



FOR LEASE

Foster Park Plaza

3609 BROOKLYN AVE
FORT WAYNE, IN 46809

Foster Park Plaza is a 134,143 square foot center situated on Brooklyn Ave in Fort Wayne, IN. Positioned at the corner of Bluffton Rd and adjacent to Clyde Theater, it enjoys significant foot traffic from nearby residential communities like Indian Village, South Calhoun Place, and Williams Park. The plaza boasts a diverse mix of local, national, and office tenants and is surrounded by various apartment complexes and single-family residential developments. Additionally, Foster Park Plaza offers ample, well-lit parking for both customers and employees.



Building SqFt	134,143 SqFt
Lot Size (acres)	12.89
Parcel ID	02-12-15-327-003.000-074
Zoning Type	Commercial
County	Allen
Frontage	1,837.00 Ft
Coordinates	41.051617,-85.164169

- Intersection with high performance (+20,000 VPD) and excellent visibility.
- Anchor store acts as a "daily needs" traffic generator for the shopping center.
- Well-lit parking lot with ample parking space.
- Outstanding signage, exposure, and visibility.
- Population of 182,487 within a 5-mile radius of Foster Park Plaza.
- Located in a densely populated residential neighborhood.
- Offers below market rents.

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185
SAN ANTONIO, TEXAS 78216



TORI MATHEWS
Regional Property Manager

Direct: 210-801-8514
tori@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1844	Retail	\$ 5.00 SF/Yr	NNN	6,945 SF	Negotiable
#1940	Retail	\$ 12.00 SF/Yr	NNN	9,000 SF	Negotiable

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,024	83,340	147,716
2010 Population	9,224	78,043	142,440
2022 Population	9,097	81,693	149,811
2027 Population	9,050	82,334	151,516
2022-2027 Growth Rate	-0.1 %	0.16 %	0.23 %
2022 Daytime Population	7,336	92,820	182,487

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	381	4,752	7,862
\$15000-24999	341	4,067	6,906
\$25000-34999	335	4,516	8,177
\$35000-49999	813	6,299	11,038
\$50000-74999	843	6,077	11,958
\$75000-99999	511	3,415	6,591
\$100000-149999	432	2,612	6,212
\$150000-199999	121	691	1,589
\$200000 or greater	38	409	1,330
Median HH Income	\$ 50,700	\$ 40,966	\$ 44,586
Average HH Income	\$ 64,704	\$ 56,315	\$ 62,730

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,908	33,202	60,218
2010 Total Households	3,677	30,430	56,963
2022 Total Households	3,814	32,839	61,662
2027 Total Households	3,805	33,259	62,596
2022 Average Household Size	2.38	2.43	2.38
2022 Owner Occupied Housing	2,643	17,218	34,181
2027 Owner Occupied Housing	2,687	17,749	35,208
2022 Renter Occupied Housing	1,171	15,621	27,481
2027 Renter Occupied Housing	1,118	15,510	27,388
2022 Vacant Housing	227	3,381	6,205
2022 Total Housing	4,041	36,220	67,867



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ABOUT FORT WAYNE

Fort Wayne is the second-largest city in the state of Indiana, and the hub of Northeast Indiana. Fort Wayne is located in Allen County, the largest county in Indiana. The 2020 U.S. Census places the population of the three-county Fort Wayne Metropolitan Statistical Area above 430,000. Fort Wayne is home to 270,402 of Allen County's 382,187 residents, making two thirds of the county's resident's city dwellers.

CITY OF FORT WAYNE

COUNTY	ALLEN
INCORPORATED	1/2/1829

AREA

CITY	110.8 SQ MI
LAND	110.6 SQ MI
WATER	0.2 SQ MI
ELEVATION	810 FT

POPULATION

POPULATION	265,974
RANK	84 (U.S.), 2 (IN.)
DENSITY	2,437 SQ MI
URBAN	335,934 SQ MI



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