



FOR **LEASE** OFFICE/RETAIL
PROPERTY



9307 Illinois Rd
Fort Wayne, IN 46804

Office/Retail Space Available Southwest Fort Wayne

About The Property

- Prime location with high visibility on Illinois Rd.
- Generous parking with easy access for customers
- High traffic area for maximum exposure
- Close proximity to other businesses/retailers
- Tenant improvement allowance available
- Lease Rate: \$22.50 SF/yr NNN



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE

BUILDING LOCATION/SIZE/ZONING

Street Address	9307 Illinois Rd
City, State, Zip	Fort Wayne, IN 46804
Total Building Size	11,800 SF
Site Acreage	1.09 Acres
Zoning	C1/Professional Office and Personal Services

PRICE/AVAILABILITY

Available Space:		
	Suite B	3,066 SF
Lease Rate		\$22.50 SF/yr
Lease Type		NNN

BUILDING DATA

Date of Construction	2023
Construction Type	Wood Frame
Roof	TPO Membrane
Number of Stories	1
ADA Accessible	Yes

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

**Pro-rata share based on SF/area*

POPULATION DEMOGRAPHICS

1 Mile	8,181
3 Miles	36,025
5 Miles	63,904

PROPERTY TAXES

Parcel Number	02-11-11-101-003.000-075
Assessment: Land	\$236,800
Improvements	\$1,114,600
Total Assessment	\$1,351,400
Annual Taxes	\$35,119.80 (\$2.98/SF)
Tax Year	2025 Payable 2026

UTILITIES

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

TRAFFIC COUNTS

Illinois Road	23,206 VPD
S. Scott Road	9,236 VPD



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ADDITIONAL PHOTOS

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE



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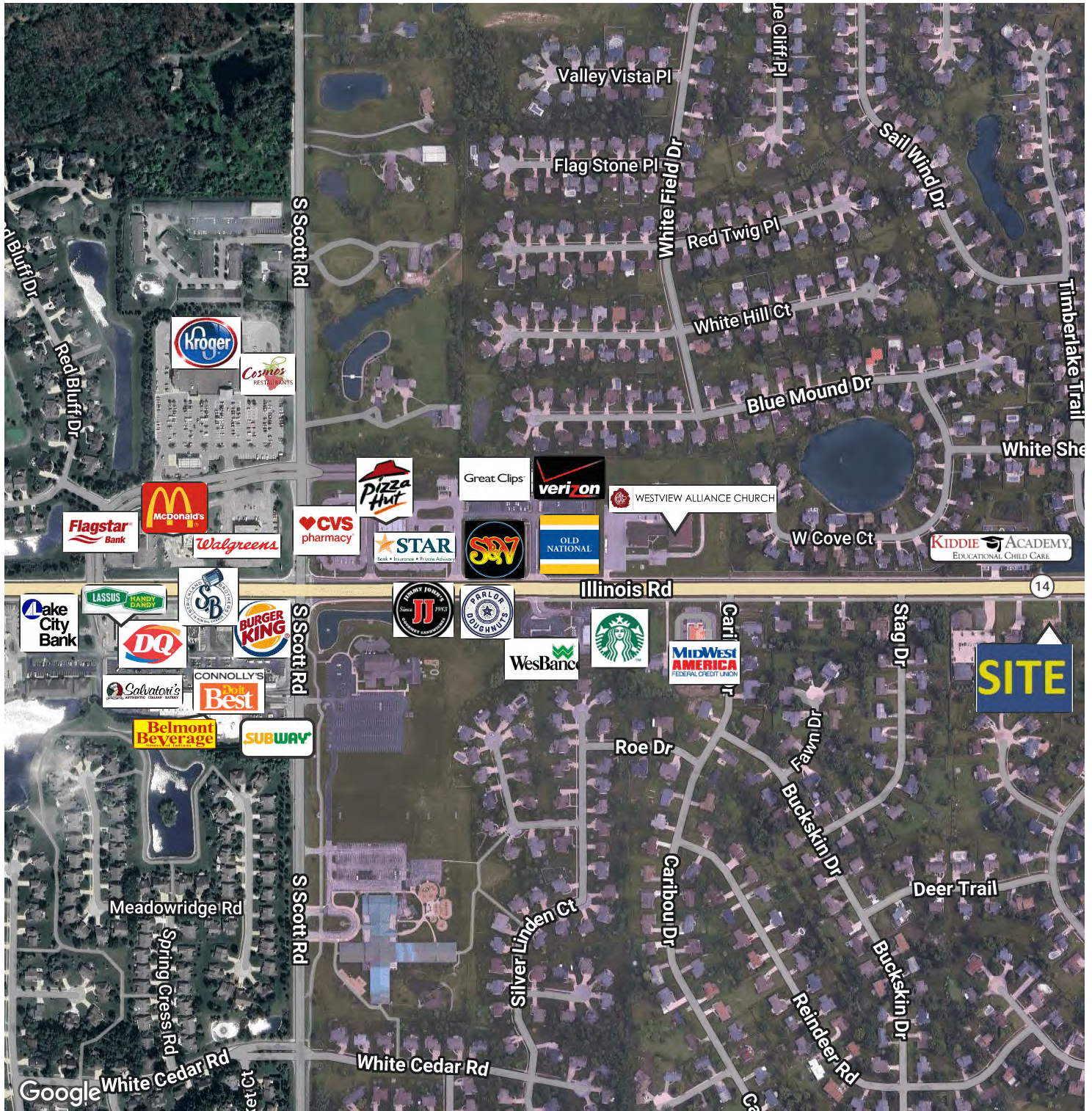
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RETAILER MAP

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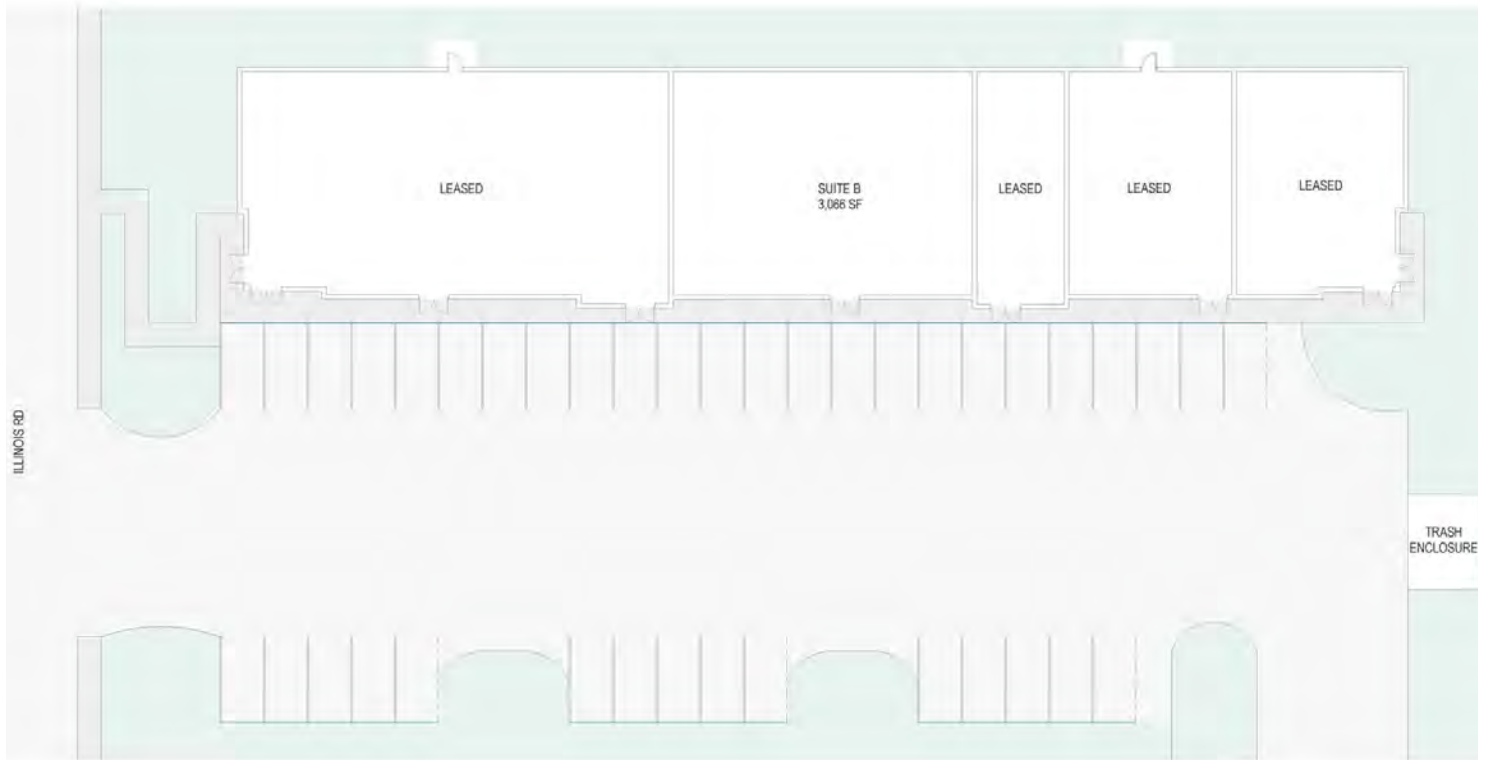
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SITE PLANS

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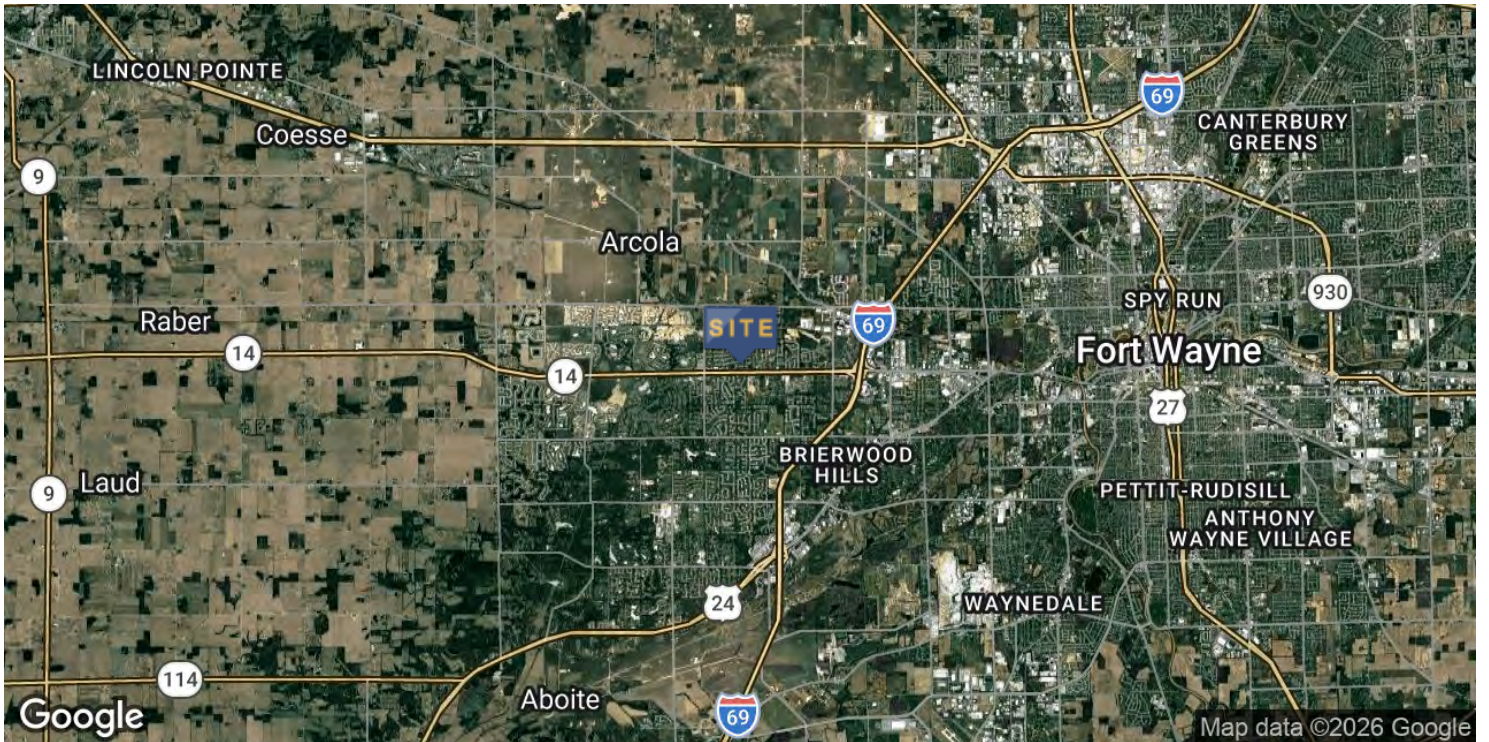
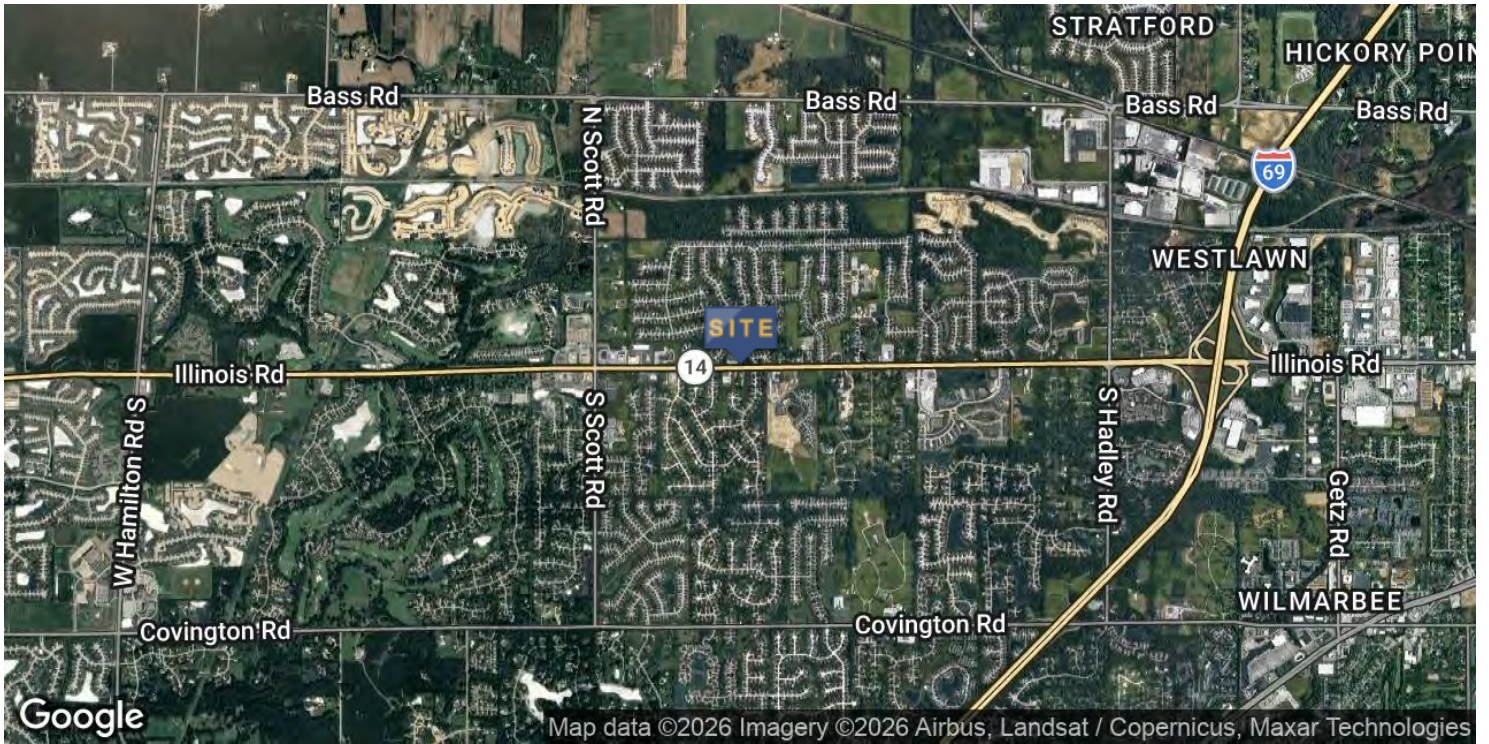
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LOCATION MAP

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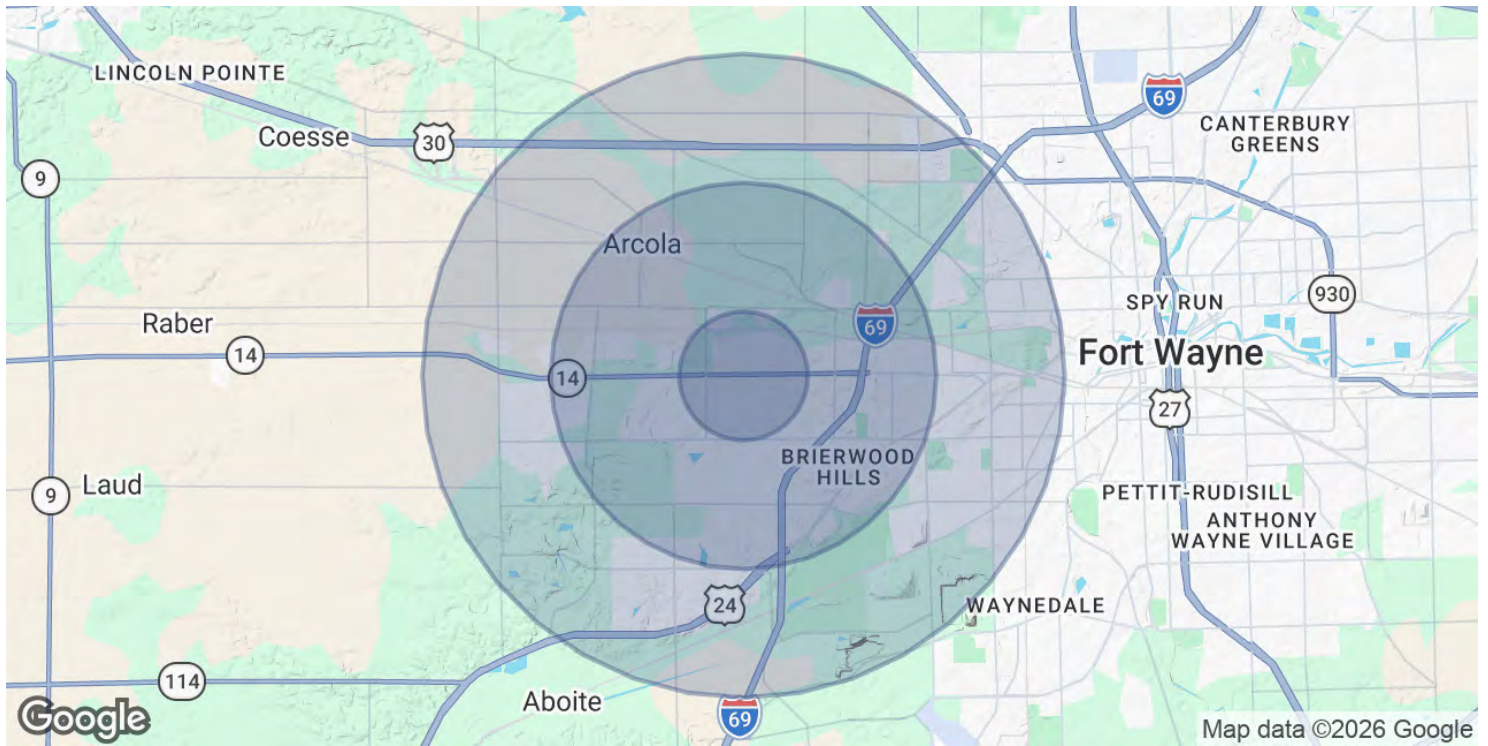
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DEMOGRAPHICS MAP & REPORT

OFFICE/RETAIL SPACE AVAILABLE SOUTHWEST FORT WAYNE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,181	36,025	63,904
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,048	14,672	25,717
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$120,256	\$118,533	\$115,419
Average House Value	\$318,727	\$320,697	\$316,823

2020 American Community Survey (ACS)



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