



## Move-In Ready Brewery/Restaurant

1825 West Main Street  
Fort Wayne, IN 46808



## Turnkey Brewery/Restaurant/Event Venue For Lease

Move-in ready brewery, restaurant, or event venue available for lease on Historic West Main Street in Fort Wayne. Originally a warehouse, the property was completely renovated in 2017 into a full-service brewery and restaurant. It comes equipped with a complete kitchen and brewing system, allowing a new tenant to open immediately.

### Property Highlights

- ▶ All kitchen and brewing equipment included
- ▶ 77 indoor seats, 12-seat bar, heated and covered patio with room for 50 guests
- ▶ Two-story warehouse ideal for private events, live entertainment, or expansion
- ▶ Large grass lot suitable for parking, outdoor activities, or future development
- ▶ Located between downtown Fort Wayne and the University of St. Francis
- ▶ Eligible for a downtown 3-way liquor license through the City of Fort Wayne
- ▶ **FOR LEASE: \$7.50/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

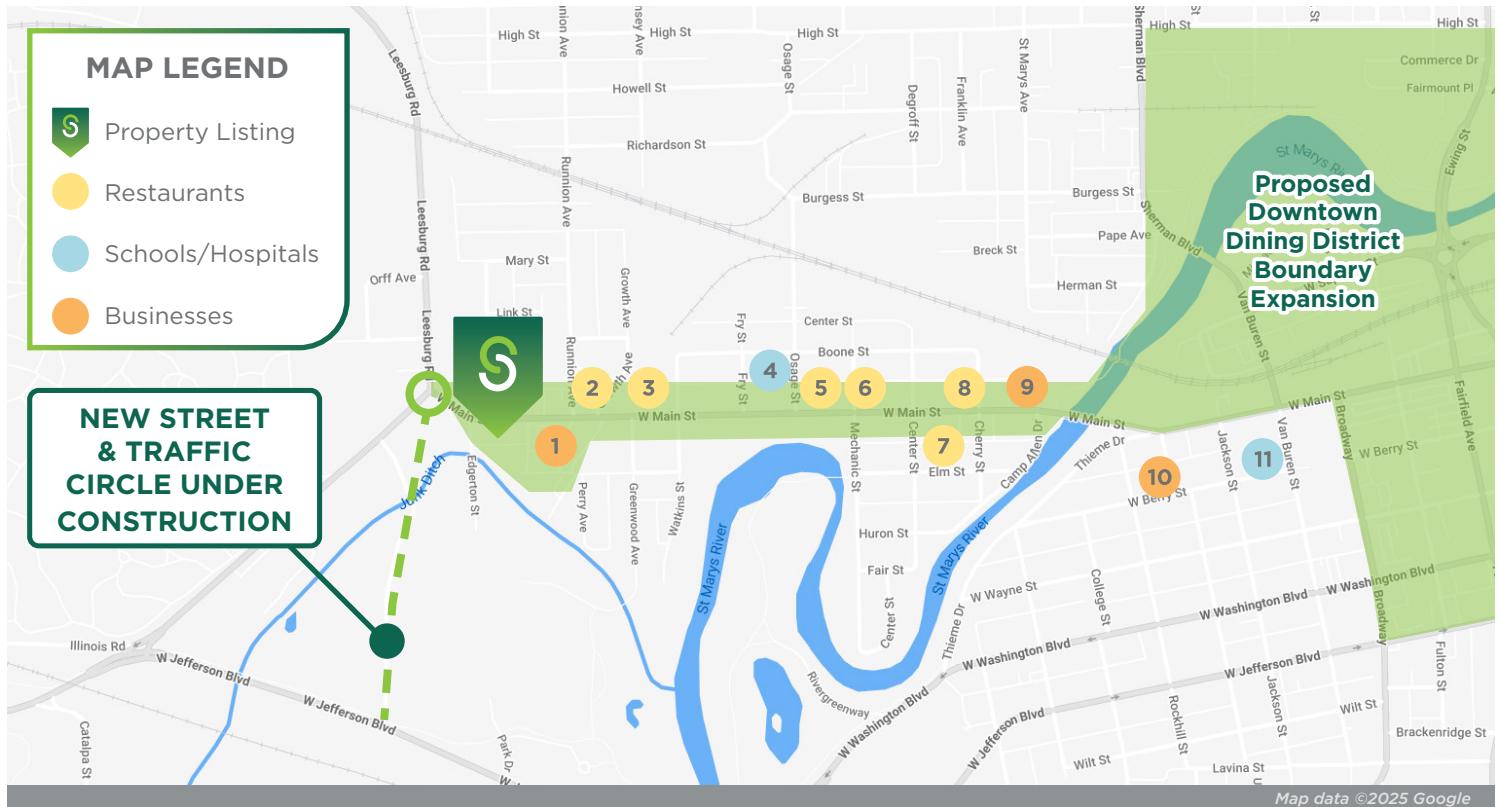
#### IAN SMITH

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



## Move-In Ready Brewery/Restaurant

1825 West Main Street  
Fort Wayne, IN 46808



## Excellent Location

1825 West Main Street is located on the western end of the Historic West Main Street Corridor. The City of Fort Wayne has recently proposed updates to the Downtown Dining District boundary lines, which will include this property. Thus, the property will be eligible for a downtown 3-way liquor license.

Just west of this site, a new road and traffic circle is currently under construction, which will allow for easy access to West Jefferson Boulevard, a major thoroughfare with access to both downtown and Fort Wayne's southwest side. Up Leesburg Road is the University of St. Francis, a growing campus that brings steady traffic to West Main Street and downtown.

1825 West Main Street is also nearby several longstanding and new restaurants and businesses, including:

- 1. Marathon Gas
- 2. O'Sullivan's Italian Pub
- 3. Paula's On Main
- 4. Center for Academic Success at Nebraska
- 5. Redwood Inn
- 6. Spoke + Ivy/Black Rabbit
- 7. Pedal City
- 8. Caking at Midnight
- 9. Extra Space Storage
- 10. Arena Dinner Theatre
- 11. Lutheran Downtown Hospital

### 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



## Move-In Ready Brewery/Restaurant

1825 West Main Street  
Fort Wayne, IN 46808

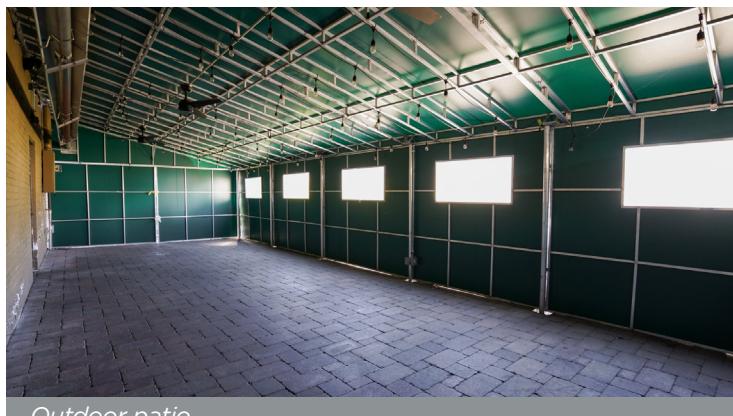
### Additional Images



Dining area



Bar area (seats 12)



Outdoor patio



Brewing equipment



Kitchen



Parking lot and outdoor recreational area

#### 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

**Move-In Ready Brewery/Restaurant**

1825 West Main Street  
Fort Wayne, IN 46808

**Site Plan - 2.13 AC****NEAL BOWMAN, SIOR**

Senior Broker  
260 424 8448  
[neal.bowman@sturgespg.com](mailto:neal.bowman@sturgespg.com)

**PHILIP HAGEE**

Listing Manager  
260 424 8448  
[philip.hagee@sturgespg.com](mailto:philip.hagee@sturgespg.com)

**IAN SMITH**

Brokerage Associate  
260 424 8448  
[ian.smith@sturgespg.com](mailto:ian.smith@sturgespg.com)



## Move-In Ready Brewery/Restaurant

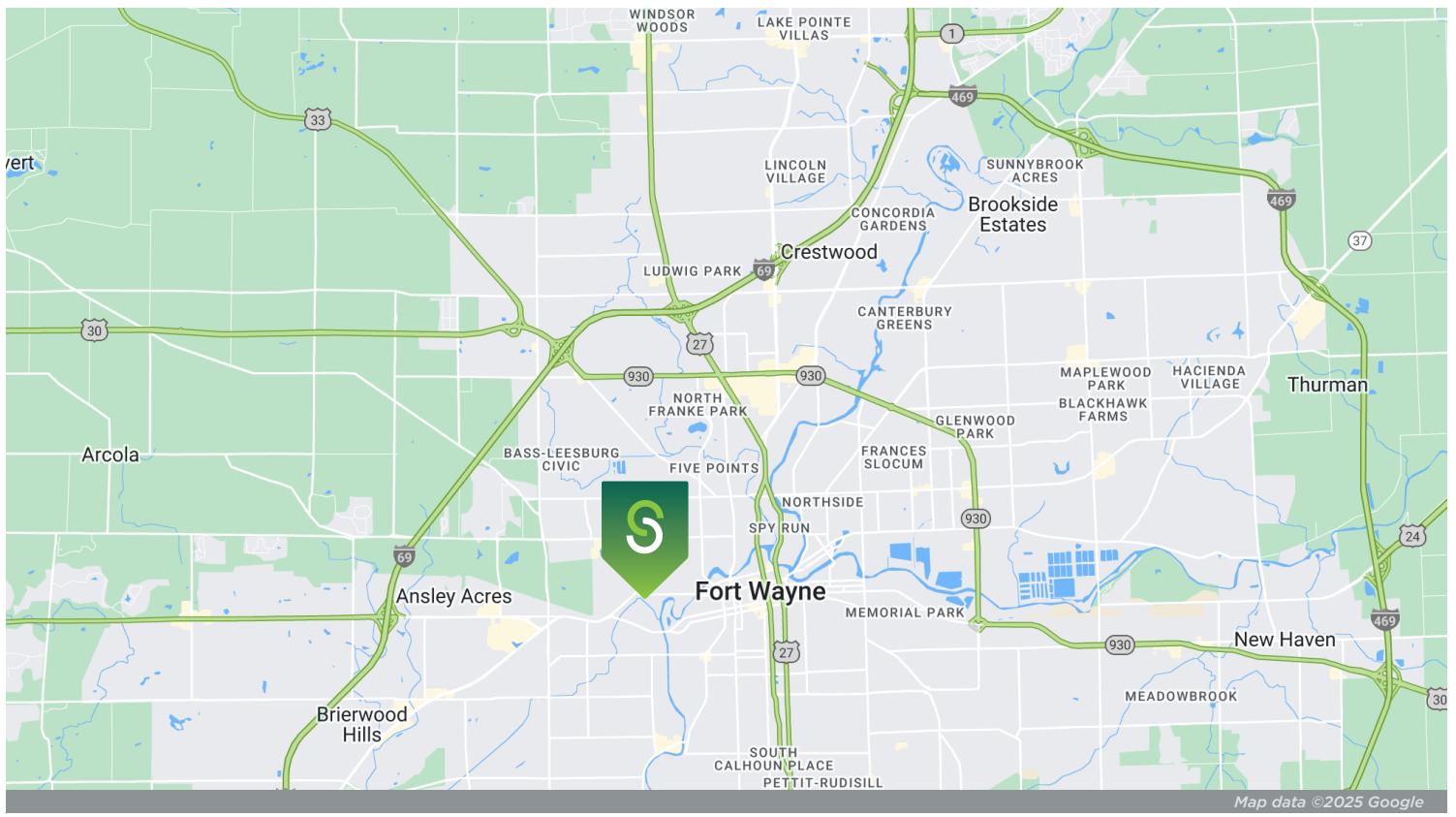
1825 West Main Street  
Fort Wayne, IN 46808



Front entrance



Rear overhead door



© 2025 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 a careful, independent investigation of the property to determine to your satisfaction 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 Snazzy Maps, 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



### PROPERTY INFORMATION

Address	1825 W Main St
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Wayne
Parcel Number	02-12-03-376-002.000-074
2024 Tax/Payable 2025	\$6,364.72

### LEASE INFORMATION

Lease Rate & Type	\$7.50/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	18,894 SF	
Total Available	18,894 RSF	
Max Contiguous	18,894 RSF	
Units Available	RSF	Monthly Rate
• 1825	18,894	\$11,808.75

### UTILITIES

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

### SITE DATA

Site Acreage	2.13 acres
Zoning & Description	UC - Urban Corridor
Traffic Count	8,052 VPD - West Main Street
Flood Zone	AE, X, Area with reduced flood risk due to levee

### Move-In Ready Brewery/Restaurant

1825 West Main Street  
Fort Wayne, IN 46808



### RESPONSIBLE PARTIES

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

### BUILDING INFORMATION

Property Type	Retail/commercial
Year Built	1900
# of Stories	2
Construction Type	Wood frame brick wrap
Roof	Rubber membrane (2018)
Heating	Gas-forced air (dining area) Suspended gas (warehouse)
A/C	Central air (dining area)
Sprinkler	No
Signage	Building, monument

### ADDITIONAL INFORMATION

- Eligible for 3-way liquor license
- Land parcel offers room for additional development; outdoor recreational area
- Perfect for an event space or restaurant

### 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

## WHY INVEST IN FORT WAYNE?



### About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



FORT WAYNE CHILDREN'S ZOO

**2nd**  
Largest City  
in Indiana



ELECTRIC WORKS

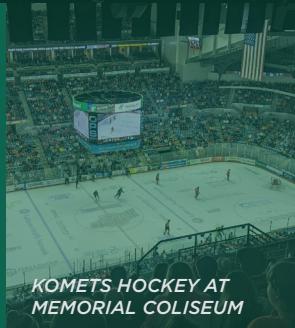


GRAND WAYNE CONVENTION CENTER



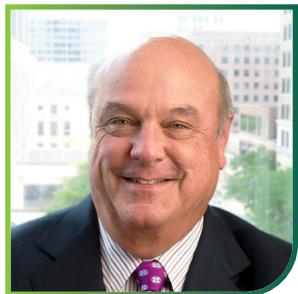
JOHNNY  
APPLESEED FESTIVAL

**7+**  
Million  
Visitors  
Annually



KOMETS HOCKEY AT  
MEMORIAL COLISEUM

## BROKERAGE TEAM



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
[SturgesProperty.com](http://SturgesProperty.com)



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.

---



### Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.

---



### Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.

---



### TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.

---



### Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.