029 Lease Expiration

Sun Tan City is a large chain of tanning salons offering a variety of tanning services and skin care products. Founded in 1999, the company has expanded to over 250 locations across the United States. Sun Tan City specializes in both sunbed and spray tanning, providing clients with customizable options to achieve their desired tan. The salons offer different levels of tanning beds, as well as VersaSpa spray tanning booths for an instant, UV-free tan. In addition to tanning services, they carry a range of lotions and skincare products to enhance and maintain tanning results. Sun Tan City promotes a clean, comfortable, and professional environment, with membership options and packages designed for affordability and convenience. The company is headquartered in Elizabethtown, Kentucky.



Occupancy - 1,444 SF; 5/31/2028 Lease Expiration

Q House is a Chinese restaurant located in Fort Wayne, Indiana. They offer a variety of Chinese cuisine options, including organic dishes, quick bites, and a salad bar. The restaurant provides both dine-in and takeout services. While they do not offer delivery services, customers can enjoy their meals in a casual and welcoming atmosphere, highlighted by a cozy fireplace. Q House is known for its fast service, with most orders ready in under 10 minutes, and offers popular dishes like Szechuan chicken lunch specials, hot and sour soup, and white rice. The restaurant is wheelchair accessible and accepts credit cards and NFC mobile payments.



Occupancy - 1,344 SF; 11/30/2026 Lease Expiration

US Nails is a nail salon in Fort Wayne with a second location in New Haven, IN. They offer a range of nail services and are known for their friendly staff. The salon operates Monday through Saturday; they are closed on Sundays. Customers have praised the cleanliness of the salon and the quality of service.



Occupancy - 25,325 SF; 4/30/2028 Lease Expiration

Bojrab Landscape is a well-established, locally owned landscaping and maintenance company serving the Fort Wayne area. The company provides a full range of services including landscape design, installation, lawn care, and snow removal for both commercial and residential clients.

With a strong local reputation and long-standing customer relationships, Bojrab Landscape is a reliable operator that contributes to the property's stable occupancy and overall income security.



Occupancy - 60,463 SF; 2/38/31 Lease Expiration

Solv Metals is a locally operated metal recycling and processing company serving the Fort Wayne market and surrounding region. The company specializes in the collection, processing, and resale of ferrous and non-ferrous metals, supporting a wide range of industrial and commercial clients.

With established operations and a consistent demand for recycling services, Solv Metals provides a stable industrial tenancy backed by essential, service-based business activity. Its presence contributes to the overall reliability and long-term income stability of the asset.

Q HOUSE
CHINESE RESTAURANT

CLOUD NAILS

PENN STATION
EAST COAST SUBS

PROPERTY OVERVIEWS



1125 Dupont Road
Fort Wayne, IN

12,415 SF

Fully leased

- Multitenant
- National and local tenant mix
- Situated on 1.4 Acres
- Built in 2006



4929 New Haven Ave Fort Wayne, IN

60,463 SF

Fully leased

- Single tenant
- Situated on 4.02 Acres
- Built in 1964
Remodeled in 1993



2205 Bremer Road Fort Wayne, IN

25,325 SF

Fully leased

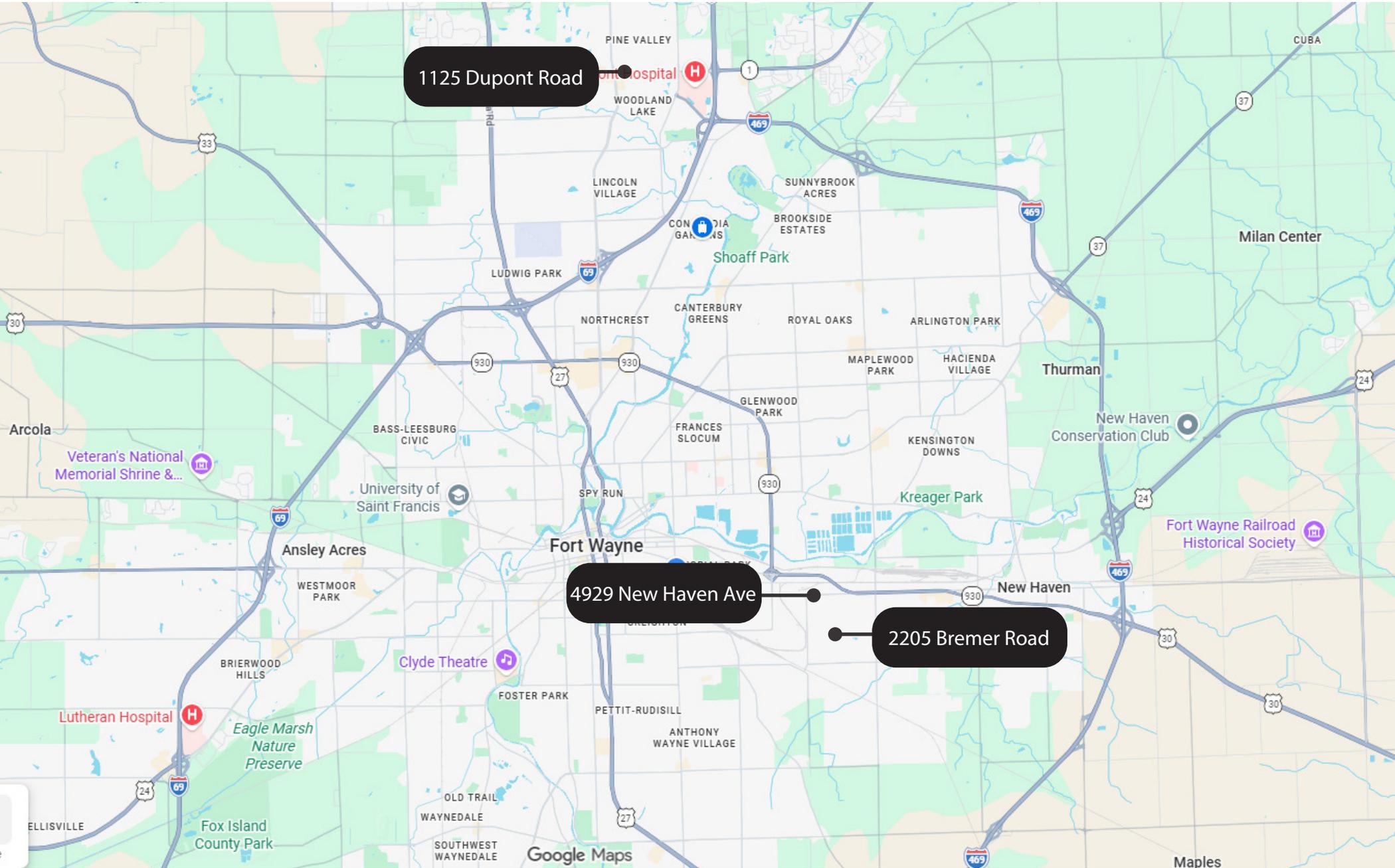
- Single tenant
- Situated on 1.98 Acres
- Built in 2006



A wide-angle photograph of a large industrial warehouse. The ceiling is high with a complex network of white steel trusses and corrugated metal panels. Several bright yellow overhead cranes are suspended from the ceiling. In the foreground, a yellow forklift is parked on a highly reflective, polished concrete floor. The walls are also made of corrugated metal. A large red rectangular overlay is centered in the image, containing white text.

LOCATION AND MARKET OVERVIEW

Location Map



Fort Wayne, IN

Fort Wayne, Indiana is the second-largest city in the state and serves as the economic hub of Northeast Indiana, offering a diverse and stable economy supported by manufacturing, logistics, healthcare, and retail sectors. The city's strategic location provides exceptional connectivity via Interstate 69, along with major U.S. highways including US 30, US 33, and US 24, allowing efficient access to key Midwest markets such as Indianapolis, Chicago, Detroit, and Columbus. This robust transportation network has positioned Fort Wayne as a critical hub for both distribution and advanced manufacturing.

The region continues to experience strong retail performance, driven by steady population growth, expanding residential development, and a healthy consumer base. Fort Wayne's retail corridors—particularly along Lima Road, Coliseum Boulevard, and Dupont Road—are anchored by national retailers and supported by consistent traffic counts and limited new supply, contributing to low retail vacancy rates and sustained tenant demand.

Similarly, the industrial market remains highly active, fueled by growth in e-commerce, logistics, and regional manufacturing. Fort Wayne's access to major highways, combined with a skilled workforce and competitive operating costs, has attracted both local and national industrial users. As a result, the market has maintained historically low industrial vacancy rates, with strong demand for warehouse, distribution, and light manufacturing space.

With its central Midwest location, excellent transportation infrastructure, and strong fundamentals across both retail and industrial sectors, Fort Wayne continues to be one of the most stable and attractive secondary markets for commercial real estate investment.

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