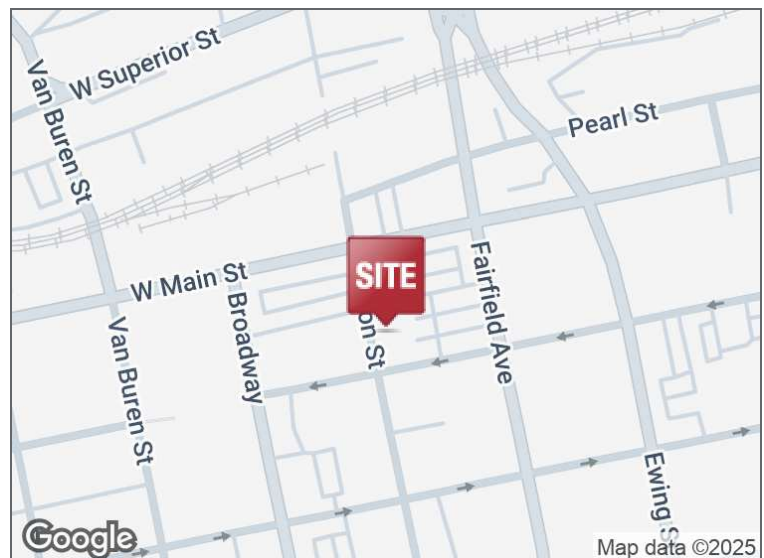




729 FULTON STREET FORT WAYNE, INDIANA 46802

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
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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

Electric	I&M
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69
Distance	4.7 Miles
Nearest Highway	US 27
Distance	0.5 Miles
Traffic Count	14,537 ADT (Main Street)

Lease Information

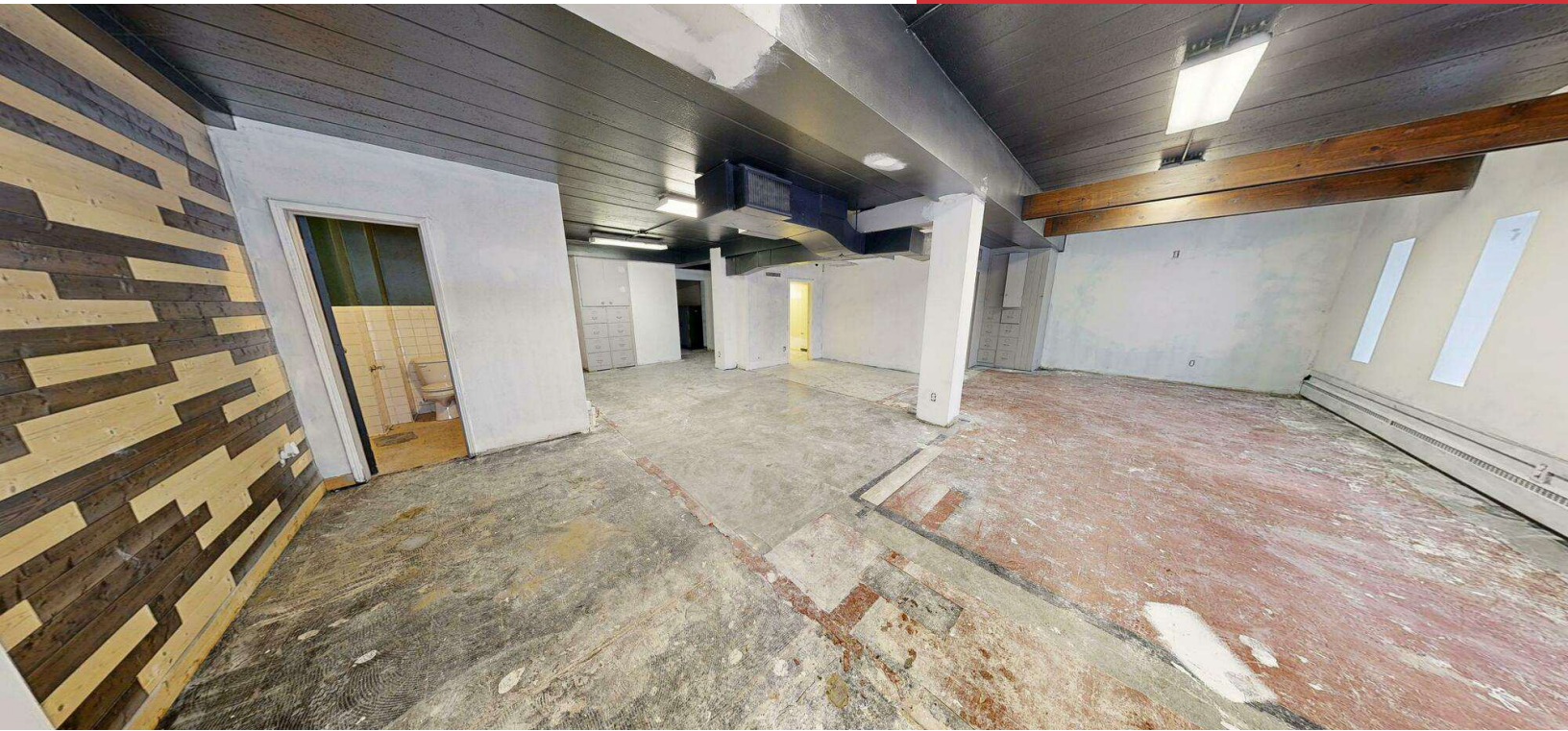
Available SF	1,024 SF		
Lease Rate	\$13.00/SF/YR	Lease Type	Modified gross

Expenses

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

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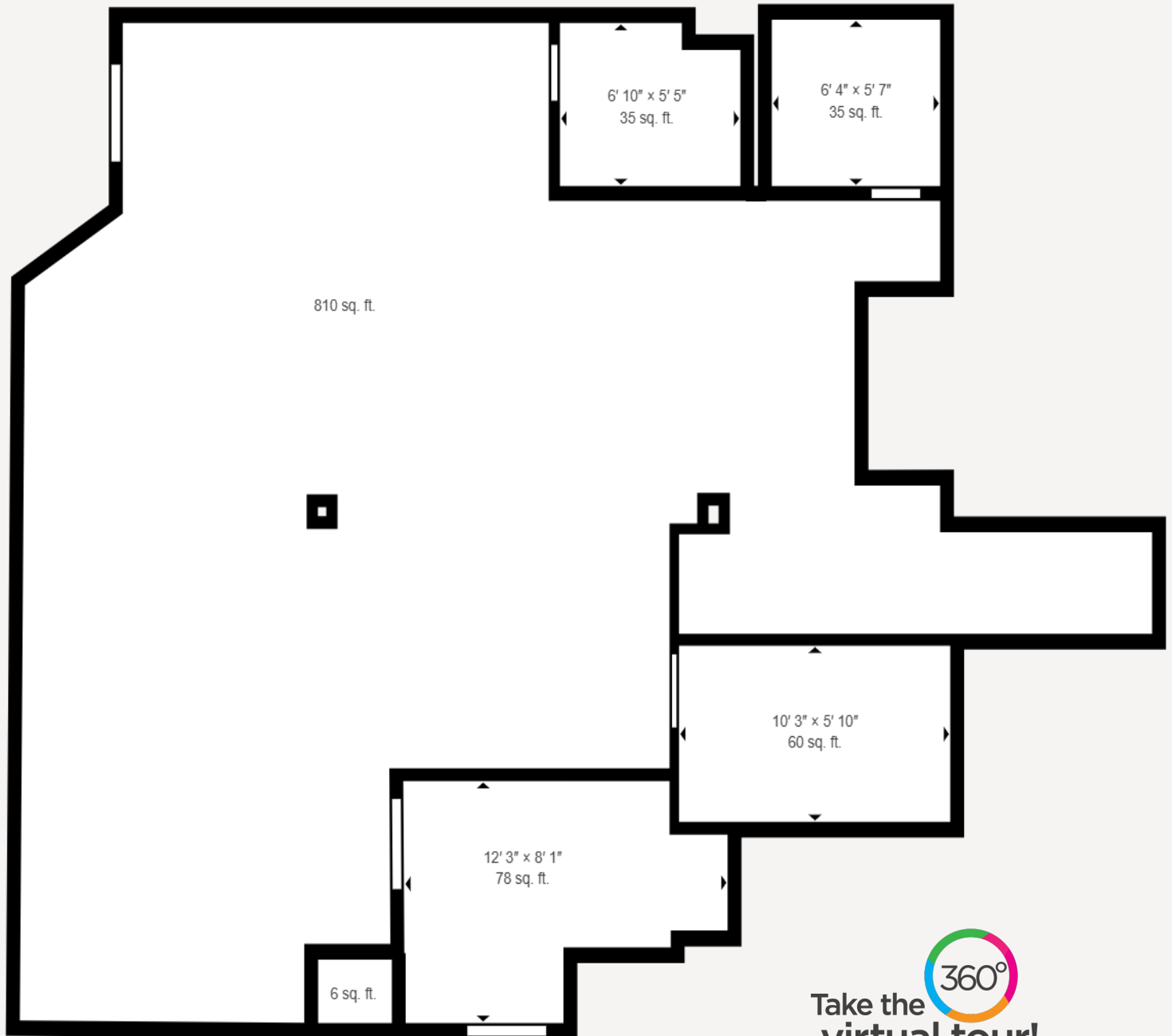


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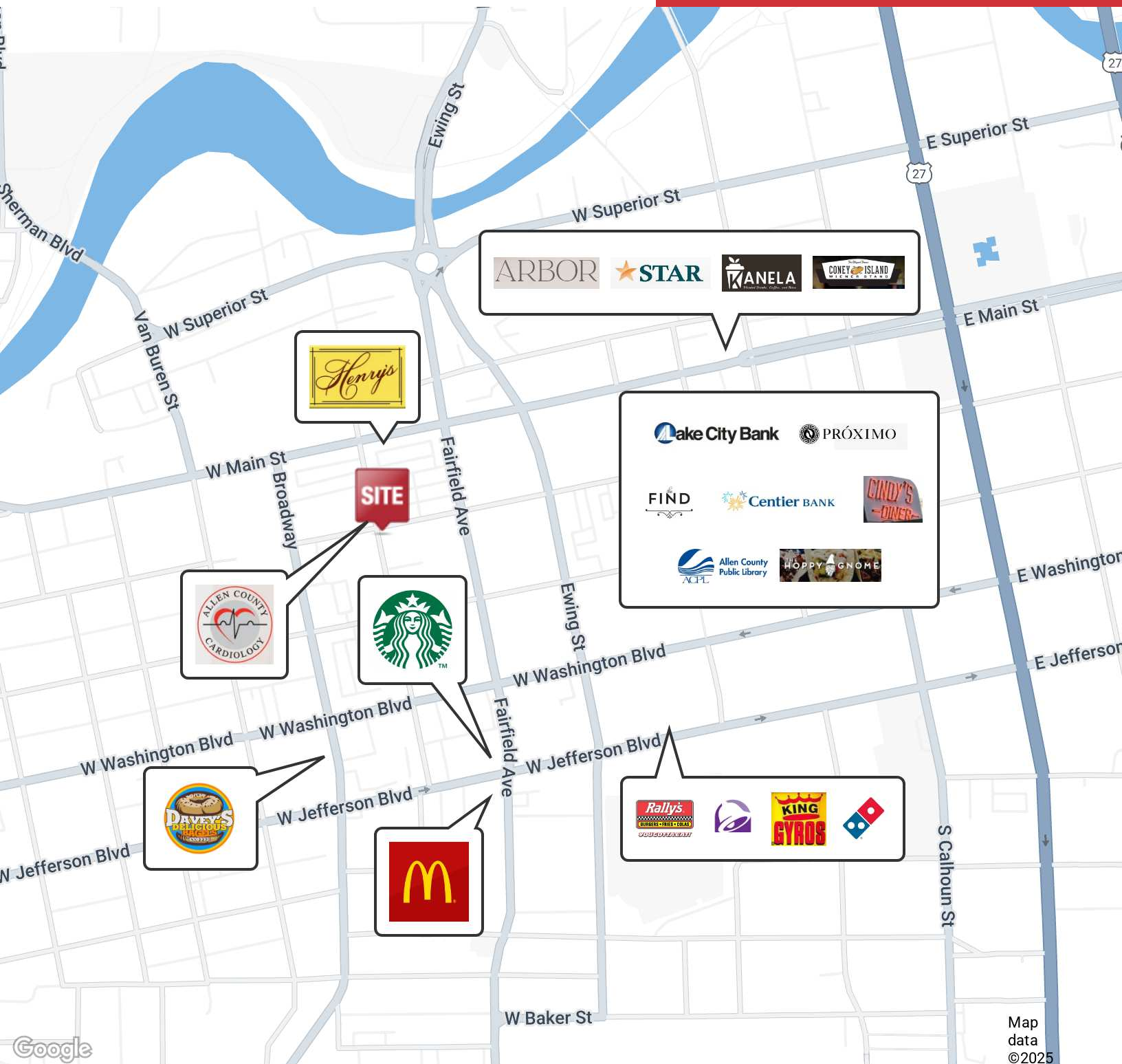
Take the
virtual tour!

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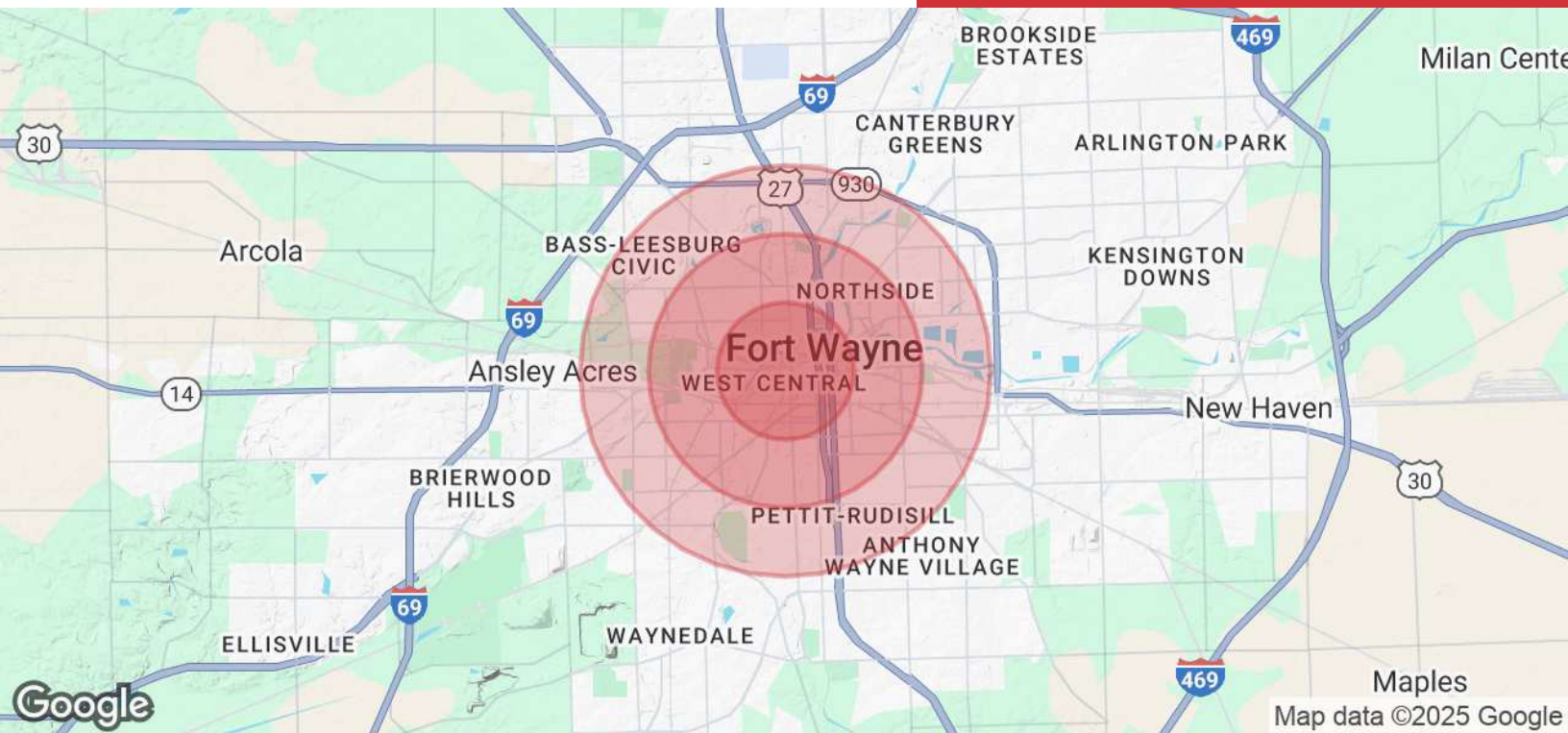
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Map
data
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POPULATION

	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

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