



FOR **LEASE** RETAIL/OFFICE
PROPERTY



201 E. Superior St.
Fort Wayne, IN 46802

The Lofts At Headwaters Park

About The Property

- High profile location within brand new Downtown development
- Corner space - 5,140 SF Ideal for restaurant or retail
- Superior St. space - 4,506 SF Ideal for restaurant, retail or office
- Heavily trafficked corner of Clinton & Superior
- Large windows with high ceilings
- Outdoor dining available
- Availability December 2025
- \$22.00 - \$24.00 SF/yr Modified Gross



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

THE LOFTS AT HEADWATERS PARK

BUILDING LOCATION/SIZE/ZONING

Street Address	201 E. Superior St.
City, State, Zip	Fort Wayne, IN 46802
Site Acreage	1.12 Acres
Zoning	DC/Downtown Core

PRICE/AVAILABILITY

Suite	Size	Lease Rate
Corner Space	5,140 SF	\$24.00 SF/yr
Superior St. Space	4,506 SF	\$22.00 SF/yr
Lease Type	Modified Gross	
Availability	December 2025	

BUILDING DATA

Date of Construction	2025
Construction Type	Metal Frame/ Brick
Heat	Gas Forced
Air Conditioning	Gas Forced
Grease Trap	Yes
Ventilation for Kitchen Hood	Yes (hood not included)
Parking	Garage

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Landlord
Property Insurance	Landlord
Common Area Maintenance	Landlord
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

TRAFFIC COUNTS

S. Clinton St.	22,998 VPD
E. Superior St.	3,837 VPD

UTILITIES

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

POPULATION DEMOGRAPHICS

1 Mile	13,453
3 Miles	89,924
5 Miles	183,168



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ADDITIONAL PHOTOS

THE LOFTS AT HEADWATERS PARK



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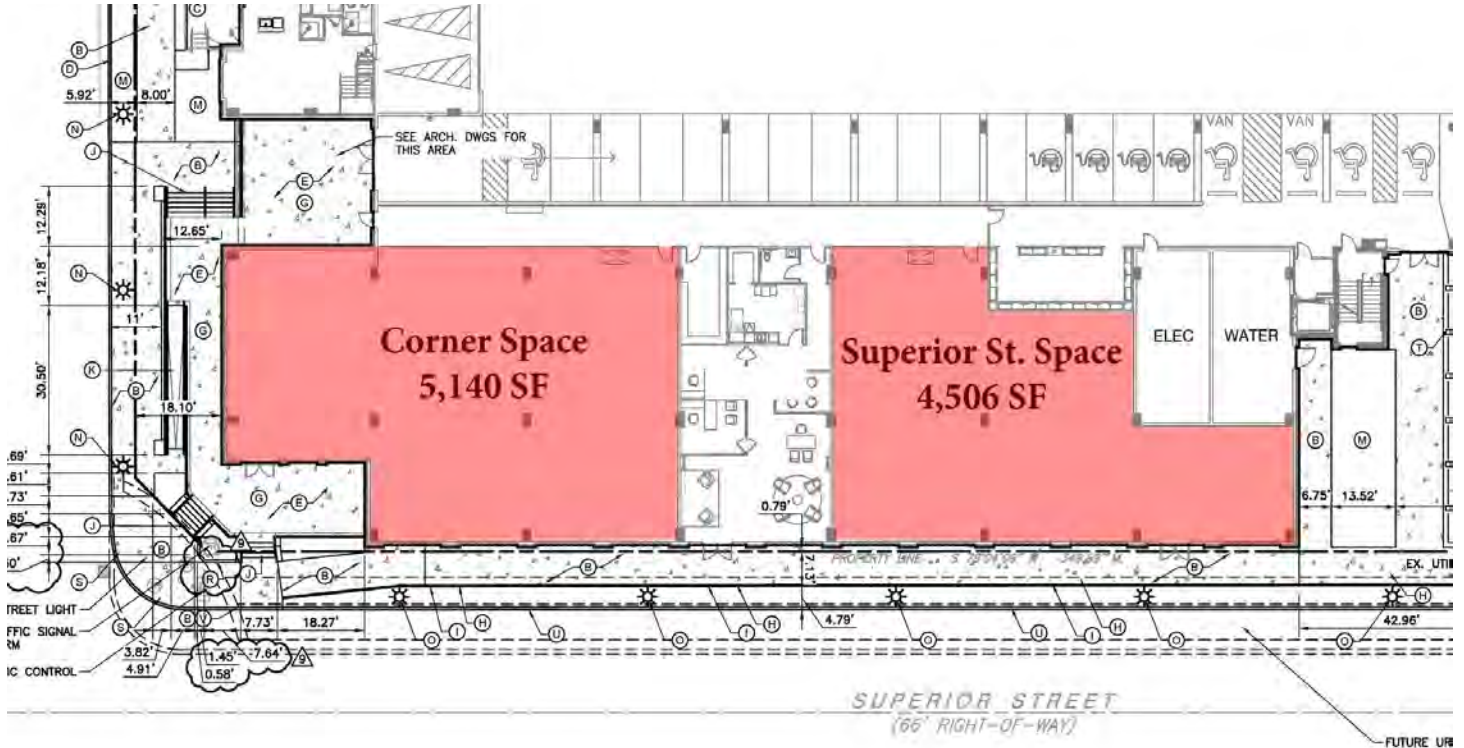
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FLOOR PLAN

THE LOFTS AT HEADWATERS PARK



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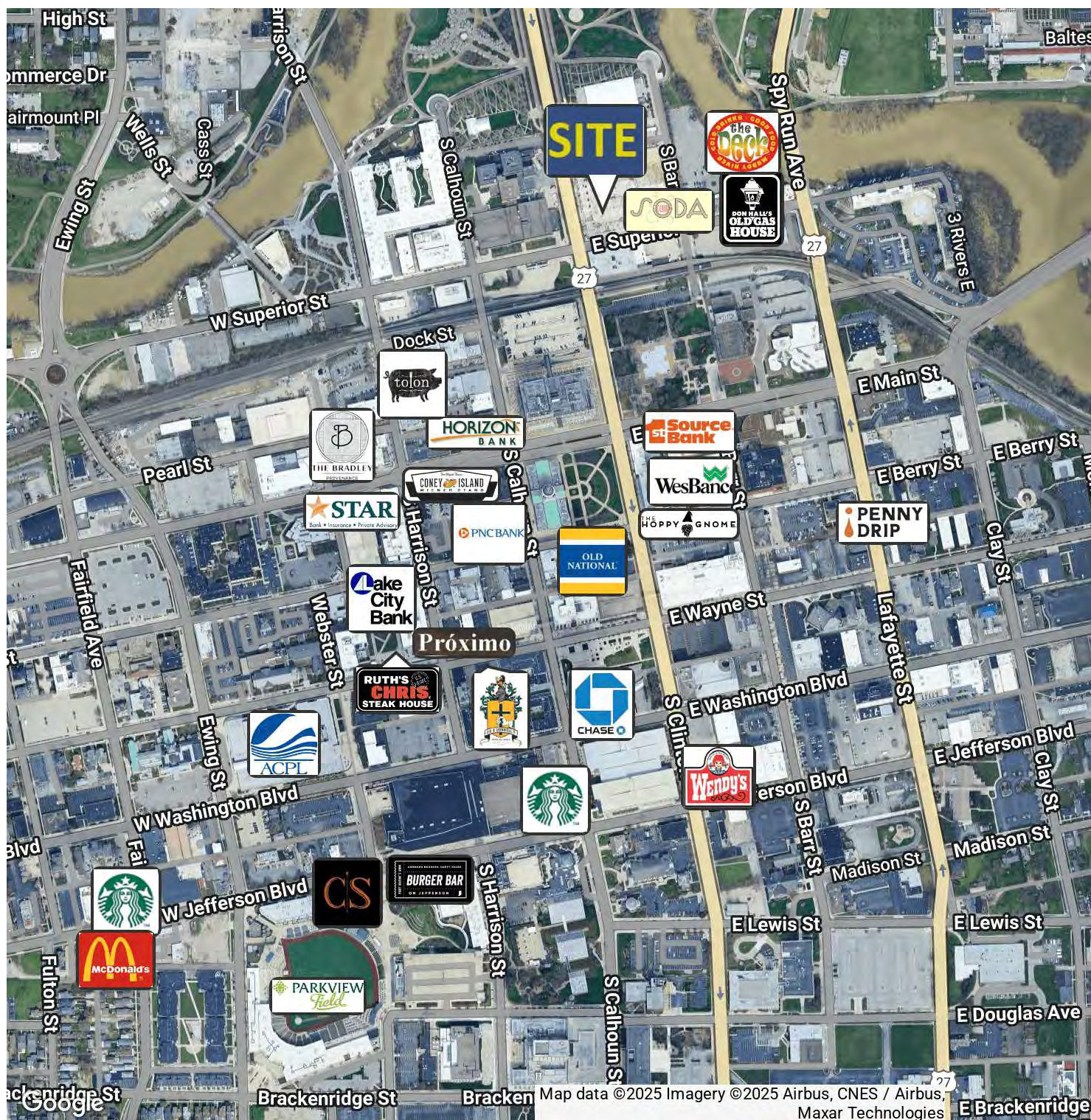
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RETAILER MAP

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DOWNTOWN ATTRACTIONS

THE LOFTS AT HEADWATERS PARK

1. Promenade Park
2. Riverfront at Promenade Park
3. Superior Lofts
4. The Lofts at Headwaters Park
5. United Arts Center
6. Fort Wayne Museum of Art
7. Freimann Square
8. Rousseau Center
9. The Landing
10. Randall Lofts
11. The Bradley
12. The Pearl
13. Edsall House Apartments
14. Community Center
15. Star Bank Headquarters
16. PNC Bank Building
17. Allen County Courthouse
18. Anthony Wayne Condos
19. 1st Source Bank Center
20. Auer Center for Arts & Culture
21. The History Center
22. Citizens Square
23. Lincoln Tower
24. Fifth Third Bank
25. The Ashberry
26. First Presbyterian Church
27. Skyline Tower
28. Indiana Center
29. Indiana Michigan Power Center
30. Allen County Public Library
31. Firefighter's Museum
32. Visitors Center
33. The Hilton
34. The Grand Wayne Center
35. The Harrison
36. Parkview Field
37. Hampton Inn & Suites
38. The Embassy
39. Botanical Gardens
40. Cathedral of Immaculate Conception



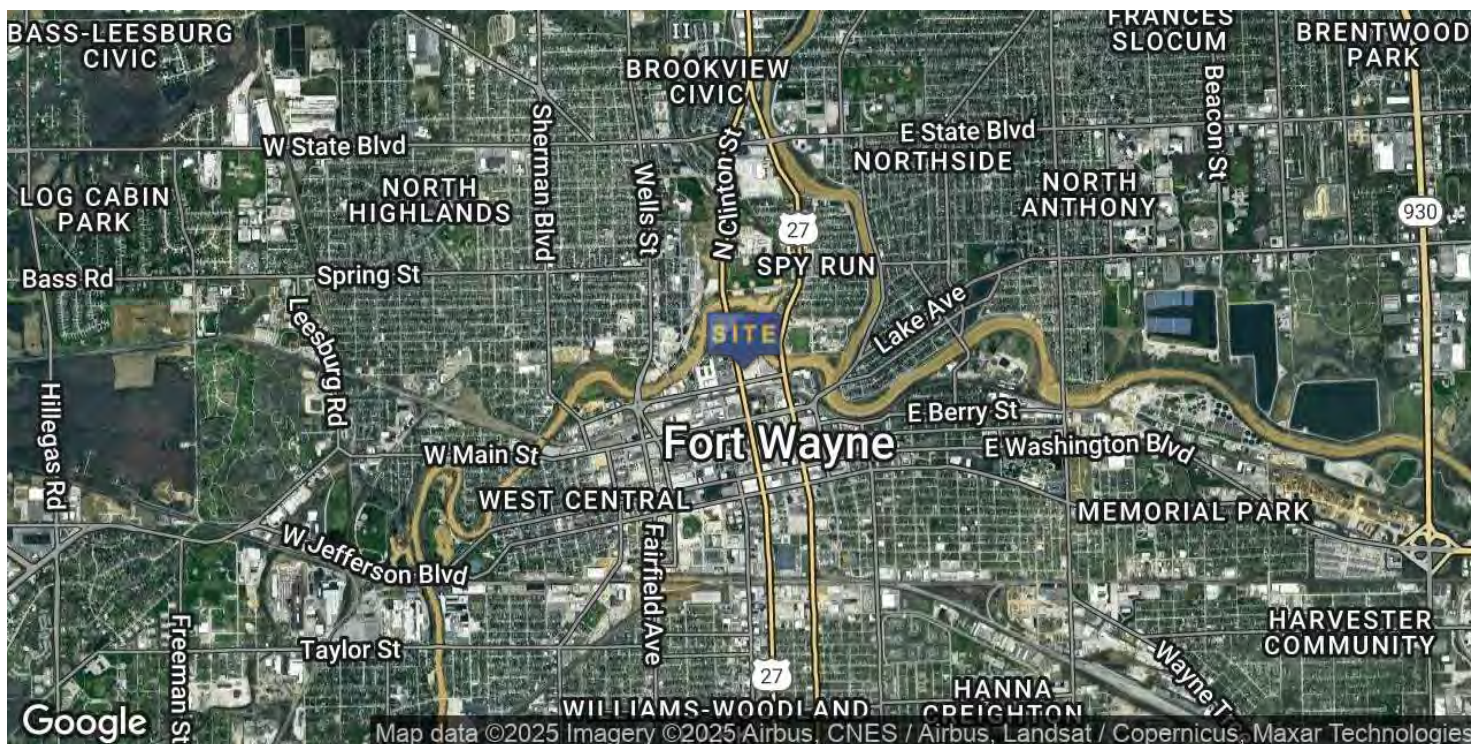
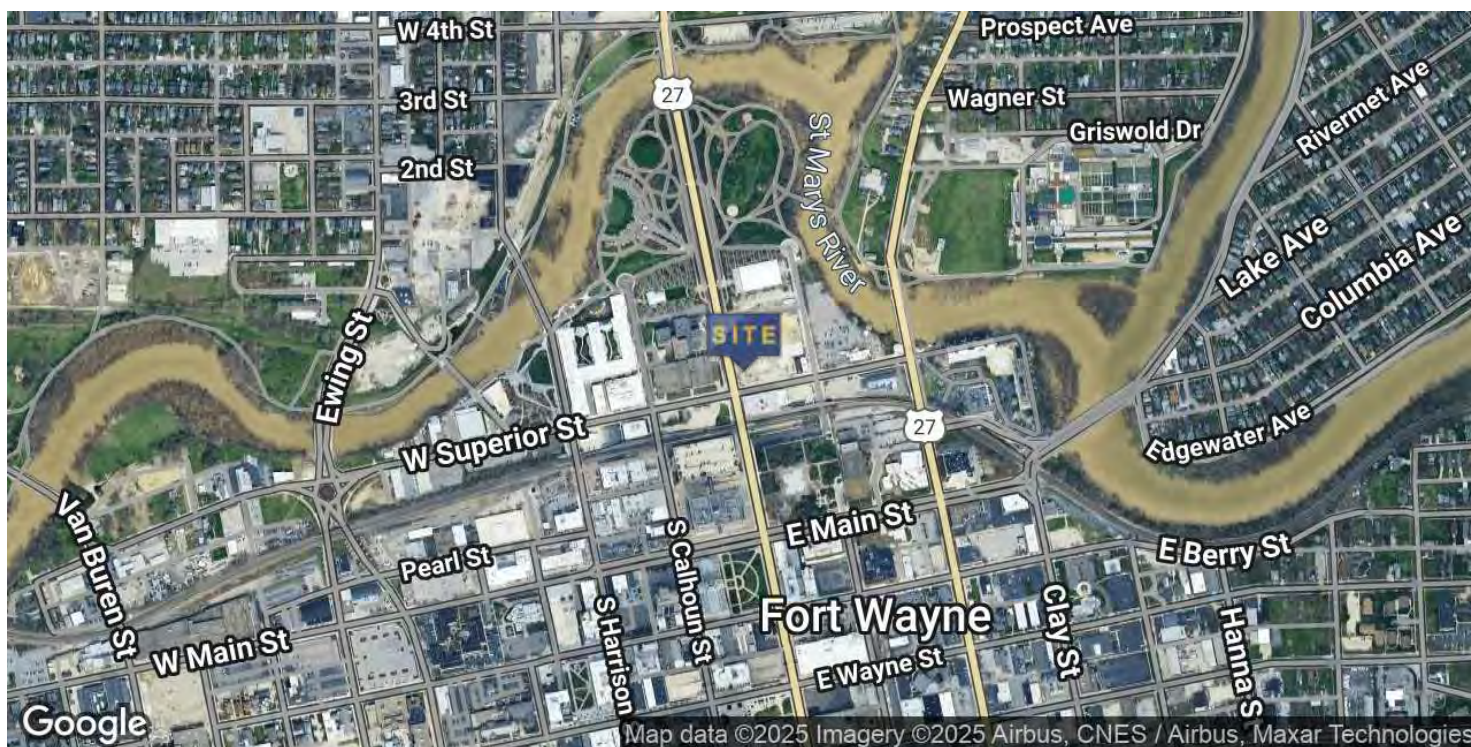
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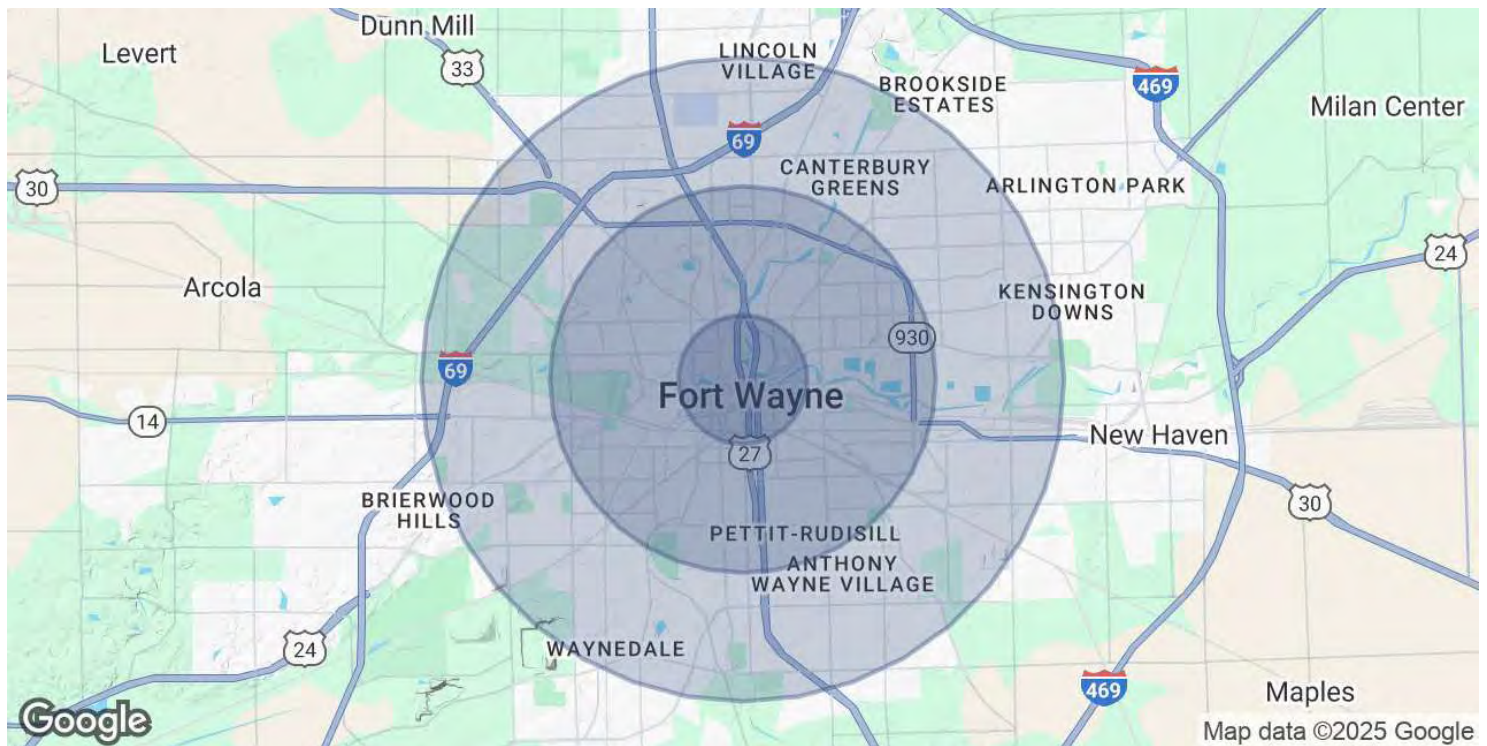
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DEMOGRAPHICS MAP & REPORT

THE LOFTS AT HEADWATERS PARK



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,453	89,924	183,168
Average Age	37	36	37
Average Age (Male)	37	35	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,097	36,523	74,905
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$58,084	\$60,467	\$65,803
Average House Value	\$147,388	\$140,684	\$156,575

Demographics data derived from AlphaMap



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