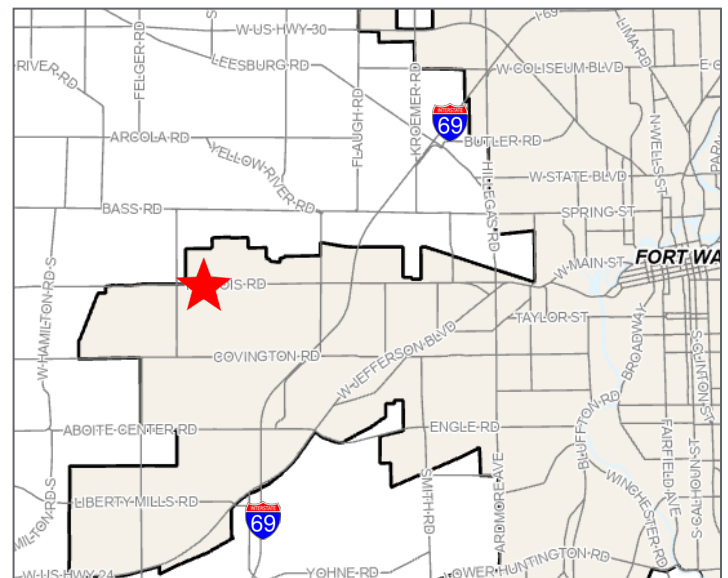




9933 ILLINOIS ROAD
Fort Wayne, Indiana 46804

Property Features

- Now leasing! Anticipated delivery Q1 2025
- 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
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	Sonrise Retail	Parcel Number	02-11-10-201-001.001-075
Address	9933 Illinois Road	Building Size	11,487 SF
City, State, Zip	Fort Wayne, IN 46804	Acreage	1.5 AC
County	Allen	Frontage	300' (approx.)
Township	Aboite	Zoning	C-2
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-69
Gas	NIPSCO	Distance	2.1 Miles
Water	Aqua Indiana	Nearest Highway	SR 14
Sewer	Aqua Indiana	Distance	Adjacent to property
Lease Information			
Unit	Size	Lease Rate	Lease Type
Unit 9933	2,031 SF Gross	\$31/SF/YR	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
CAM / Ins. / Tax	TBD	Tenant	
Maint./Repairs		Tenant	
Utilities		Tenant	
Roof /Structure		Landlord	

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Leasing Multitenant Building



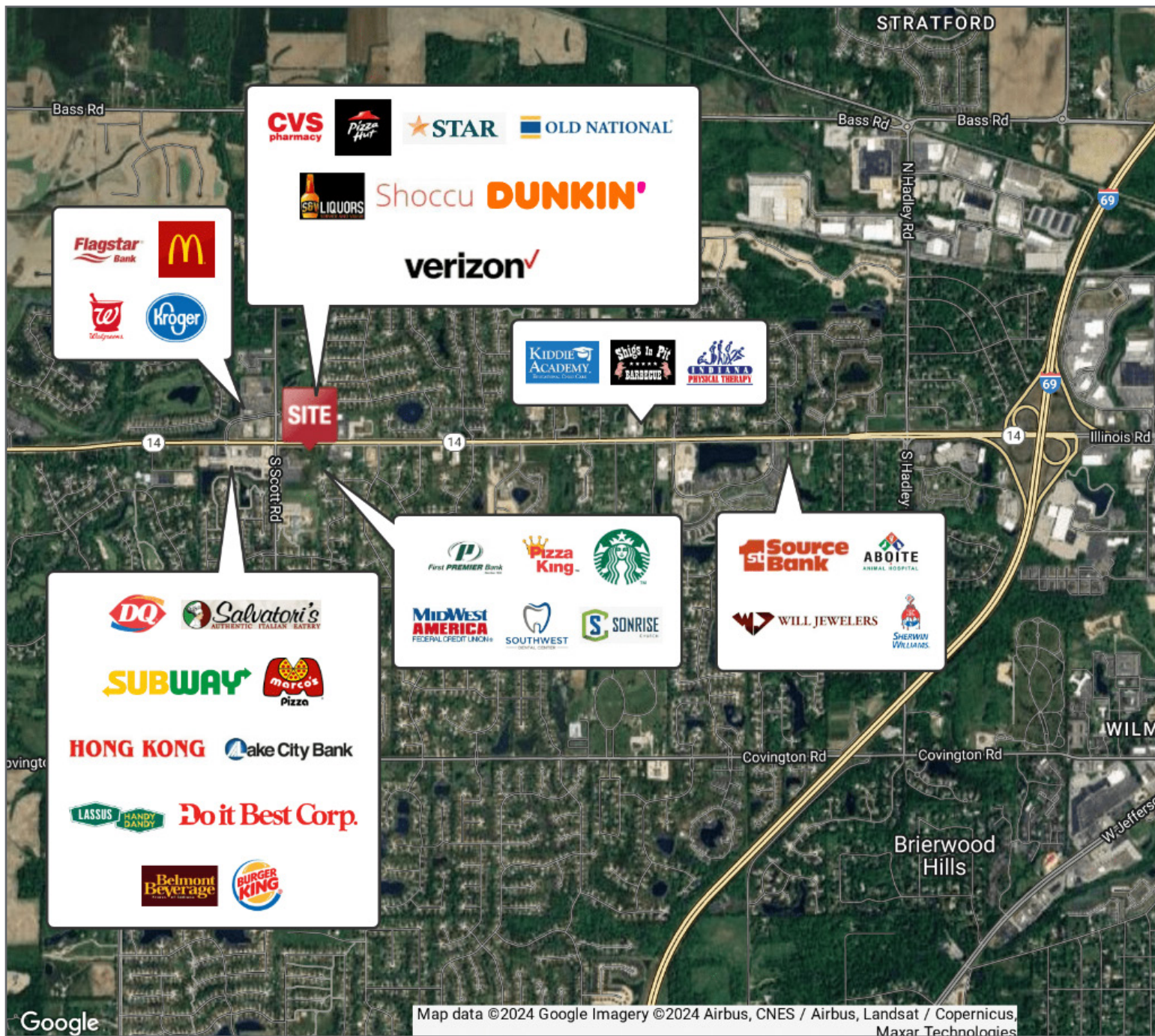
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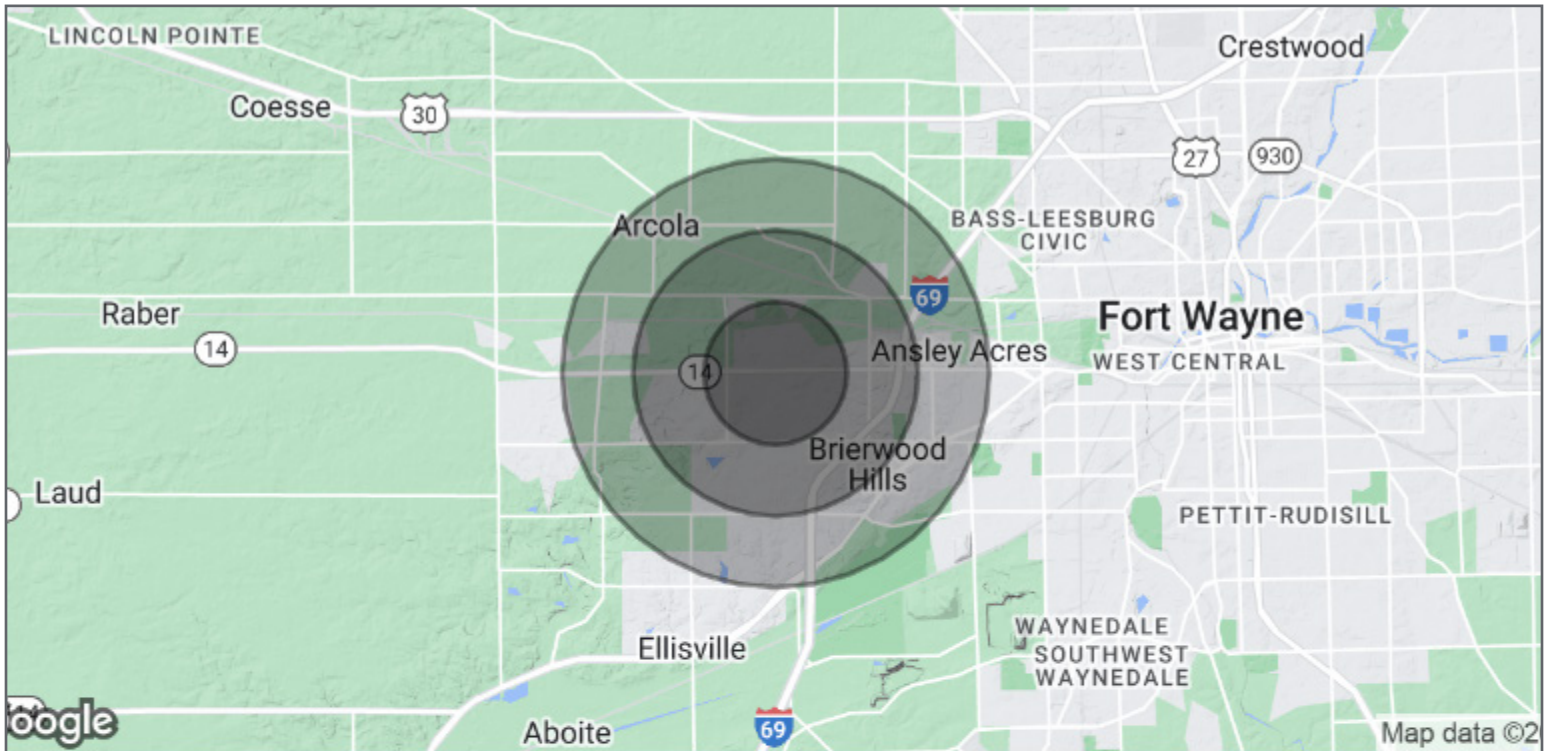
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,911	19,436	32,053
Average Age	38.2	40.8	39.3
Average Age (Male)	36.1	39.3	38.0
Average Age (Female)	38.1	41.0	40.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,675	7,828	13,545
# 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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