



## Leased Family Dollar

6441 Bluffton Road  
Fort Wayne, IN 46819



## Retail Investment Opportunity

7,000 SF freestanding retail building for sale. Currently fully leased by Family Dollar with two years remaining on the lease. The tenant exercised its third five-year extension in January 2022. The property is located at a great location near a signalized intersection and is zoned C3 - General Commercial.

## Property Highlights

- ▶ NOI: \$26,547
- ▶ National tenant investment opportunity
- ▶ Great location near signalized intersection
- ▶ Earn rental income for two years while planning redevelopment
- ▶ Professionally managed property
- ▶ **FOR SALE: \$499,000**

### ANDREW ECKERT

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### JOHN CAFFRAY

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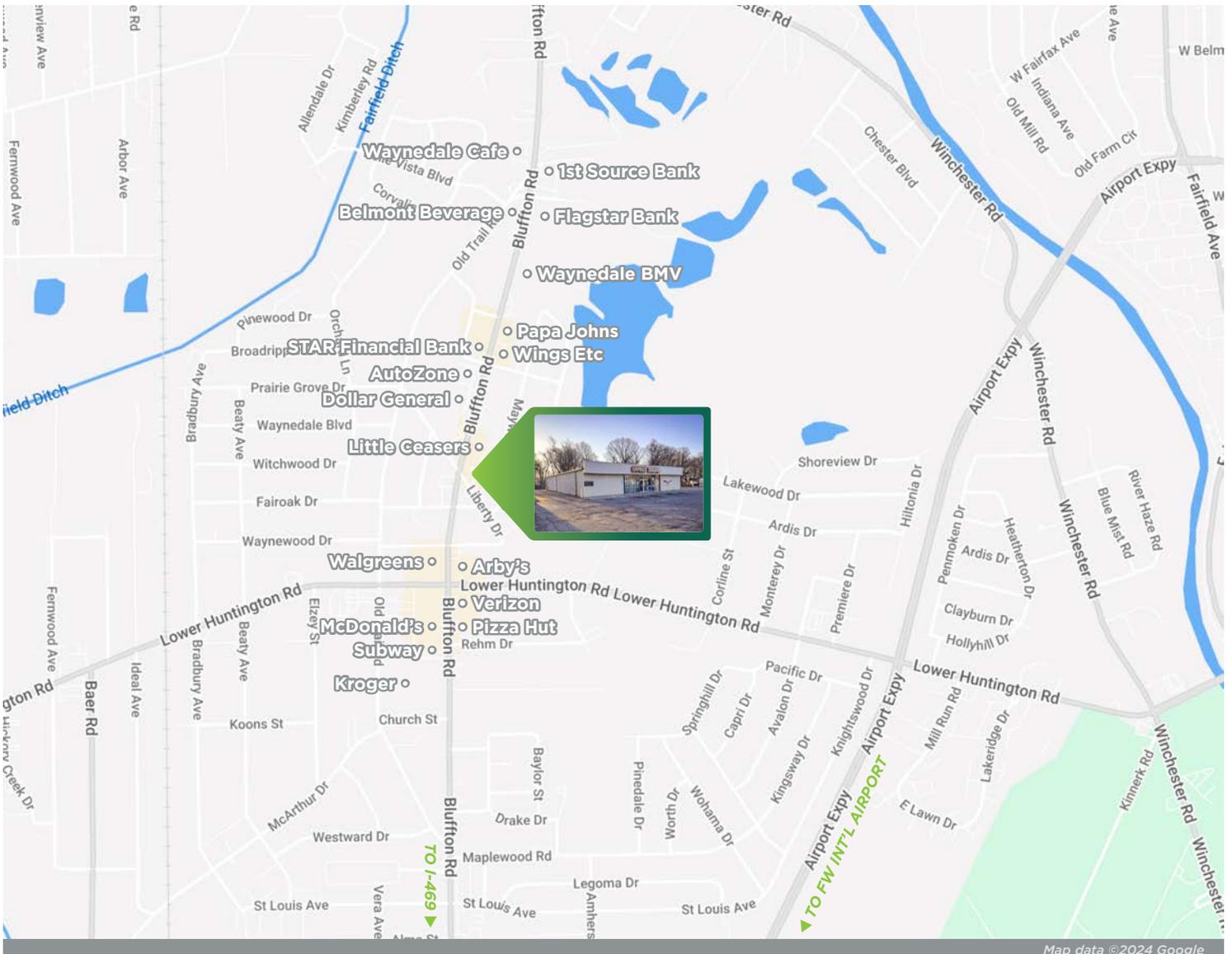
### KEVIN ELLIS

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## Excellent Location

This leased Family Dollar is located in Waynedale on the southwest side of Fort Wayne. Neighboring tenants include Boost Mobile and Little Caesar's. In the surrounding area, you'll find other national businesses such as Walgreen's, Arby's, McDonald's, Kroger, Pizza Hut, and Subway. Waynedale is a popular neighborhood full of growing residential areas, many churches, and local and national retailers.

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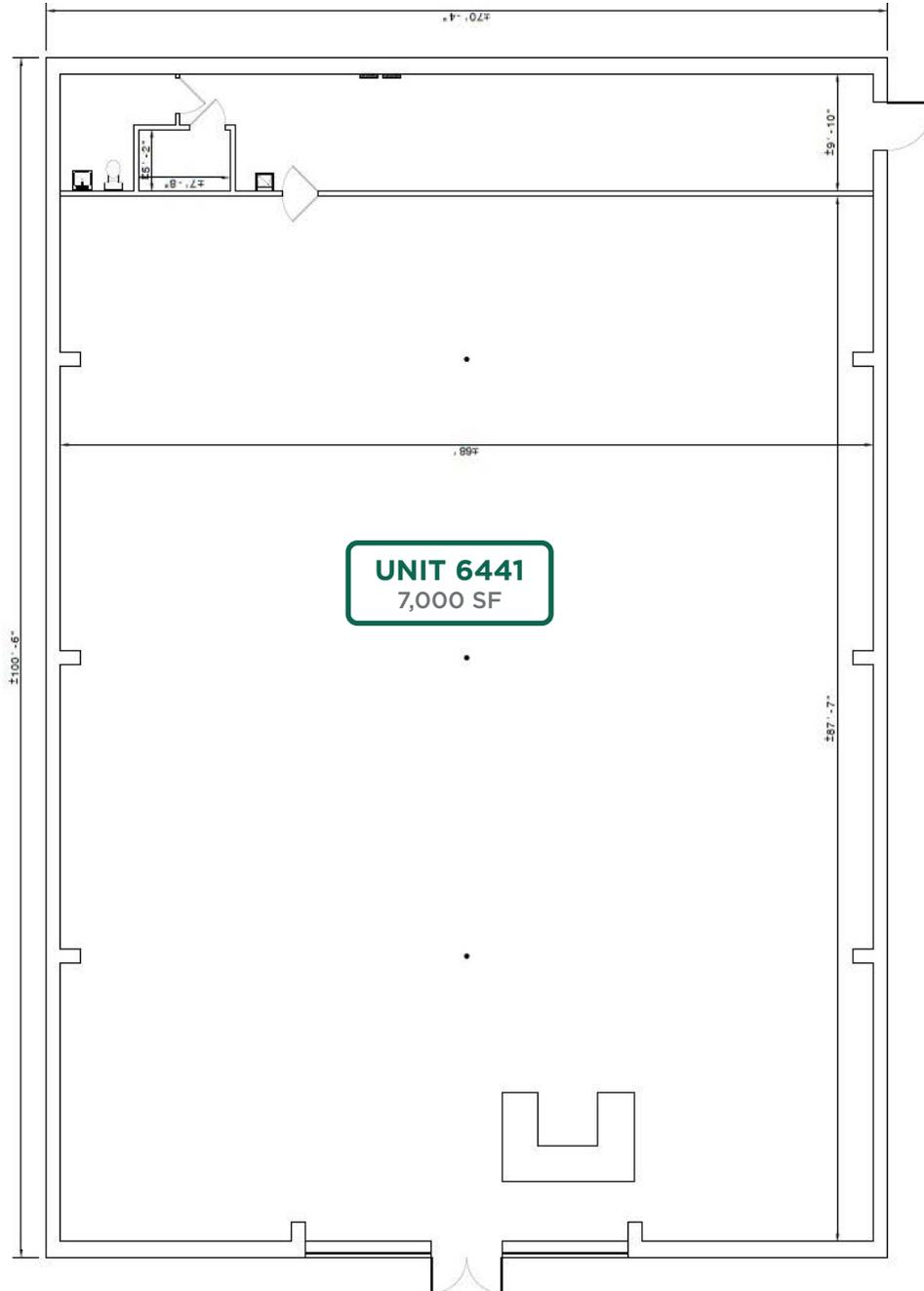
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### Floor Plan - 7,000 SF



Floor plan may not be to scale.  
Contact broker for detailed floor plan.

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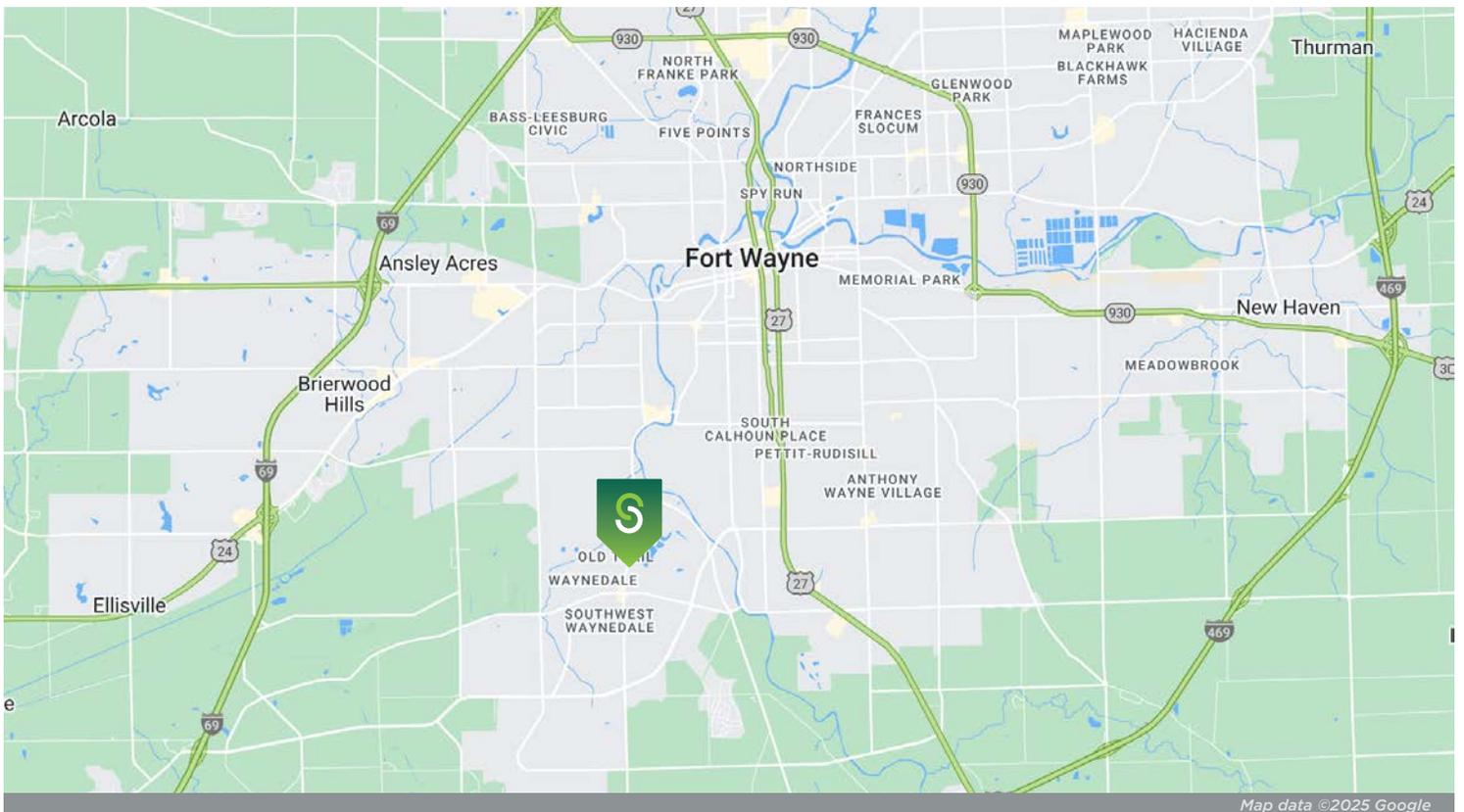
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**Leased Family Dollar**6441 Bluffton Road  
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### PROPERTY INFORMATION

Address	6441 Bluffton Road
City, State, Zip	Fort Wayne, IN 46819
County	Allen
Township	Wayne
Parcel Number	02-12-27-302-002.000-074



### SALE INFORMATION

Price	\$499,000
Terms	Cash at closing

### SITE DATA

Site Acreage	0.63
Zoning & Description	C3 - General Commercial
Parking Description	Paved
Parking Count	25
Nearest Interstate	I-469, 4.8 miles I-69, 6 miles

### UTILITIES

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

### BUILDING INFORMATION

Property Type	Retail - Investment
Total Area SF	7,000
Vacant SF	0
Occupancy Rate	100%
Year Built	1997
# of Stories	1
Construction Type	Steel Post & Beam
Roof	Metal
Heating	Package
A/C	Package
Sprinkler	No
ADA Compliant	Yes
Restrooms	Yes

### ADDITIONAL INFORMATION

- Opportunity for investor or end-user looking for new headquarters
- Collect income for two years while planning building conversion
- Professionally managed property
- Recent price reduction from \$560,000 to \$499,000

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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

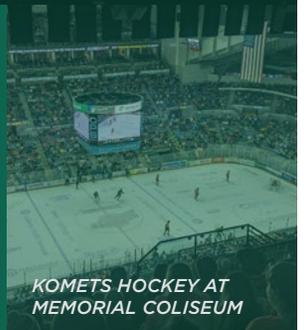


GRAND WAYNE CONVENTION CENTER

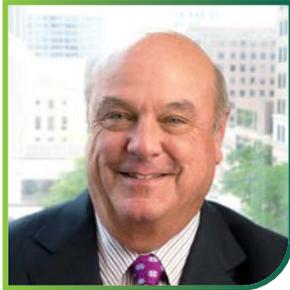


JOHNNY  
APPLESEED FESTIVAL

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KOMETTS HOCKEY AT  
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**Andrew Eckert**  
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**Robert Doyle**  
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**Ian Smith**  
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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.



### Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

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TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

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