

LEASE

RETAIL



# GATEWAY PLAZA



1421-1575 GOSHEN RD., FORT WAYNE, IN 46808

## PROPERTY HIGHLIGHTS

- Professionally managed center
- Tenant improvement funds - negotiable
- Up to 7,200 SF of contiguous retail space
- Outlot is available for a long-term land lease
- Signalized intersection on improved corridor
- Just 2 miles from I-69 & Downtown Fort Wayne
- Strong traffic counts near Fort Wayne Children's Zoo
- Break 'N Run and Pro Bowl West are regional attractions
- National tenants include H&R Block, Papa John's, and Ace Cash Express
- Center contains a sit-down and drive-thru restaurant ready for buildout

## OFFERING SUMMARY

Lease Rate:	NNN / Negotiable
Available SF:	909 - 7,805 SF
Lot Size:	17.72 Acres
Building Size:	177,833 SF
NNN Charges:	\$1.51

**BRADLEY COMPANY**  
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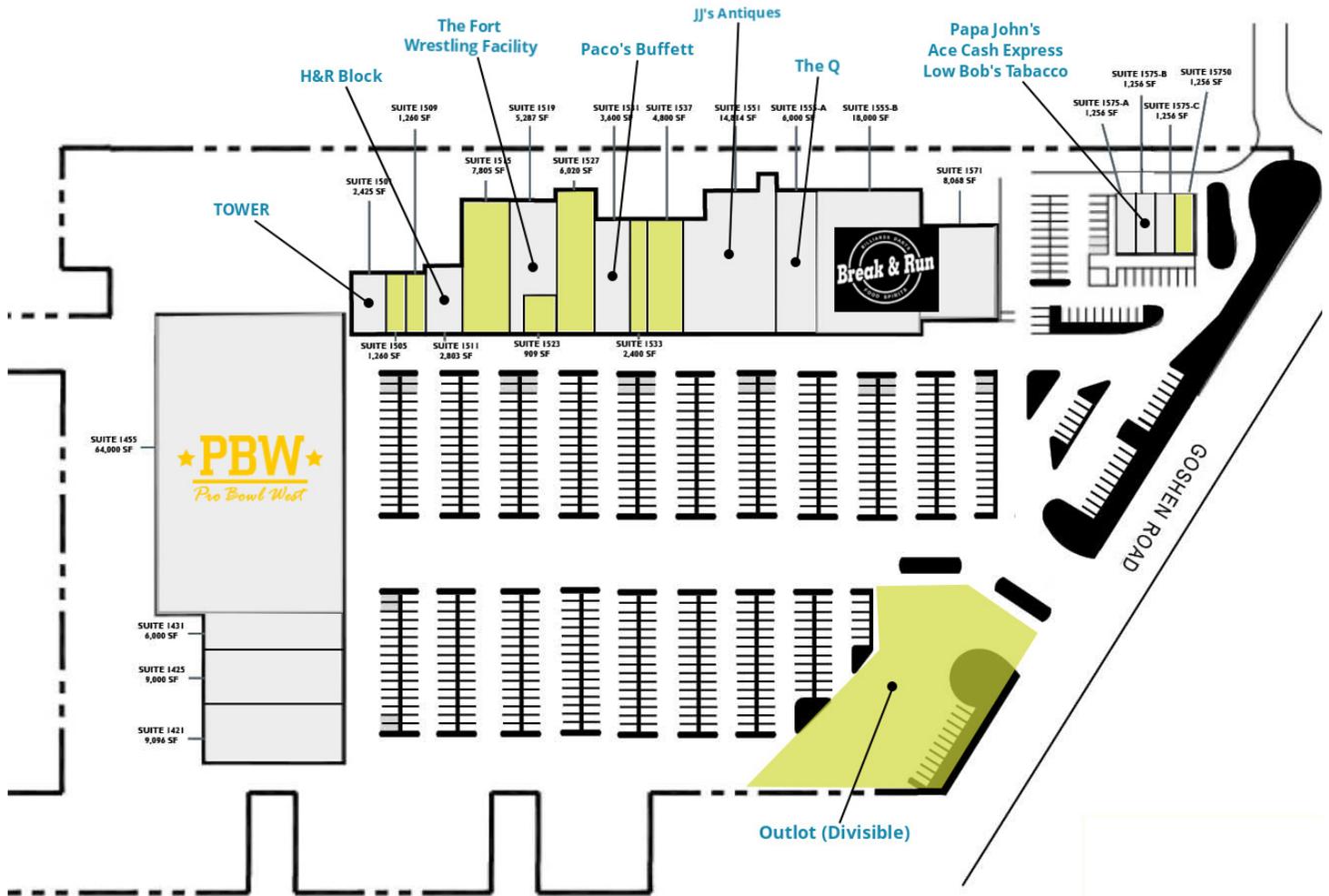
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### LEGEND

■ Available

■ Unavailable

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## LEASE INFORMATION

Lease Type:	NNN; Land Lease	Lease Term:	Negotiable
Total Space:	909 - 43,560 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	STATUS	SIZE	TYPE
■ 1421	-	9,096 SF	NNN
■ 1423	-	9,000 SF	NNN
■ 1431	-	6,000 SF	NNN
■ 1505	Available	1,260 SF	NNN
■ 1509	Available	1,260 SF	NNN
■ 1515	Available	7,805 SF	NNN
■ 1523	Available	909 SF	NNN
■ 1527	Available	6,020 SF	NNN
■ 1531	-	3,600 SF	NNN
■ 1533	Available	2,400 SF	NNN
■ 1537	Available	4,800 SF	NNN
■ 1575D	Available	1,256 SF	NNN
■ Outlot (Divisible)	Available	1 Acres	Land Lease

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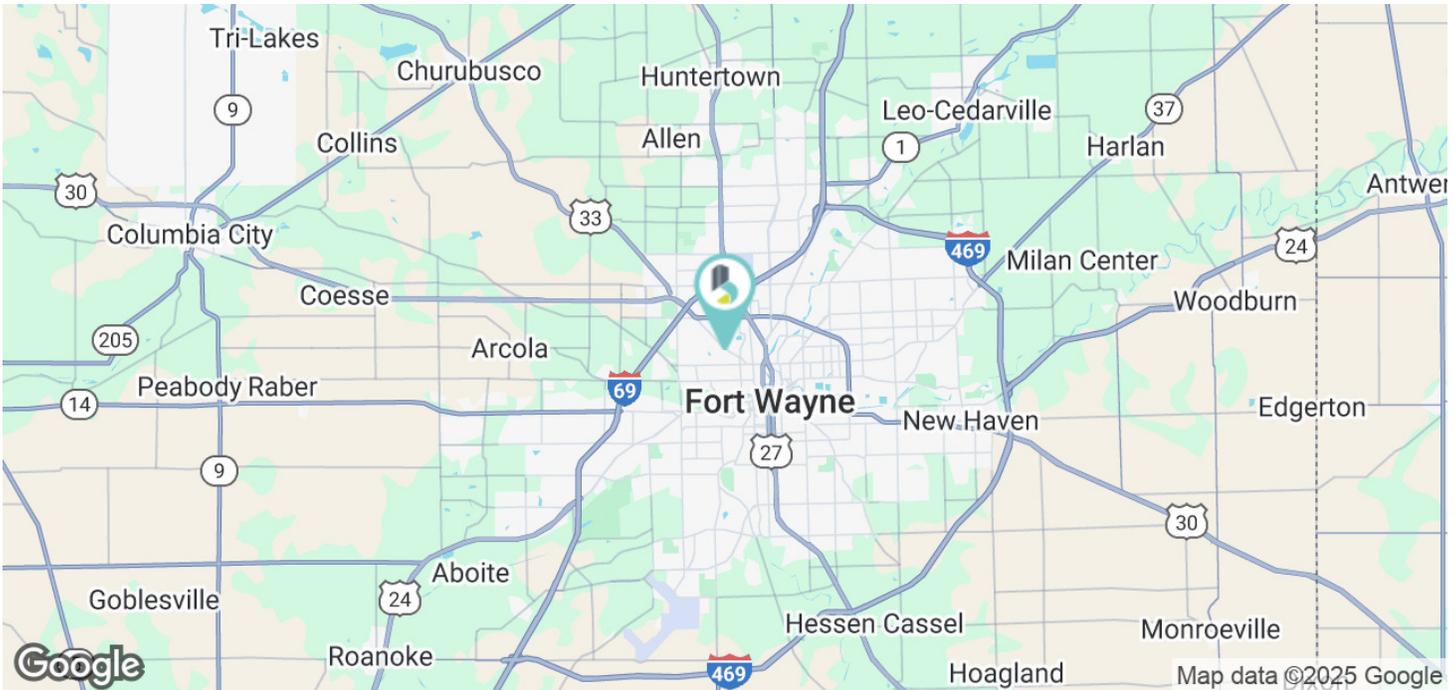
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### BUILDING INFORMATION

Total Building SF	179,748 SF
Number of Buildings	3
Number of Floors	1
Condition	Good
Year Built	1958

### STRUCTURAL INFORMATION

Construction	Brick
Deliveries	Rear of building

### OPERATING INFORMATION

Electricity Source	AEP
Gas Source	NIPSCO
Water/Sewer Source	City of Fort Wayne

### DEMOGRAPHICS\*

	1 Mile	3 Miles	5 Miles
Total Population	8,922	51,846	162,378
Total Households	3,926	25,741	66,585
Average HH Income	\$52,061	\$52,871	\$57,837

\* Data June 2021

### PROPERTY INFORMATION

Property Type	Strip Center/Retail
Zoning	SC, Shopping Center
Lot Size	17.72 Acres
APN #	02-07-34-201-001.000-073
Annual Taxes: 2020 Pay 2021	\$59,093.85
Parking	Surface, asphalt
Parking Spaces	Ample

### EXPENSES

Utilities	Tenant
Common Area Maintenance (CAM)	Tenant
Maintenance & Repairs	Tenant
Lawn & Snow	Landlord Reimbursement
Real State Taxes	Landlord Reimbursement
Building Insurance	Landlord Reimbursement
Roof & Structure	Landlord

### TENANT EXPENSES: \$1.51

Common Area Maintenance	\$0.83
Real Estate Taxes	\$0.30
Building Insurance	\$0.38

### TRANSPORTATION & TRAFFIC\*

Nearest Highway	I-69 - 1.9 Miles
Goshen Road Traffic Count	17,500 VPD

\* Data June 2021

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