



FOR **LEASE** RETAIL
PROPERTY



2610 Lower Huntington Rd
Fort Wayne, IN 46809

1,879 SF Historic Waynedale Retail Storefront For Lease

About The Property

- Located on busy corridor with strong pedestrian presence and excellent street frontage for visibility
- Perfect for bakery, coffee shop, sandwich shop, tea room, deli, smoothie shop, pizza or ice cream parlor
- Turnkey capability - All equipment and fixtures included with lease
- Near current and planned trails that will become 82-mile Poka-Bache Connector, connecting Angola's Pokagon State Park to Bluffton's Ouabache State Park
- Located near intersection of Lower Huntington Rd. and Old Trail Rd.
- Lease Rate: \$9.00 SF/yr NNN



**the
Zacher
company**

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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

1,879 SF HISTORIC WAYNE DALE RETAIL STOREFRONT FOR LEASE

BUILDING SIZE/LOCATION

Street Address	2610 Lower Huntington Rd
City, State, Zip	Fort Wayne, IN 46809
Total Building Size	3,779 SF
Zoning	UC/Urban Corridor

PRICE/AVAILABILITY

Available Space	1,879 SF
Lease Rate	\$9.00 SF/yr
Lease Type	NNN

BUILDING DATA

Date of Construction	1925
Type of Construction	Masonry & Brick
HVAC	Central
Restroom	One

FINANCIAL RESPONSIBILITIES

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

*Pro-rata share base on SF/area

POPULATION DEMOGRAPHICS

1 Mile	6,529
5 Miles	115,846
10 Miles	296,298

UTILITIES

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

PROPERTY TAXES

Parcel Number	02-12-28-433-028.000-074
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Assessment: Land	\$11,800
Improvements	\$117,100
Total Assessment	\$128,900
Annual Taxes	\$2,545.36 (\$0.67/SF)
Tax Year	2024 Payable 2025

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Major Road Nearest Site	Bluffton Rd.
Distance to Interstate	I-69 - 6 Miles
Traffic Counts	Lower Huntington Rd. - 9,532 VPD Old Trail Rd. - 3,637 VPD



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ADDITIONAL PHOTOS

1,879 SF HISTORIC WAYNEDEALE RETAIL STOREFRONT FOR LEASE



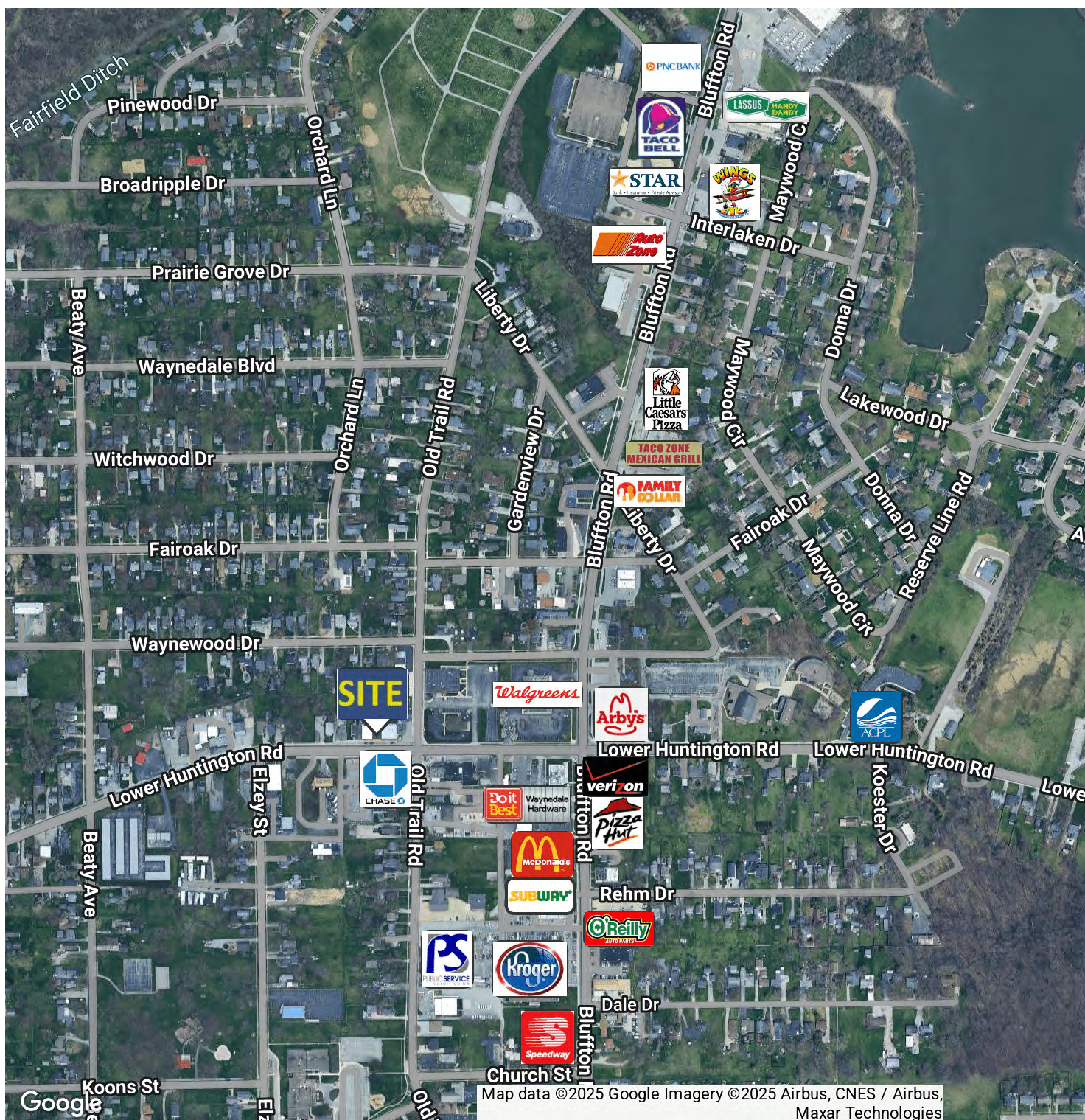
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RETAILER MAP

1,879 SF HISTORIC WAYNEDEALE RETAIL STOREFRONT FOR LEASE



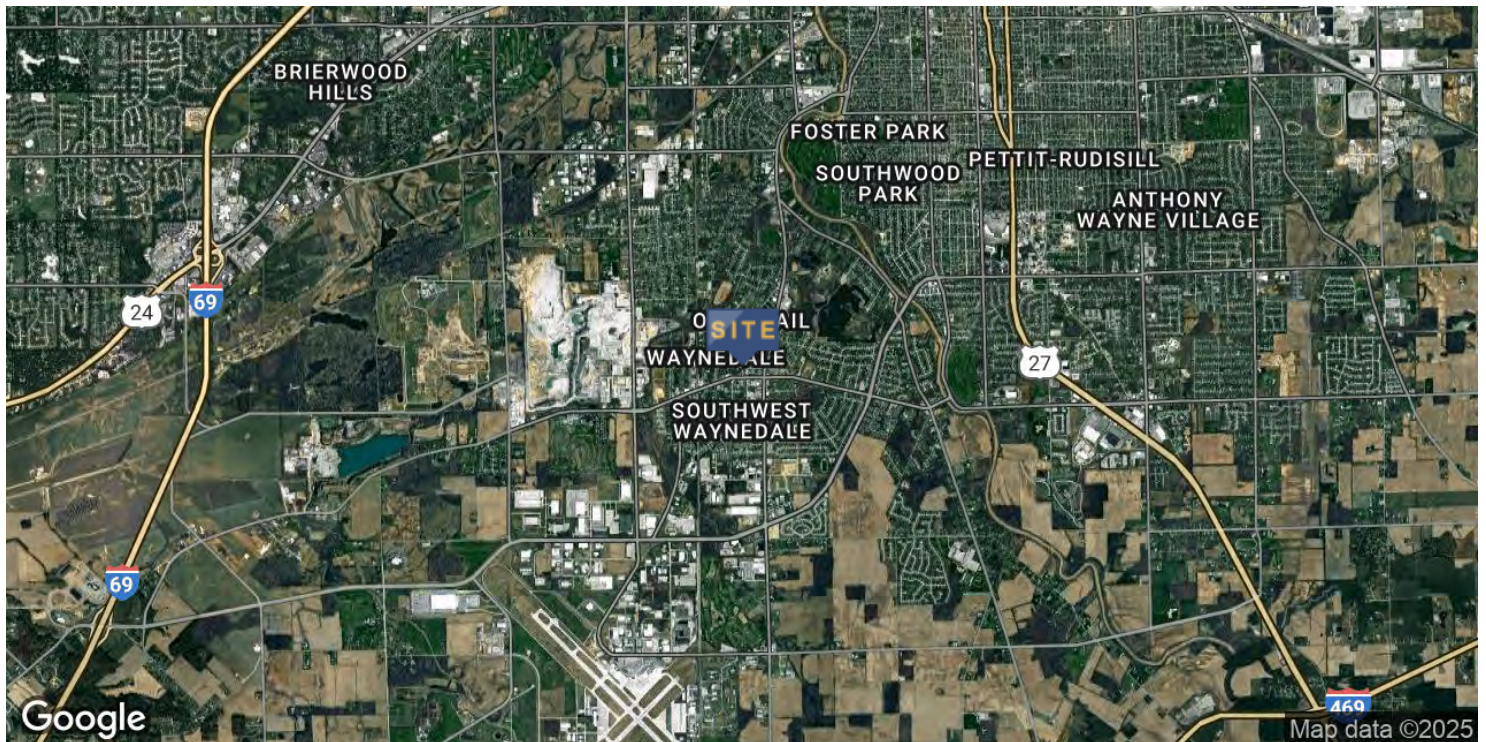
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LOCATION MAP

1,879 SF HISTORIC WAYNE DALE RETAIL STOREFRONT FOR LEASE



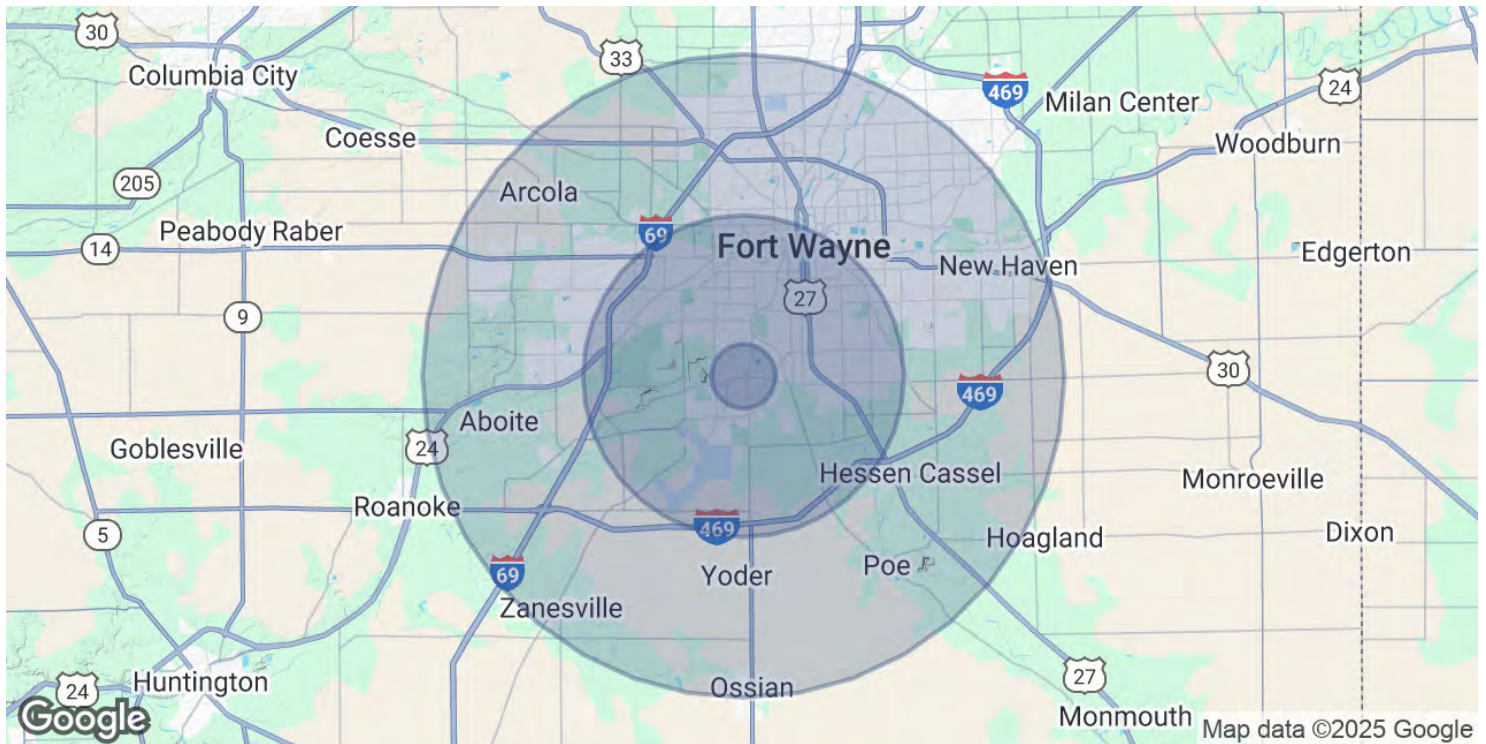
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DEMOGRAPHICS MAP & REPORT

1,879 SF HISTORIC WAYNEDEALE RETAIL STOREFRONT FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,529	115,846	296,298
Average Age	41	37	38
Average Age (Male)	40	36	37
Average Age (Female)	42	38	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,083	46,913	119,988
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$56,239	\$62,965	\$80,205
Average House Value	\$151,412	\$156,458	\$199,174

Demographics data derived from AlphaMap



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