

**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**

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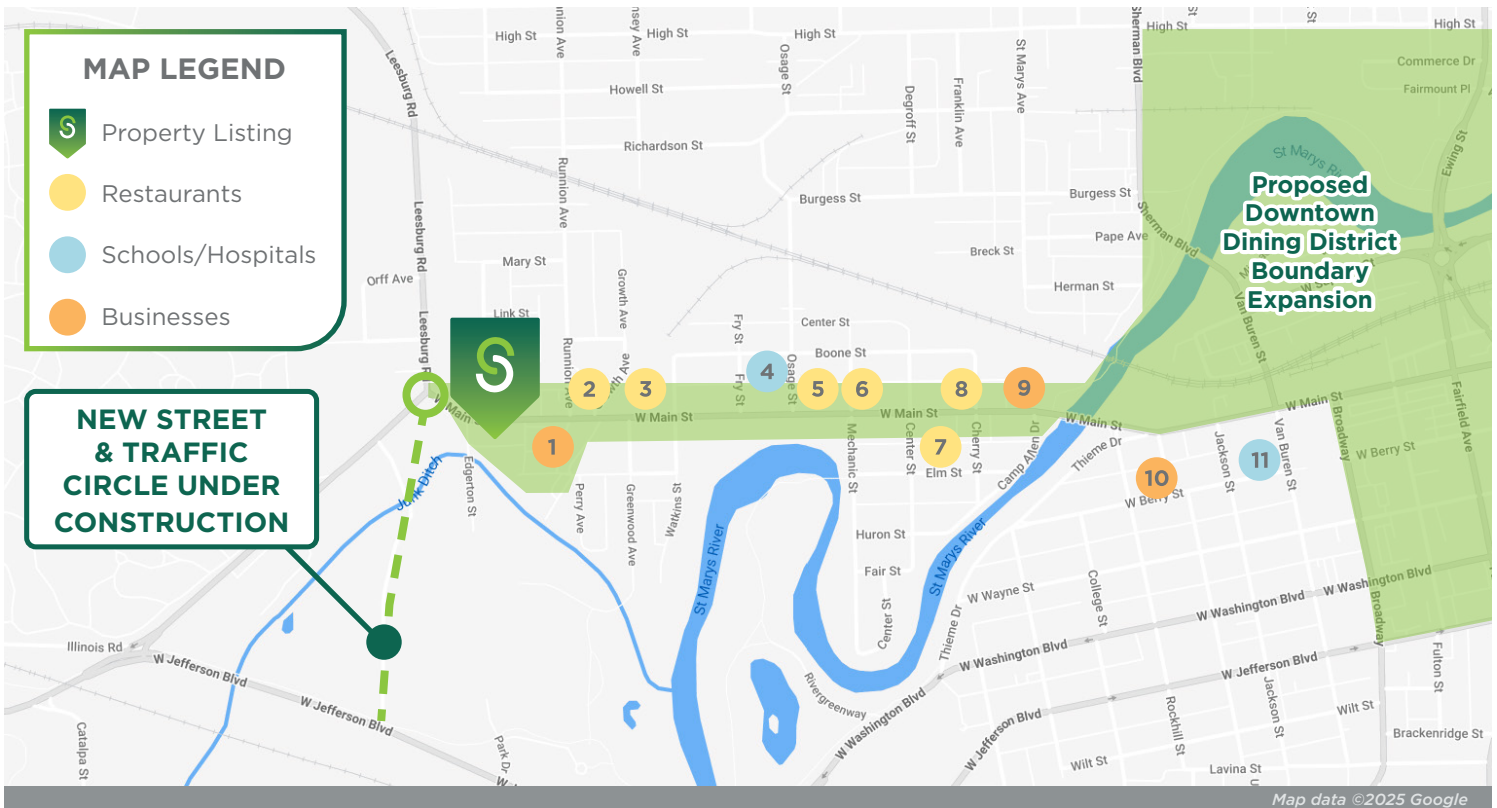
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Excellent Location

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

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Additional Images



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

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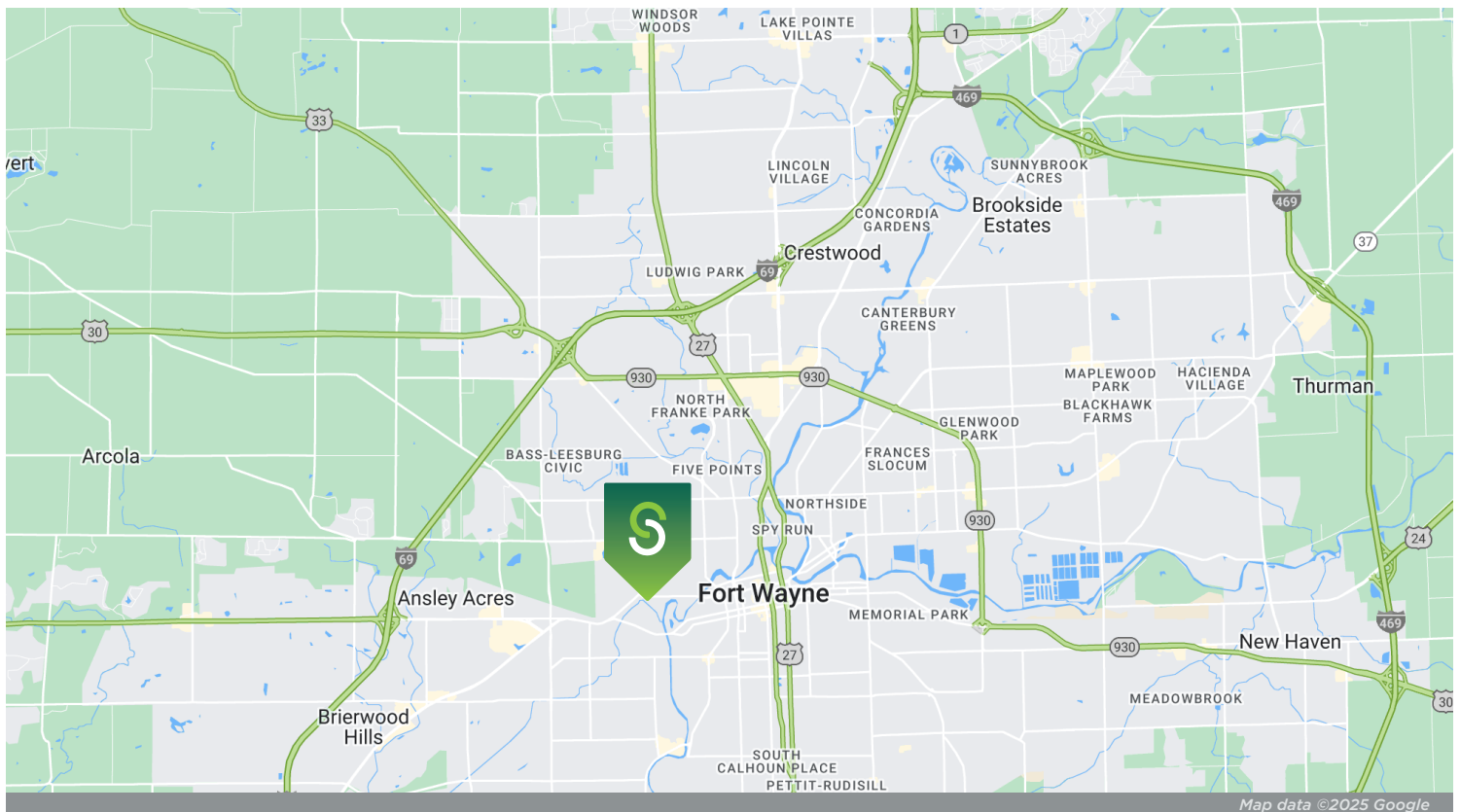
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Front entrance



Rear overhead door



Map data ©2025 Google

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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

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

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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%**.

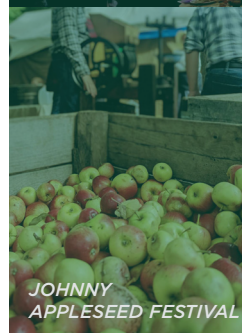
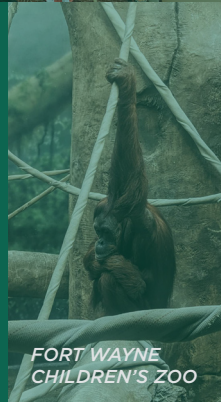
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

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.





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



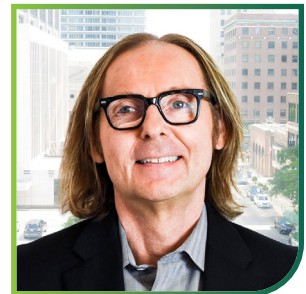
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MaintainFortWayne.com

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