

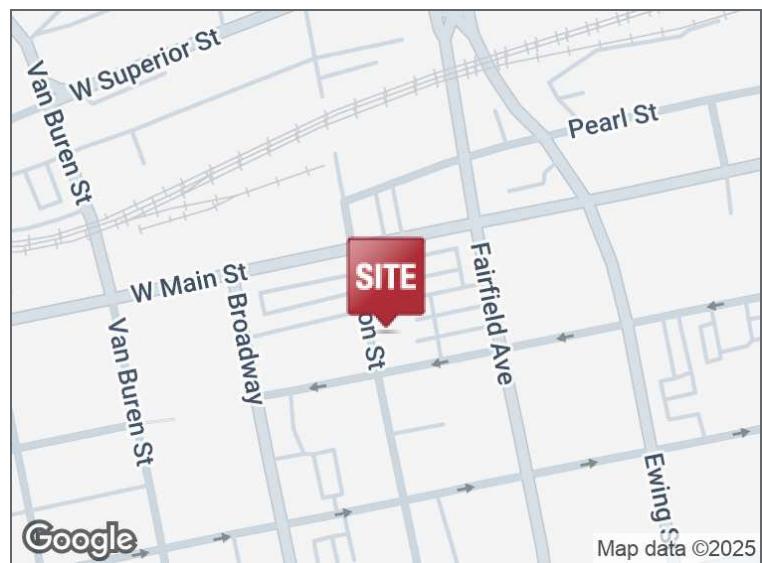


729 FULTON STREET

FORT WAYNE, INDIANA 46802

PROPERTY HIGHLIGHTS

- 1,024 SF Retail/office space located at the corner of Fulton and Berry Streets in downtown Fort Wayne
- Space includes a large open area, one office, a mechanical room, one men's and one women's restroom
- New flooring coming soon
- Located near the lobby of the Westberry Apartments with high foot traffic. Also located in DORA (Designated Outdoor Refreshment Area)
- Close proximity to office, retail, restaurants and popular downtown attractions



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230
rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

General Property Information

Name	729 Fulton Street	Parcel Number	02-12-02-377-001.000-074
Address	729 Fulton Street	Total Building SF	75,638 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	0.34 AC
County	Allen	Year Built	1950
Township	Wayne	Zoning	DE (downtown edge)
Parking	Street and public garage		

Property Features

Construction Type	Reinforced concrete	Number of Floors	1
Roof	Rubber	Foundation	Basement
Lighting	Fluorescent	Sprinklers	No
Electrical	280 V	Restrooms	1
Heating	Forced air	Central Air	Yes
Signage	Window		

Utilities **Major Roads**

Electric	I&M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	4.7 Miles
Water	City of Fort Wayne	Nearest Highway	US 27
Sewer	City of Fort Wayne	Distance	0.5 Miles
Traffic Count			14,537 ADT (Main Street)

Lease Information

Available SF	1,024 SF	Lease Type	Modified gross
Lease Rate	\$13.00/SF/YR		

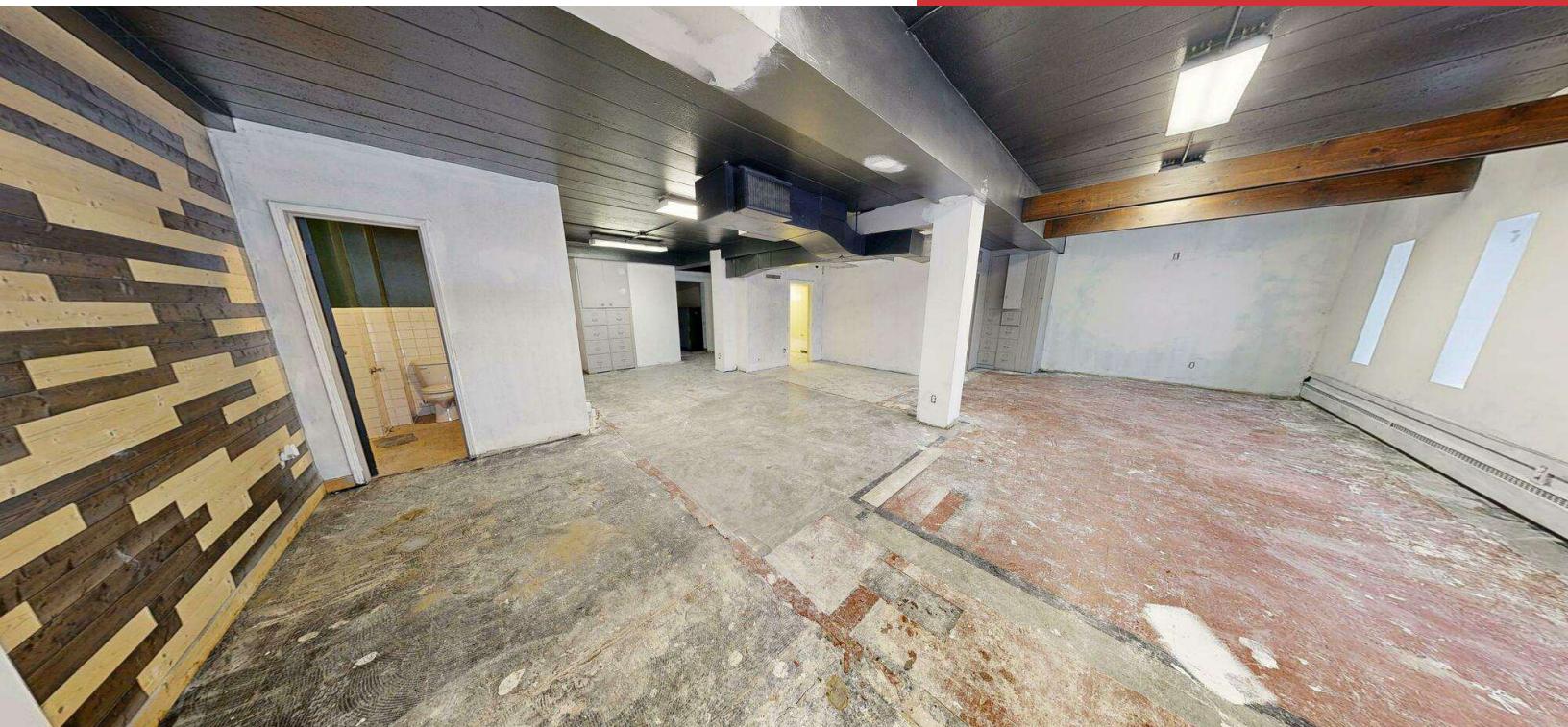
Expenses

Type	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins	Landlord
Maint./Repairs	Landlord
Roof /Structure	Landlord
Gas & Water	Landlord
Electric	Tenant to reimburse Landlord

200 E. Main Street, Suite 580
 Fort Wayne, IN 46802
 260.422.2150 (o)
 260.422.2169 (f)

RACHEL ROMARY
 Broker
 260.341.0230
 rromary@naihb.com

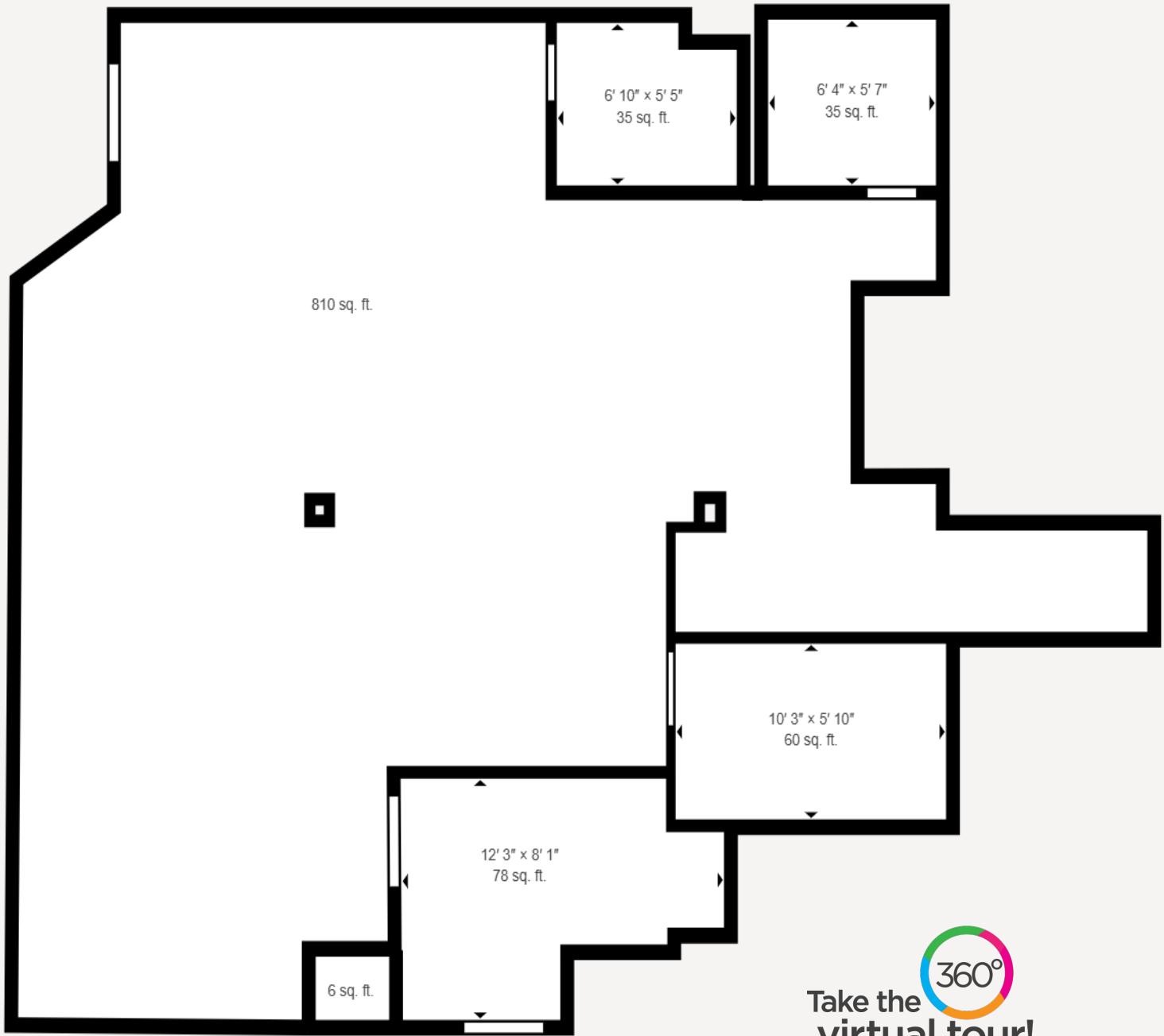
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230
rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

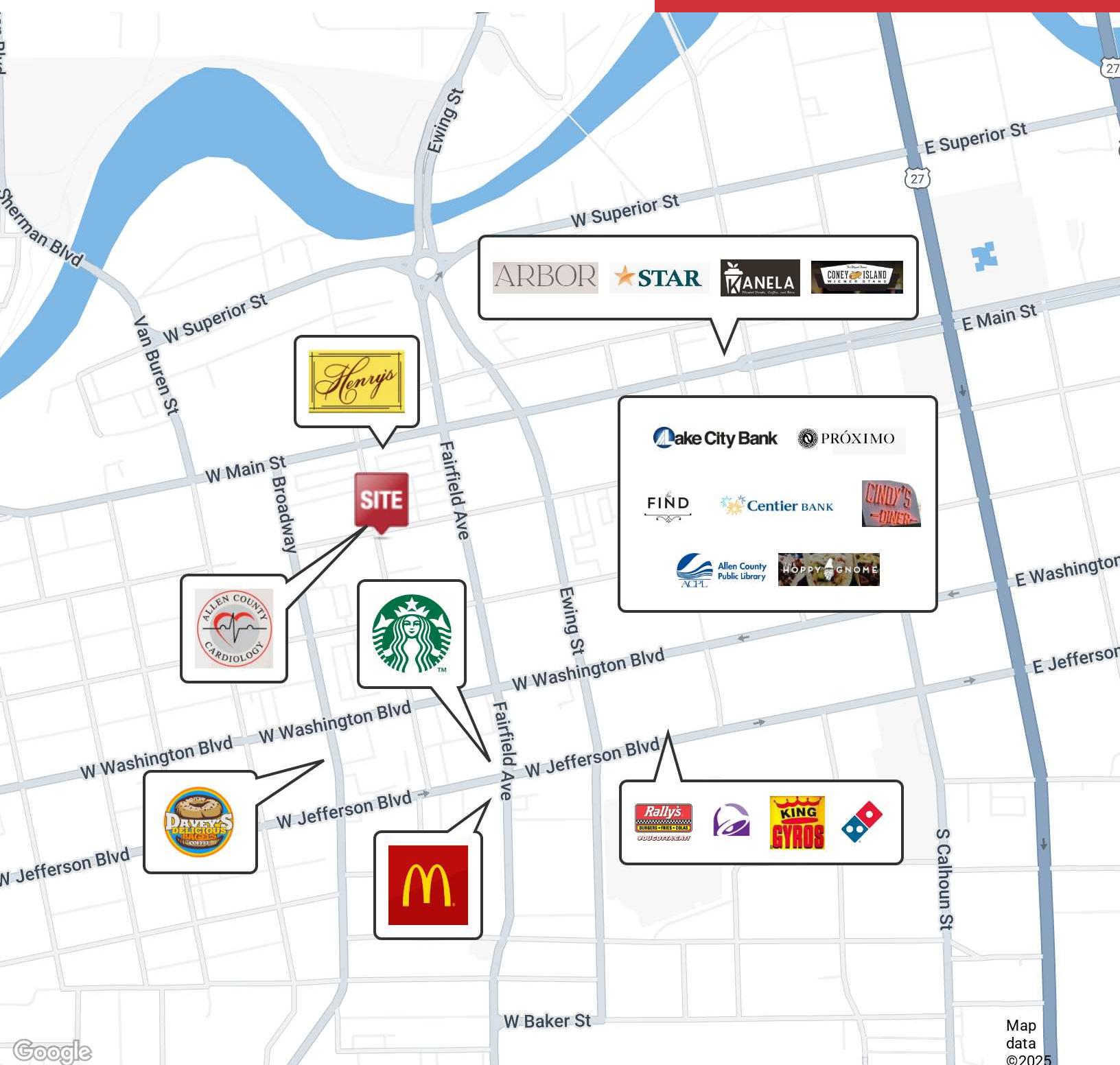


360°
Take the
virtual tour!

200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230
rromary@naihb.com

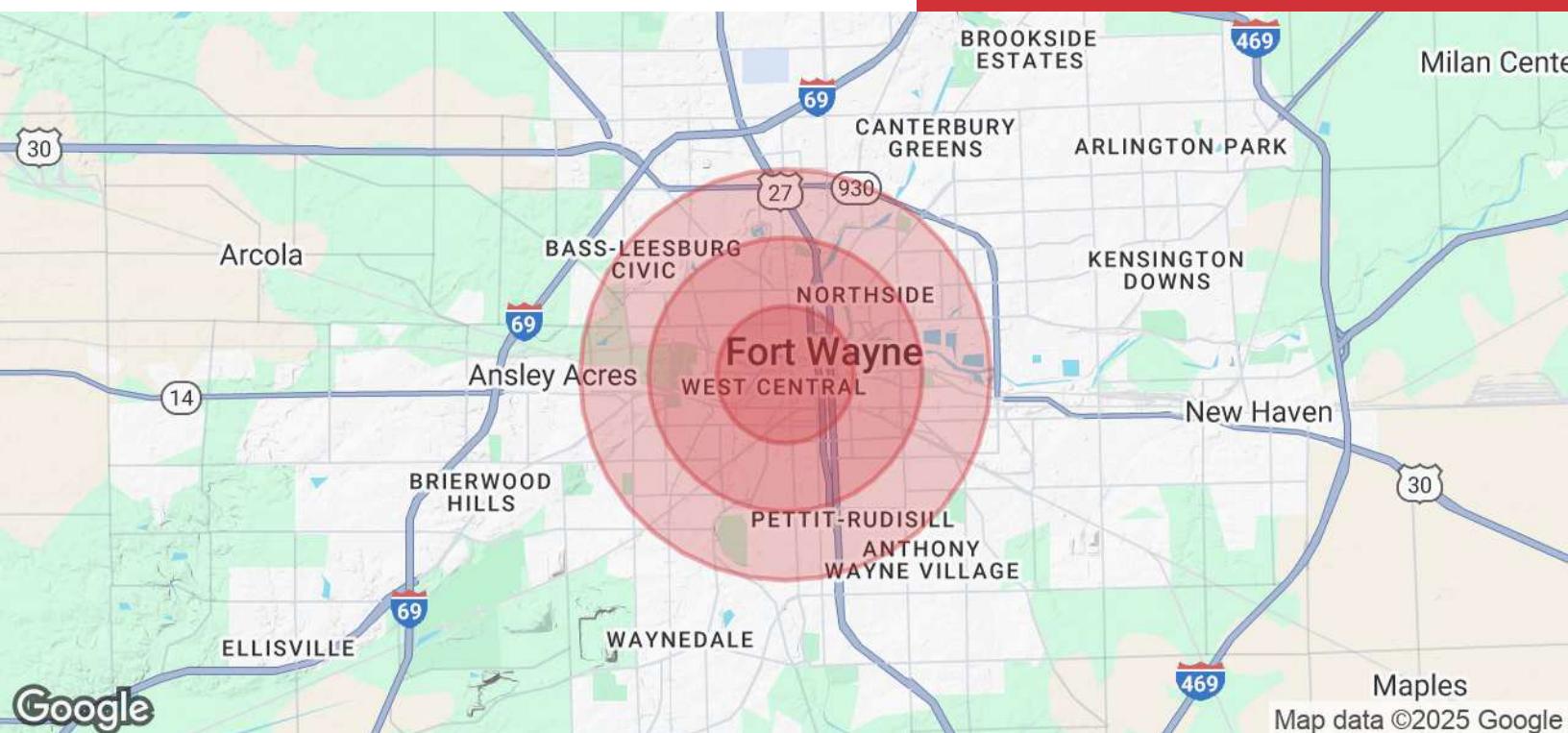
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



200 E. Main Street, Suite 580
 Fort Wayne, IN 46802
 260.422.2150 (o)
 260.422.2169 (f)

RACHEL ROMARY
 Broker
 260.341.0230
 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	13,416	49,826	88,184
Average Age	32.5	32.8	33.6
Average Age (Male)	33.8	33.0	32.5
Average Age (Female)	32.3	33.0	34.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,144	23,837	41,051
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$43,354	\$44,131	\$45,485
Average House Value	\$96,507	\$93,167	\$90,243

* Demographic data derived from 2020 ACS - US Census

200 E. Main Street, Suite 580
 Fort Wayne, IN 46802
 260.422.2150 (o)
 260.422.2169 (f)

RACHEL ROMARY
 Broker
 260.341.0230
 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.