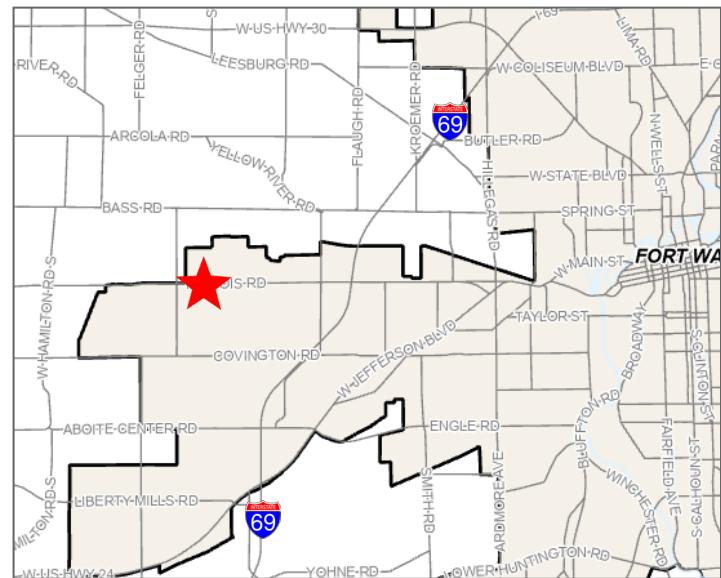




9933 ILLINOIS ROAD  
Fort Wayne, Indiana 46804

### Property Features

- Last unit available at 2,031 SF
- Excellent visibility and easy access to site
- Located in an ultra desirable location with exceptional demographics on Fort Wayne's southwest side
- High traffic counts of 21,135 VPD
- Exclusion on vape and cigarette stores



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

[www.naihb.com](http://www.naihb.com)

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**General Property Information**

<b>Name</b>	Sonrise Retail	<b>Parcel Number</b>	02-11-10-201-001.001-075
<b>Address</b>	9933 Illinois Road	<b>Building Size</b>	11,487 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46804	<b>Acreage</b>	1.5 AC
<b>County</b>	Allen	<b>Frontage</b>	300' (approx.)
<b>Township</b>	Aboite	<b>Zoning</b>	C-2

**Utilities** **Major Roads**

<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	2.1 Miles
<b>Water</b>	Aqua Indiana	<b>Nearest Highway</b>	SR 14
<b>Sewer</b>	Aqua Indiana	<b>Distance</b>	Adjacent to property

**Lease Information**

<b>Unit</b>	<b>Size</b>	<b>Lease Rate</b>	<b>Lease Type</b>
Unit 9933	2,031 SF Gross	\$31/SF/YR	NNN

**Expenses**

<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>
<b>CAM / Ins. / Tax</b>	TBD	Tenant
<b>Maint./Repairs</b>		Tenant
<b>Utilities</b>		Tenant
<b>Roof /Structure</b>		Landlord

Leasing Multitenant Building



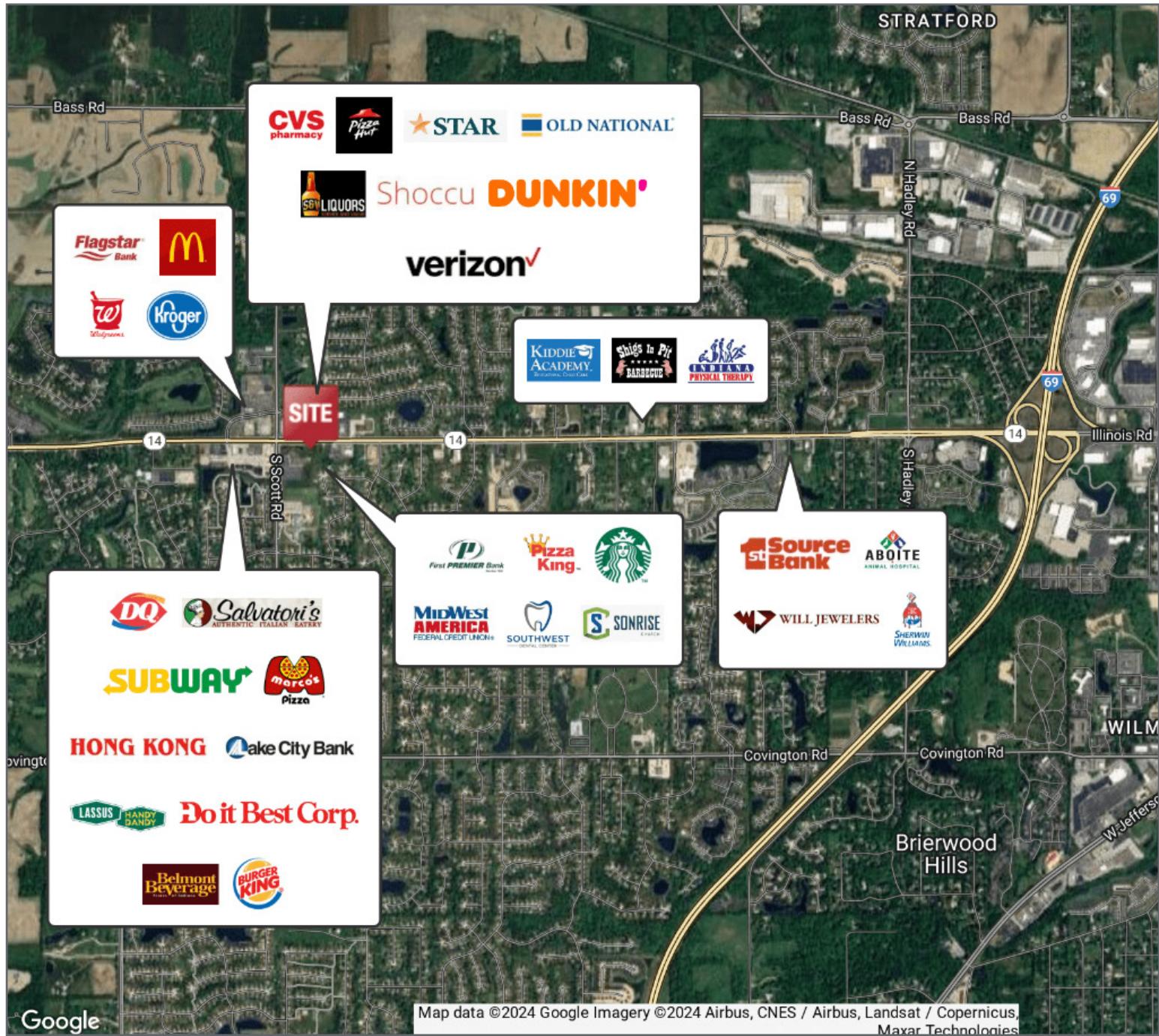
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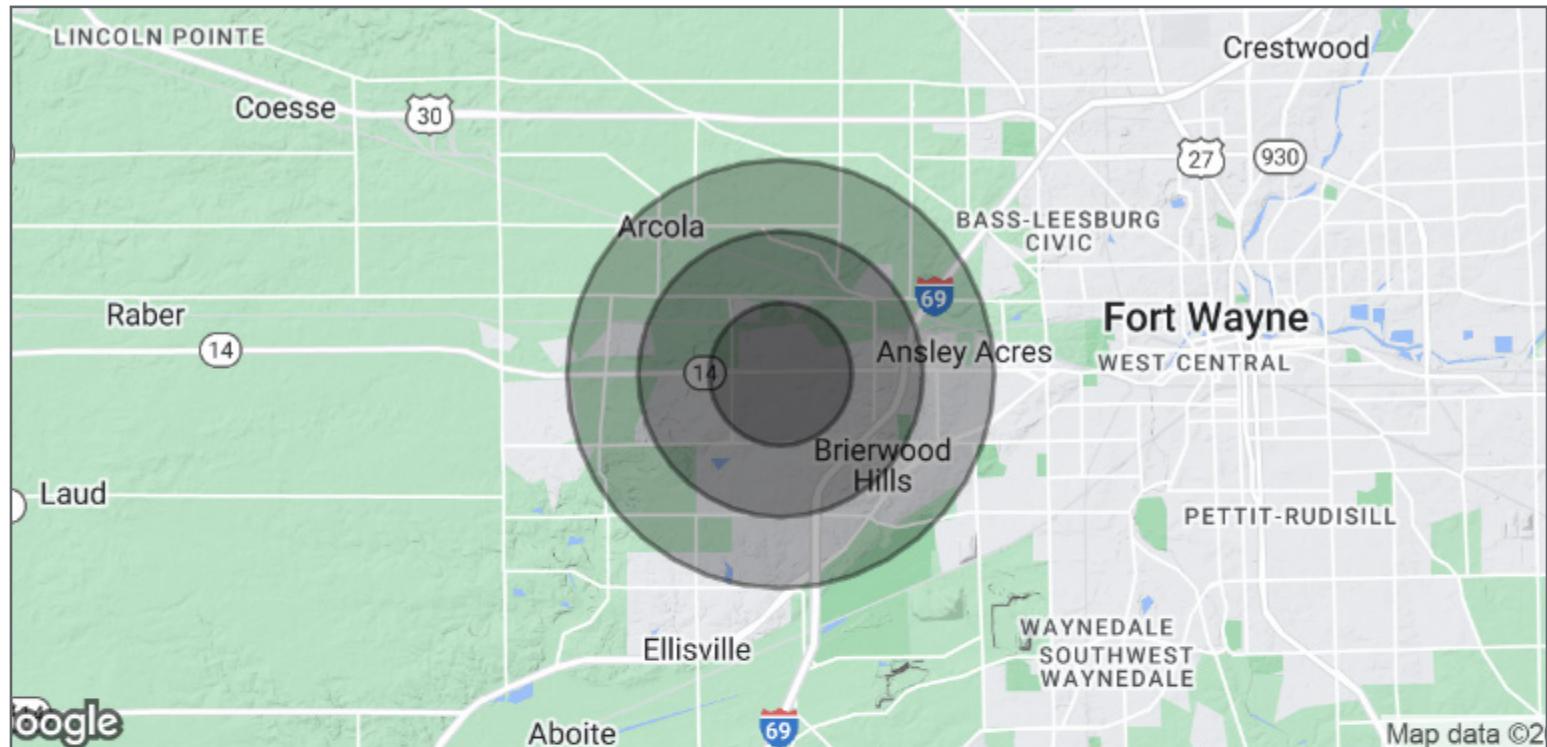
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,911	19,436	32,053
Average Age	38.2	40.8	39.3
Average Age (Male)	36.1	39.3	38.0
Average Age (Female)	38.1	41.0	40.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,675	7,828	13,545
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$109,593	\$113,136	\$103,364
Average House Value	\$218,952	\$222,643	\$207,108

\* Demographic data derived from 2020 ACS - US Census

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