



## Shorewood Shops

9902 - 9930 Illinois Road  
Fort Wayne, IN 46804

### One Retail Suite For Lease

1,600 SF retail space available for lease in Shorewood Shops. This center is conveniently located on Illinois Road, one of Fort Wayne's major commuter routes, with traffic counts exceeding 24,000 vehicles per day. Income demographics are some of the strongest in the state. Join neighboring tenants Shoccu, Great Clips, Barre Unlimited, Kanela, and many others.

### Property Highlights

- ▶ 1,600 SF retail space for lease
- ▶ Excellent income demographics and traffic counts
- ▶ Professionally managed and well-maintained
- ▶ Strong mix of existing tenants
- ▶ **FOR LEASE: \$20.00/SF/Yr NNN**

#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

#### IAN SMITH

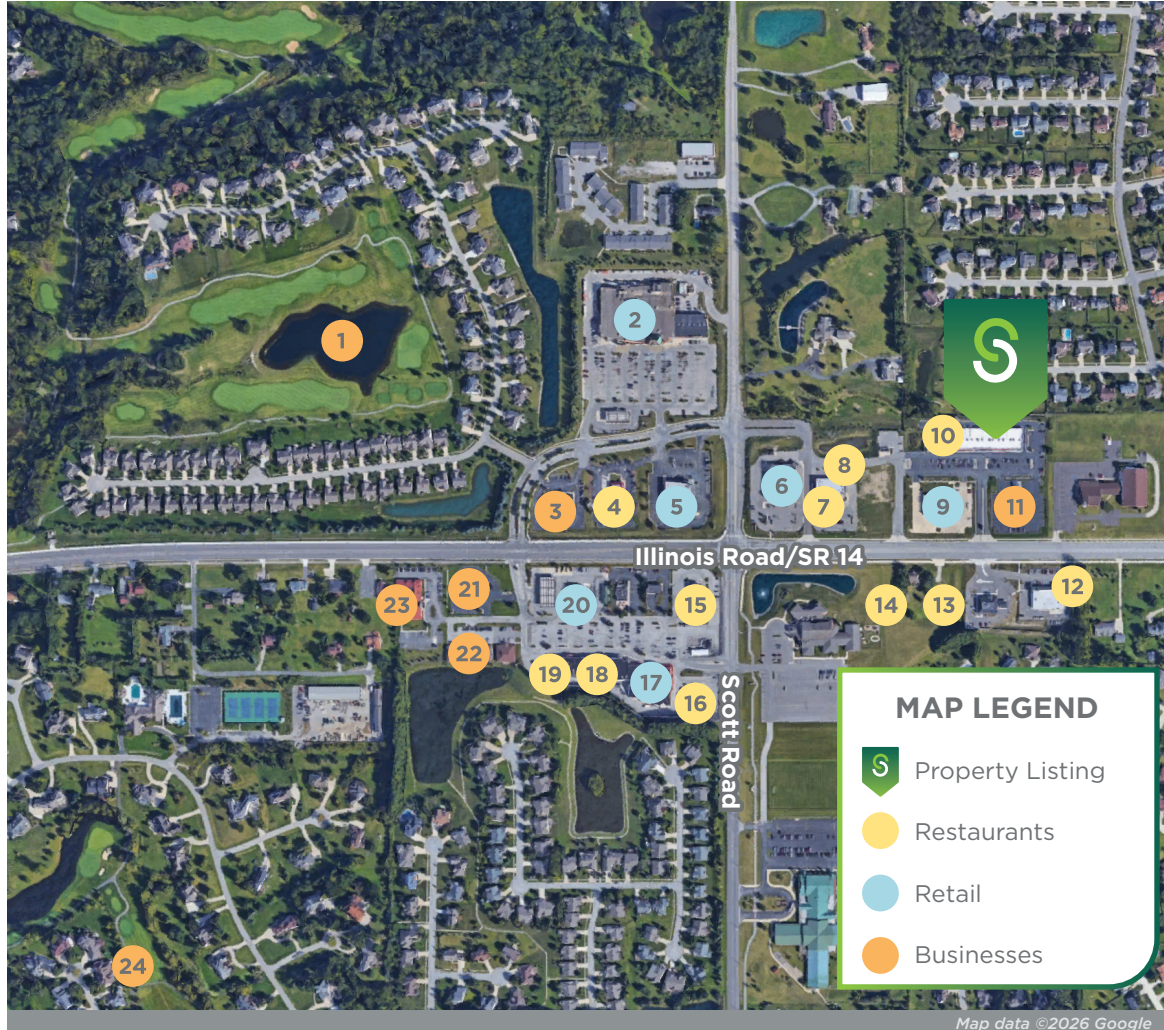
Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com





## Shorewood Shops

9902 - 9930 Illinois Road  
Fort Wayne, IN 46804



### Excellent Location

Shorewood Shops is located at the northeast corner of Scott Road and Illinois Road/SR 14, 2.2 miles west of I-69 on Fort Wayne's southwest side. It is located near the following businesses:

- |                                    |   |                                      |
|------------------------------------|---|--------------------------------------|
| <b>1.</b> Chestnut Hills Golf Club | <b>11.</b> Old National Bank              | <b>18.</b> Salvatori's               |
| <b>2.</b> Kroger                   | <b>12.</b> Starbucks                      | <b>19.</b> Marco's Pizza             |
| <b>3.</b> Flagstar Bank            | <b>13.</b> Parlor Doughnuts               | <b>20.</b> Lassus                    |
| <b>4.</b> McDonald's               | <b>14.</b> Jimmy John's                   | <b>21.</b> Lake City Bank            |
| <b>5.</b> Walgreens                | <b>15.</b> Burger King                    | <b>22.</b> State Farm                |
| <b>6.</b> CVS                      | <b>16.</b> Subway                         | <b>23.</b> Parkview Physicians Group |
| <b>7.</b> Dunkin'                  | <b>17.</b> Connolly's Do It Best Hardware | <b>24.</b> Sycamore Hills Golf Club  |
| <b>8.</b> Pizza Hut                |   |                                      |
| <b>9.</b> S&V Liquors              |   |                                      |
| <b>10.</b> Shoccu                  |   |                                      |

**NEAL BOWMAN, SIOR**

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

**PHILIP HAGEE**

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

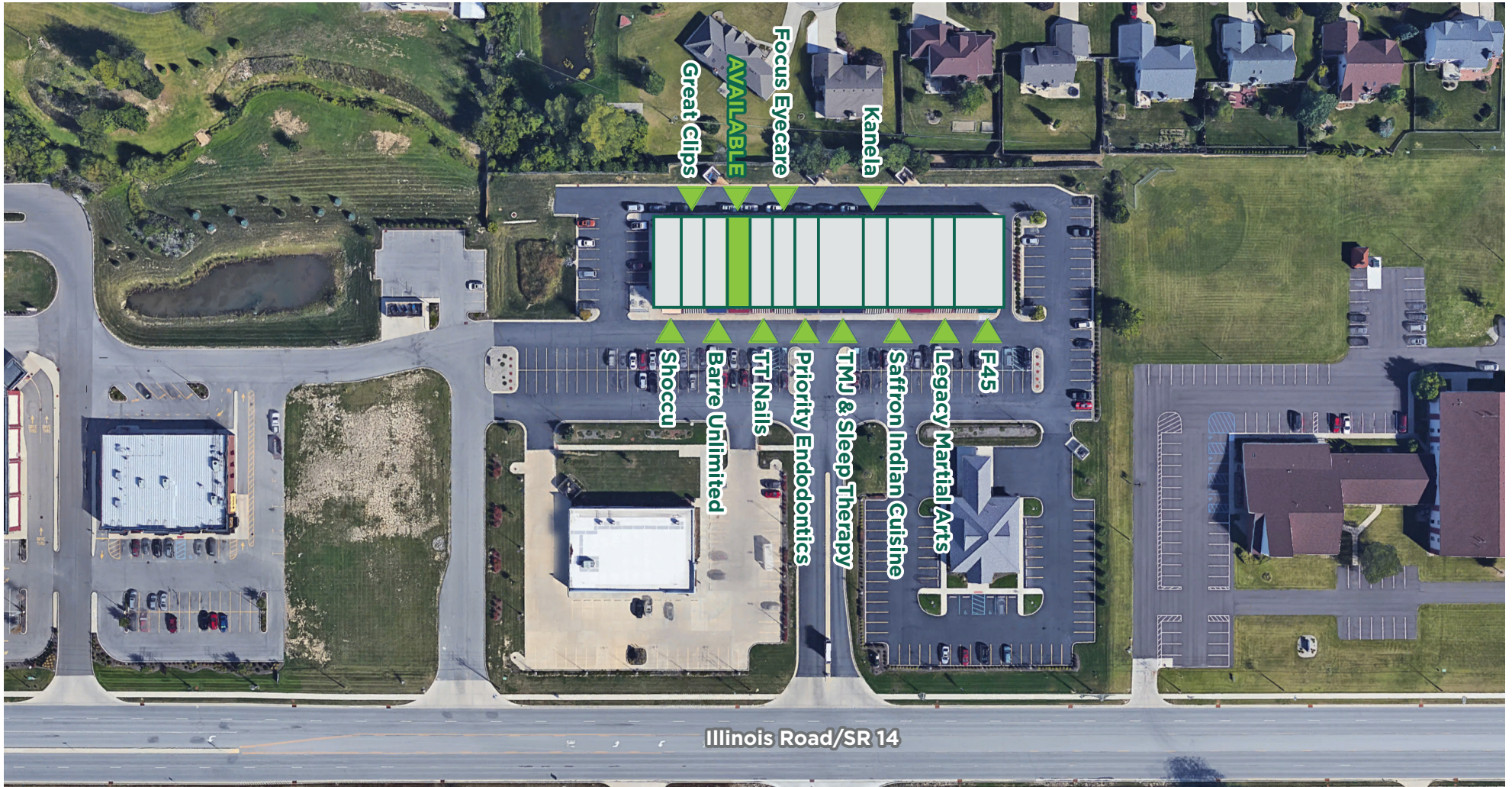
**IAN SMITH**

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



### Shorewood Shops

9902 - 9930 Illinois Road  
Fort Wayne, IN 46804



**NEAL BOWMAN, SIOR**

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

**PHILIP HAGEE**

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

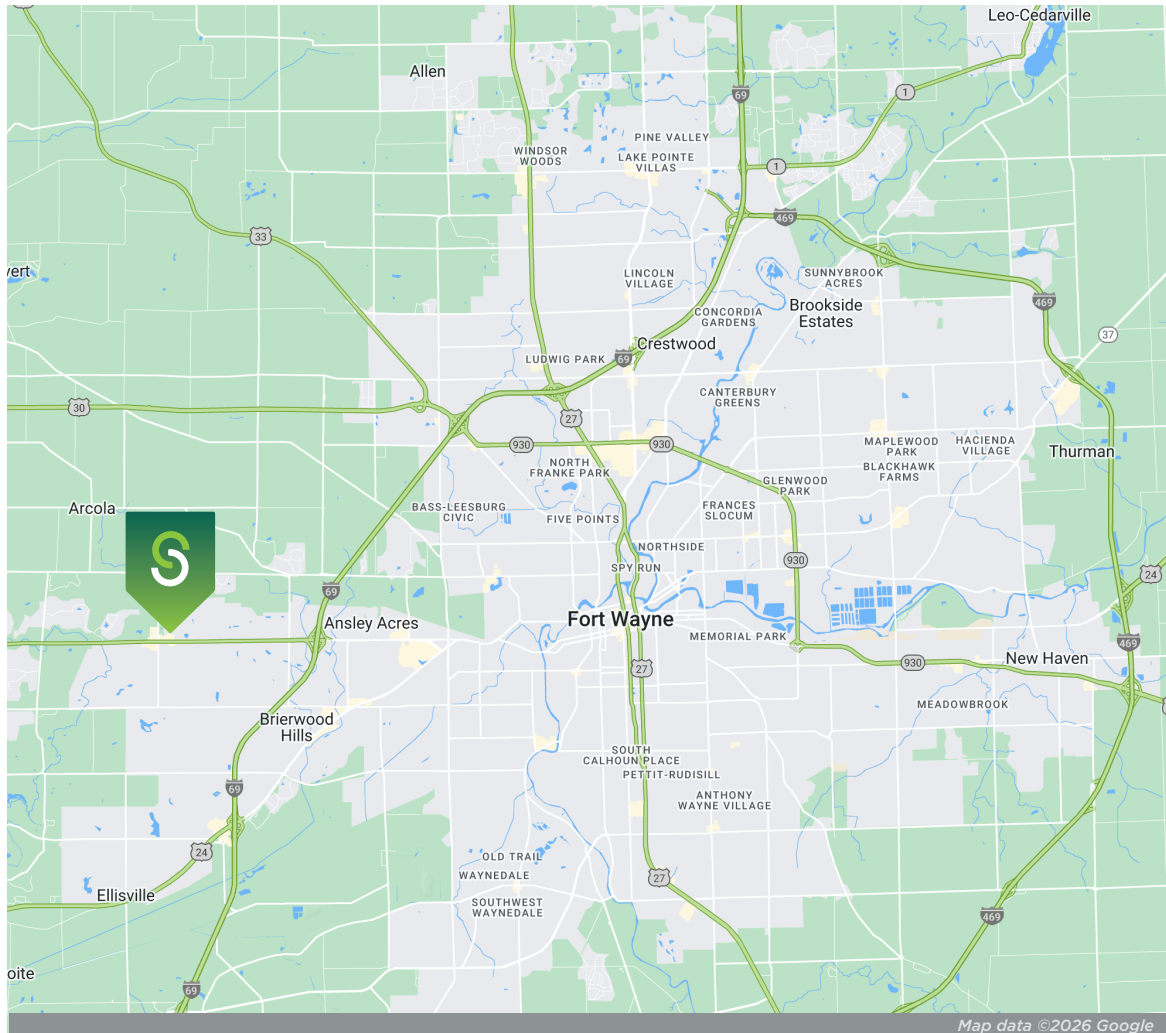
**IAN SMITH**

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



## Shorewood Shops

9902 - 9930 Illinois Road  
Fort Wayne, IN 46804



### 46804 DEMOGRAPHICS

Population	29,177
Median Age	41.5
Avg. Household Income	\$84,778
Number of Households	28,358

Source: 2020 Census



© 2026 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Google Maps and/or Google Earth, and are therefore the property of Google.

#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

#### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



## Shorewood Shops

9902 - 9930 Illinois Road  
Fort Wayne, IN 46804



### PROPERTY INFORMATION

Address	9902-9930 Illinois Road
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-03-454-010.000-075

### ADDITIONAL INFORMATION

- 1,600 SF retail space available
- Excellent income demographics and traffic
- Strong mix of existing tenants
- Professionally managed

### AVAILABLE UNITS

Total Building SF	24,000 SF	
Total Available	1,600 RSF	
Max Contiguous	1,600 RSF	
Units Available	RSF	Rate/Mo
• 9924	1,600	\$2,666.67

### BUILDING INFORMATION

Property Type	Retail
Year Built	2007
# of Stories	1
Construction Type	Steel frame
Roof	Membrane
Heating	Package system
A/C	Package system
Sprinklered	No
ADA Compliant	Yes
Elevators	No
Signage	Building, pylon

### LEASE INFORMATION

Lease Rate & Type	\$20.00/SF/Yr NNN
Terms	3 year minimum
Availability	Contact broker

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### SITE DATA

Site Acreage	3.34 AC
Zoning & Description	NC - Neighborhood Center
Parking Description	Surface, ample
Parking Count	135 - 5.63/1,000 SF
Traffic Count	24,900 VPD (Illinois Rd)

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Aqua Indiana

#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

#### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com