



Naked Tchopstix

8607 US 24 W

Fort Wayne, IN 46804



Freestanding Restaurant For Sale

This 5,679 SF restaurant is being offered with a fully-furnished kitchen, which includes grills/rangers, deep fryers, ovens, a walk-in cooler and freezer, and two hoods.

The property is located in a busy retail trade area, and offers excellent visibility to I-69 via pylon and building signage. The site also has easy access to US 24/West Jefferson Boulevard and Exit 302 to I-69. It is conveniently located directly adjacent to two hotels with very low vacancy rates.

Property Highlights

- ▶ Fully-furnished kitchen
- ▶ All FF&E included
- ▶ Pylon sign fronting I-69 included
- ▶ Shared parking lot with two busy hotels
- ▶ **FOR SALE: \$1,200,000**

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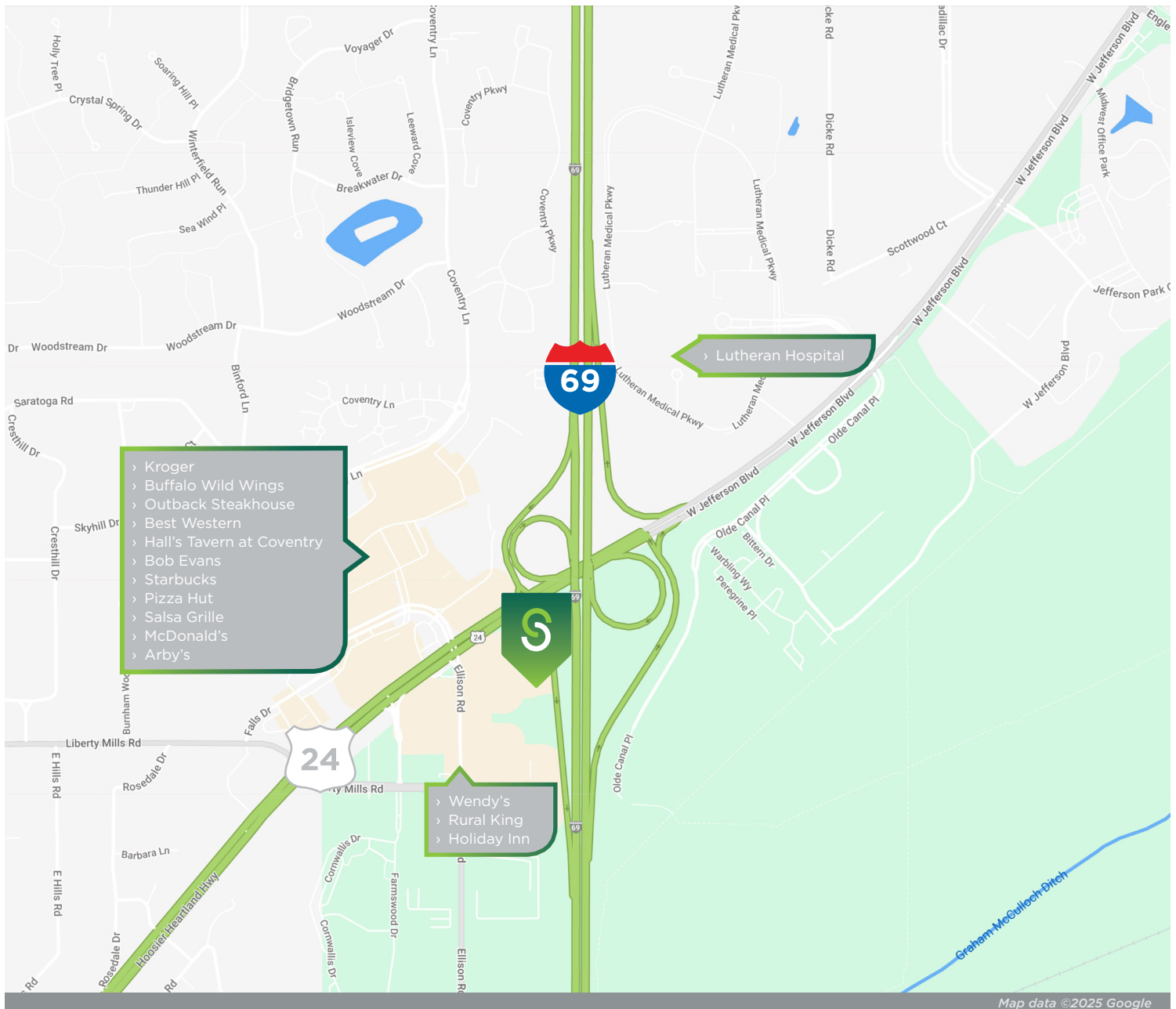
Brokerage Associate
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- > Kroger
- > Buffalo Wild Wings
- > Outback Steakhouse
- > Best Western
- > Hall's Tavern at Coventry
- > Bob Evans
- > Starbucks
- > Pizza Hut
- > Salsa Grille
- > McDonald's
- > Arby's

- > Wendy's
- > Rural King
- > Holiday Inn

Excellent Location

Filled with shopping centers, subdivisions, and many hotels, southwest Fort Wayne has become a popular area among locals and travelers alike. This particular property is situated on the corner of two major thoroughfares, and the intersection is heavily trafficked with approximately 33,000 vehicles per day on West Jefferson Boulevard/US 24 and 39,000 vehicles per day on I-69.

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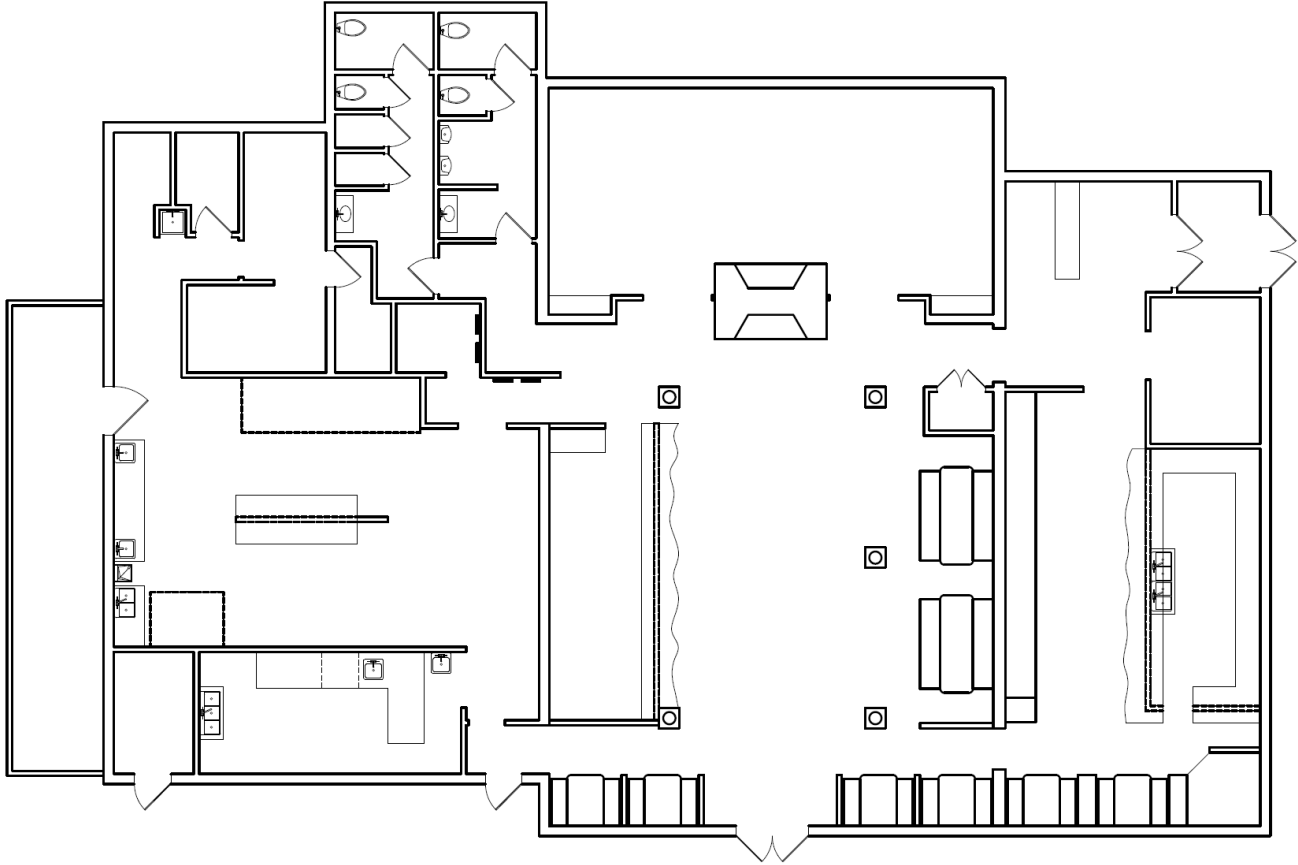


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Available - 5,679 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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Site Plan

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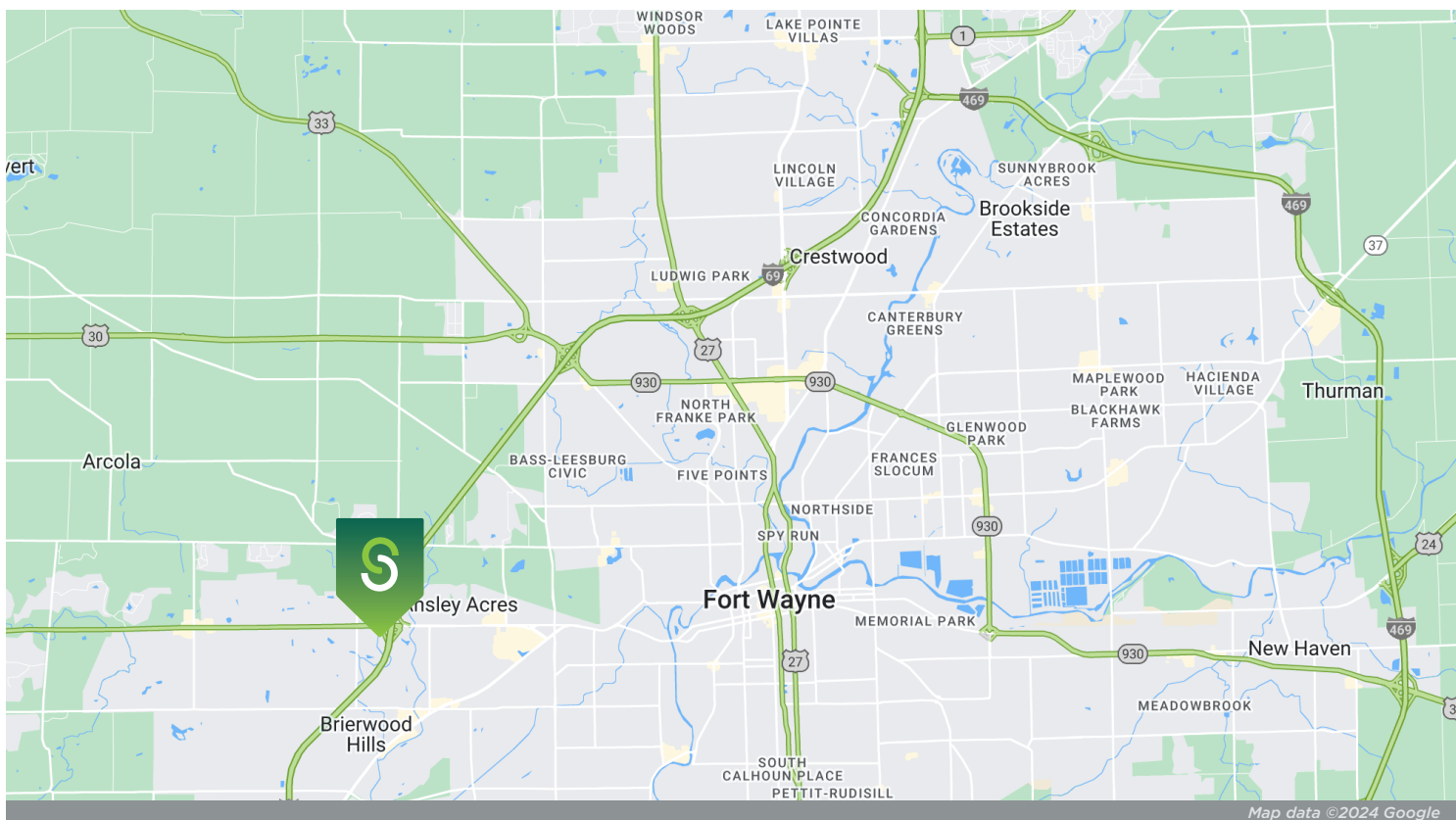
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PROPERTY INFORMATION

Address	8607 US 24 W
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-23-400-010.000-038



SALE INFORMATION

Price	\$1,200,000
Terms	Cash at close

SITE DATA

Site Acreage	1.12 AC
Zoning & Description	C3 - General Commercial
Nearest Interstate	I-69, Exit 302
Traffic Count	39,000 VPD (I-69)
Parking	Surface
Parking Ct	86 spaces

UTILITIES

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

BUILDING INFORMATION

Property Type	Retail/restaurant
Total Area SF	5,679
Year Built	2000
# of Stories	1
Construction Type	Wood frame
Roof	Membrane
Heating	4 10-ton units
A/C	4 10-ton units
Sprinkler	Yes
ADA Compliant	Yes
Signage	Building, pylon

ADDITIONAL INFORMATION

- Fully furnished kitchen
- All FF&E included

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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%**.

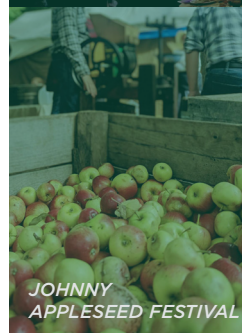
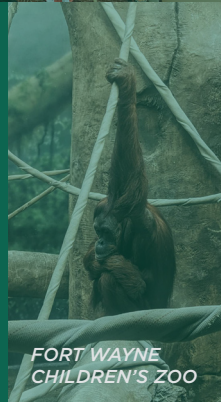
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

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.





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Maintenance Management

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MaintainFortWayne.com

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