



FOR **LEASE** RETAIL
PROPERTY



124 West Superior Street
Fort Wayne, IN 46802

The Riverfront At Promenade Park

About The Property

- High profile retail space in the heart of Downtown
- Southwest section 2,151 SF up to 11,870 SF
- Northwest section 2,627 SF
- High ceilings with large windows throughout
- Grease trap and hood ventilation infrastructure in place
- Within Designated Outdoor Refreshment Area (DORA)
- Riverfront liquor license included
- Lease Rate: Ask Broker



the
Zacher
company

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PROPERTY INFORMATION

THE RIVERFRONT AT PROMENADE PARK

BUILDING SIZE/LOCATION

Building Name	The Riverfront at Promenade Park
Street Address	124 West Superior Street
City, State, Zip	Fort Wayne, IN 46802
Total Building Size	750,000 SF
Zoning	Downtown Core

BUILDING DATA

Date of Construction	2022
Construction Type	Metal Frame/Brick
Ceiling Height	20'
Heat	Gas Forced
A/C	Gas Forced
Grease Trap	Yes
Ventilation For Kitchen Hood	Yes (Hood Not Included)
Riverfront Liquor License	Included

POPULATION DEMOGRAPHICS

1 Mile	13,386
3 Miles	89,336
5 Miles	181,994

PARKING

Parking for the property is serviced by a 4 story, 913 space, on-site garage. Spaces in the garage can be leased from the City of Fort Wayne at market rate for downtown garage parking. Tenants in the Riverfront at Promenade Park will have direct access to the garage 24/7.

UTILITY SUPPLIERS

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

PRICE/AVAILABILITY

Available Spaces	Size
Northwest Section	2,627 SF
Southwest Section	2,151 SF
Southwest Section	3,526 SF
Southwest Section	6,193 SF
Entire Southwest Section	11,870 SF
Lease Rate	Ask Broker
Lease Type	NNN

FINANCIAL RESPONSIBILITIES

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

*Pro-rata share base on SF/area

COMMERCIAL SPACE BREAKDOWN

Access:	Spaces will have storefront access along S. Harrison St. and W. Superior St.
Signage:	Exterior building signage is available on the storefront. Signage shall be available in the main lobby which will include directory boards
Amenities:	The retail spaces offer direct access to Promenade Park, unique storefronts that may include a combination of outdoor patios with glass garage doors, and dining options along the St. Mary's River. The retail portion of the development is activated by over 200 residential units, 24,000 SF of office space and the draw of the newly developed Promenade Park.



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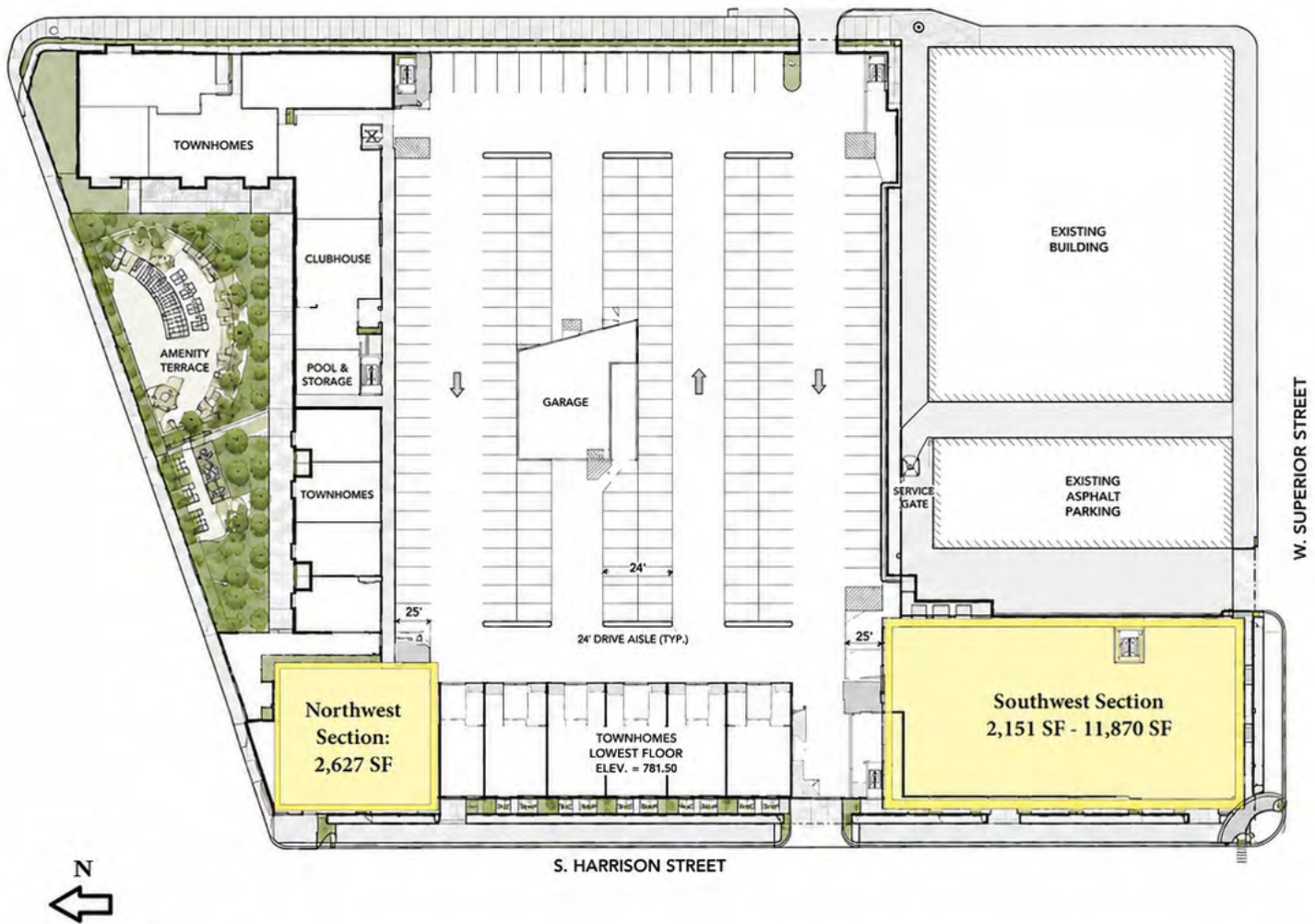
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SITE PLAN

THE RIVERFRONT AT PROMENADE PARK



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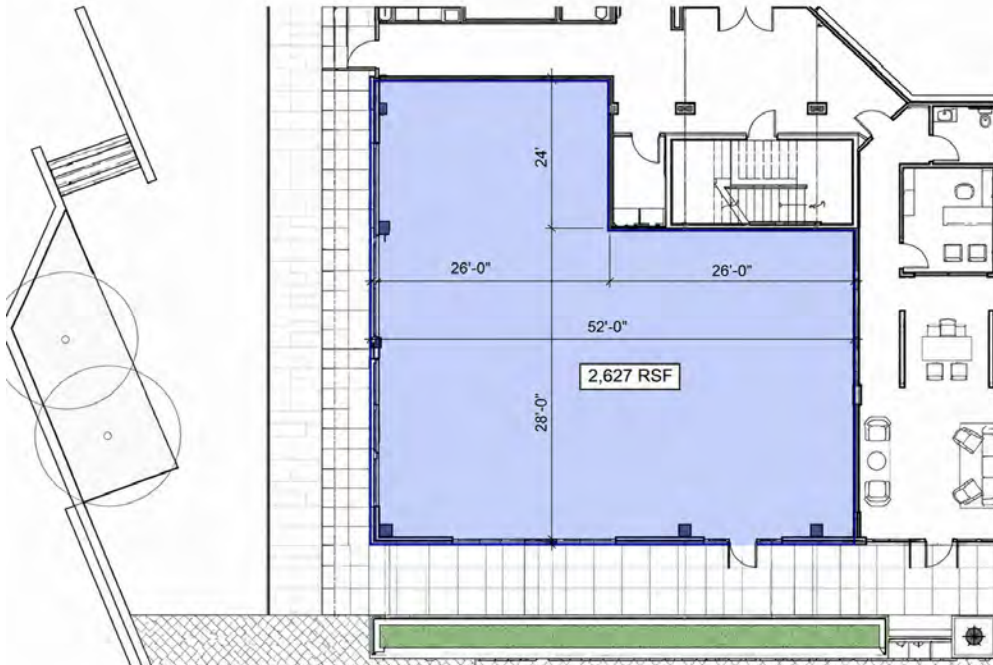
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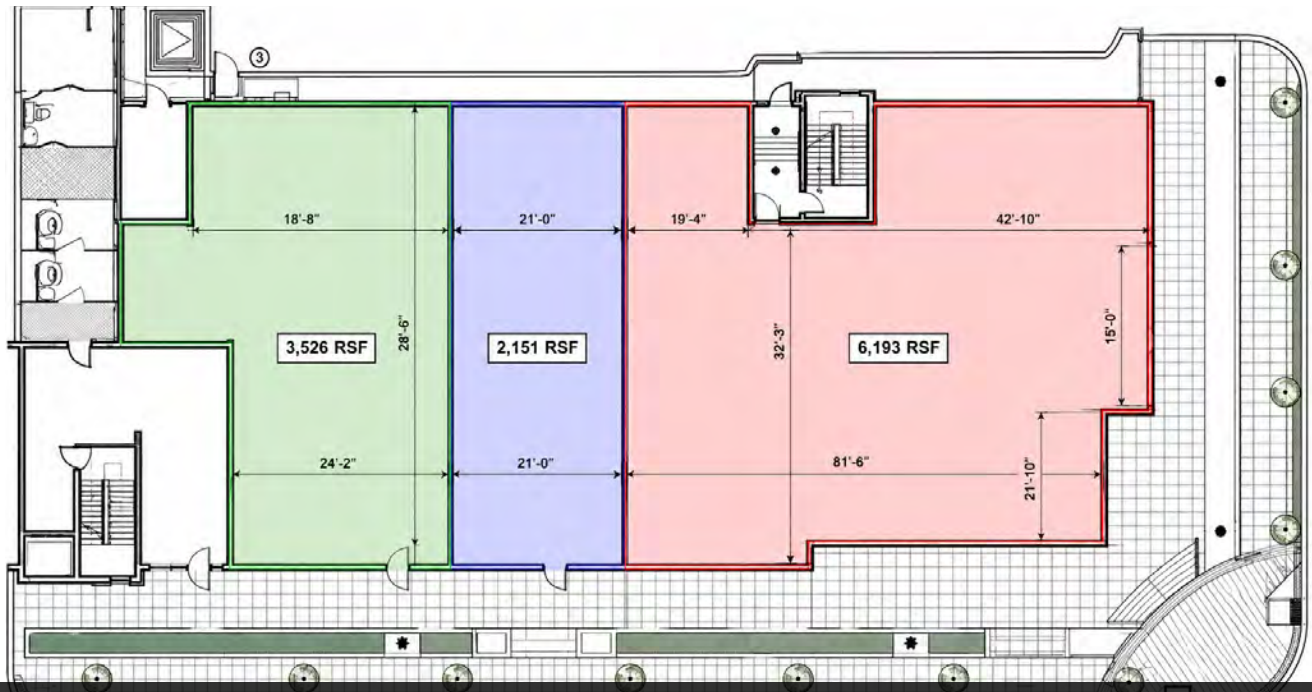
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FLOOR PLANS

THE RIVERFRONT AT PROMENADE PARK



Northwest Floor Plan



Southwest Floor Plan



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ADDITIONAL PHOTOS

THE RIVERFRONT AT PROMENADE PARK



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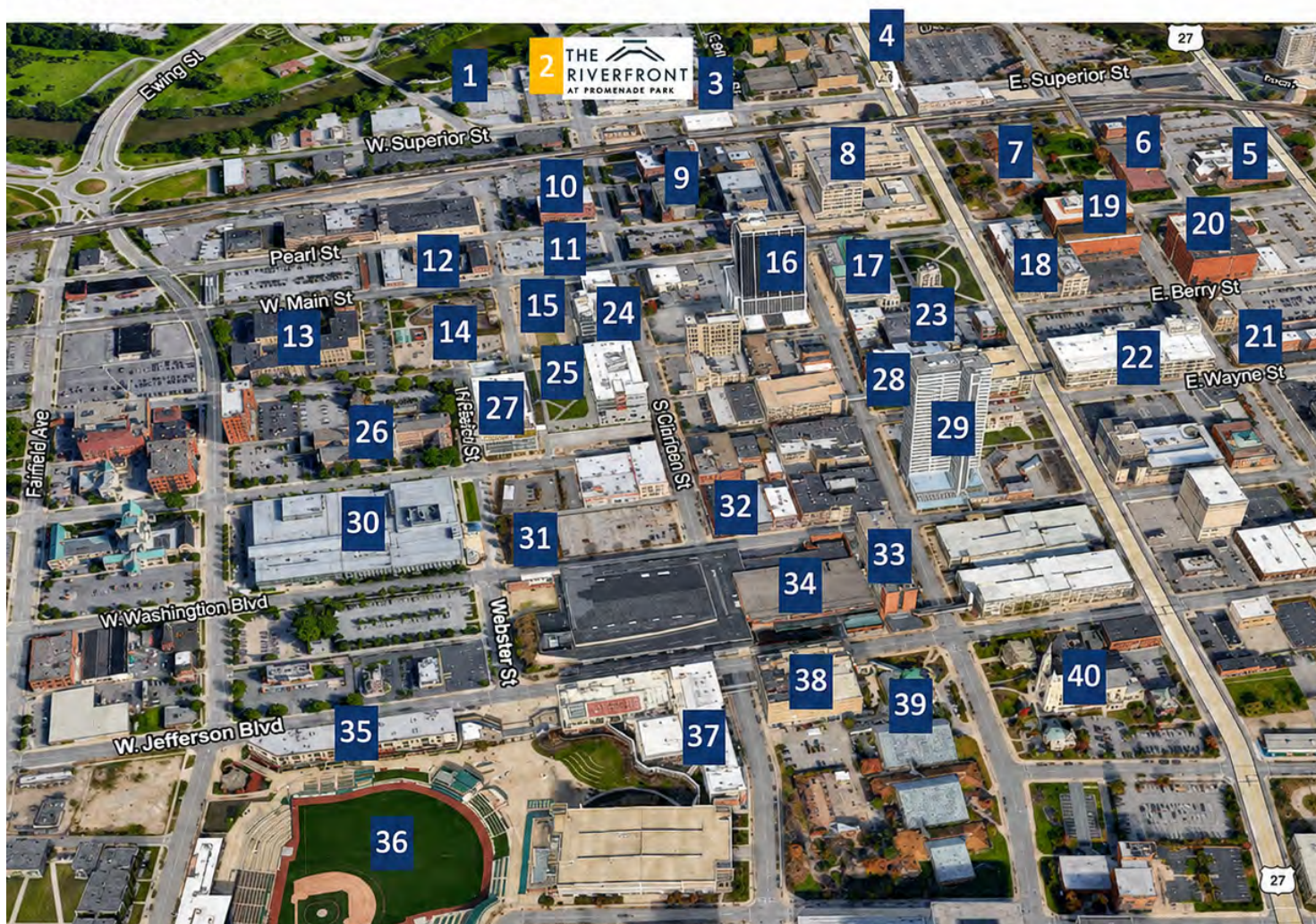


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DOWNTOWN ATTRACTIONS

THE RIVERFRONT AT PROMENADE PARK

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



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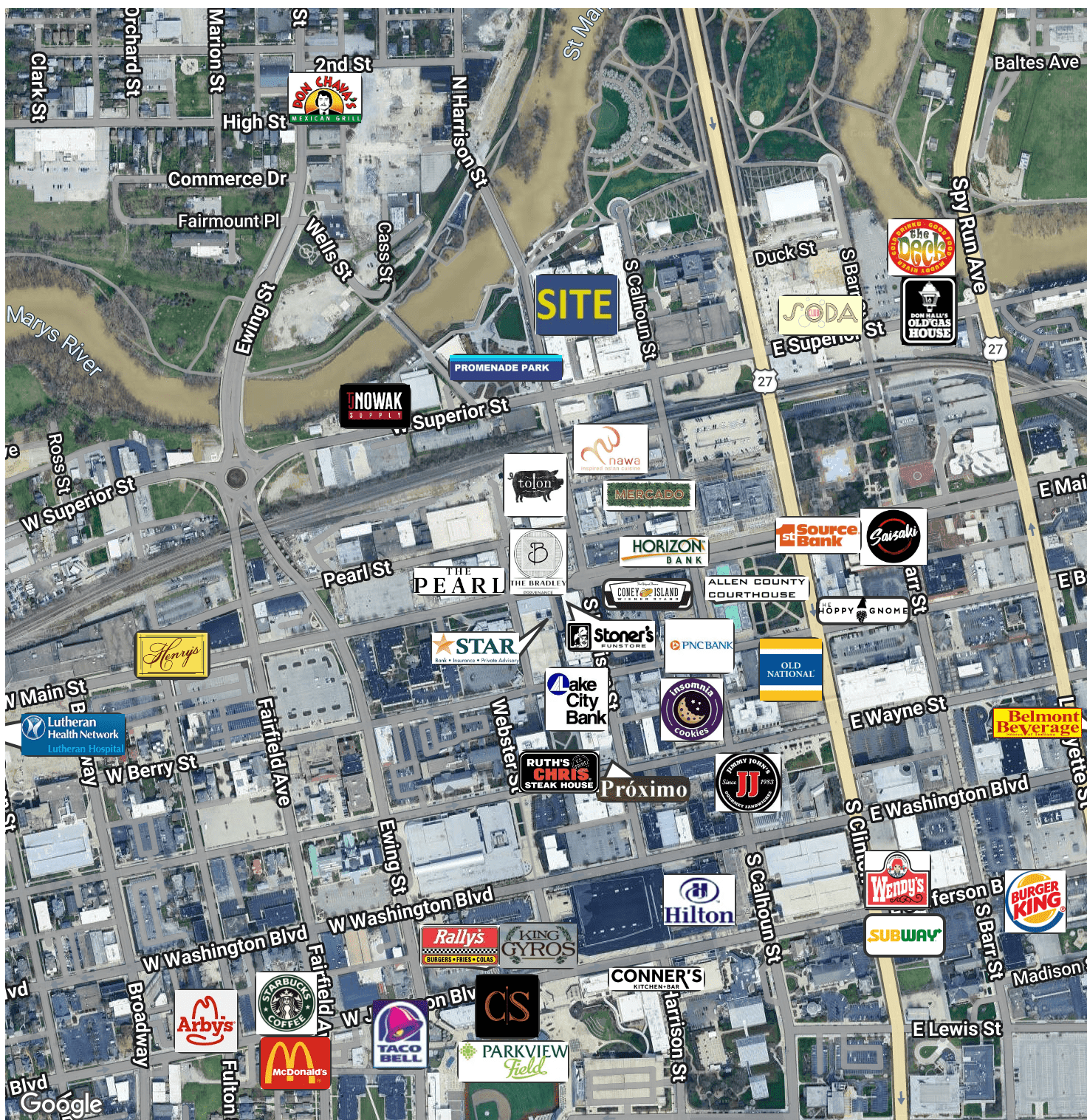
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RETAILER MAP

THE RIVERFRONT AT PROMENADE PARK



the Zacher company

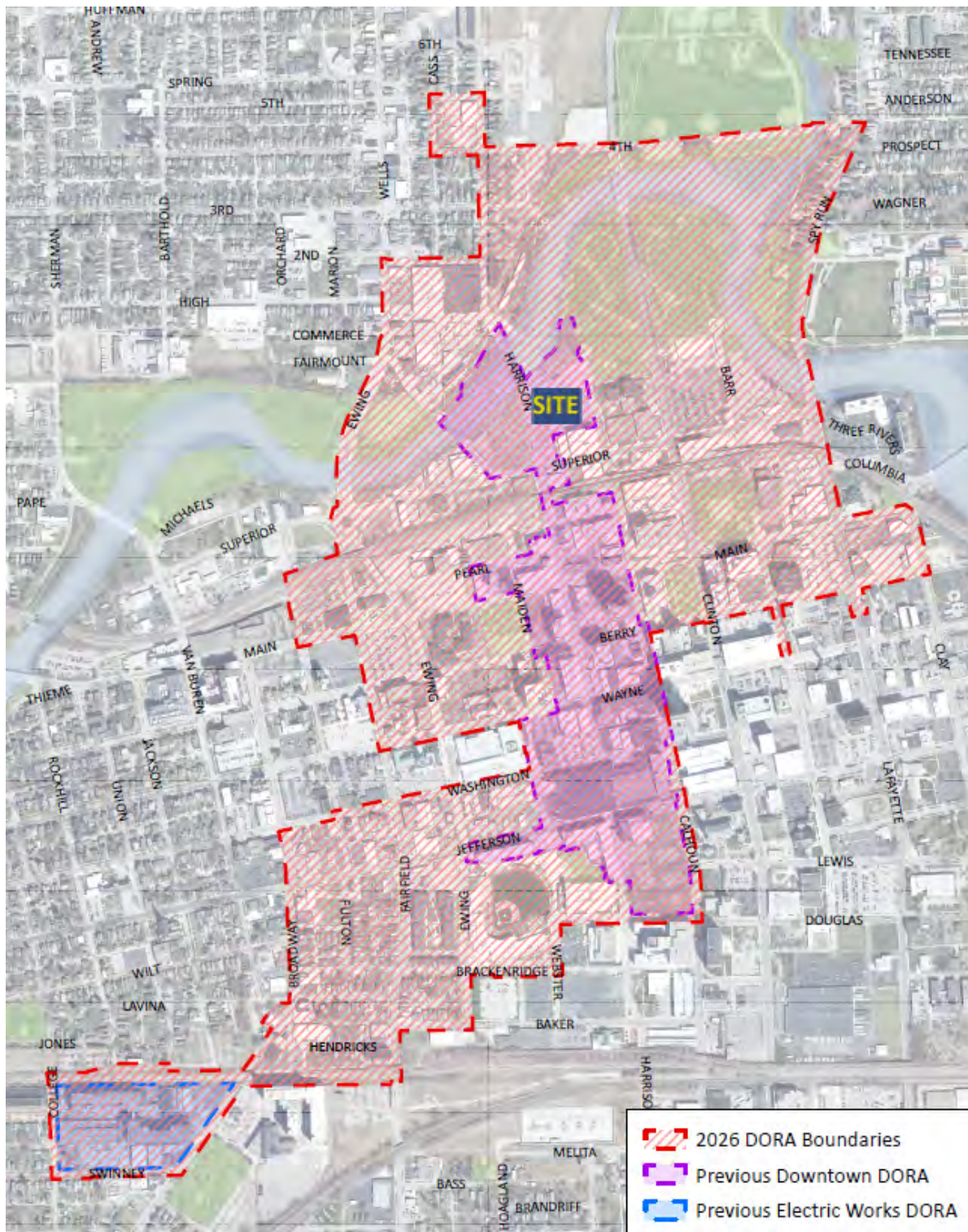
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RIVERFRONT MOMENTUM

THE RIVERFRONT AT PROMENADE PARK



Riverfront Momentum

The Riverfront at Promenade Park is a premier mixed-use development that builds upon the transformative momentum of Fort Wayne's ongoing riverfront revitalization. Strategically located along the St. Marys River and directly across from Promenade Park, the city's signature riverfront destination, the project creates a vibrant connection between downtown living, commerce, and recreation. The development features nearly 230 luxury residential apartments, a 900-space parking garage, and thoughtfully designed office and retail space, creating a dynamic environment for residents, businesses, and visitors alike.



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ABOUT FORT WAYNE

Fort Wayne is the second largest city in Indiana with a population of 273,203 (population estimate July 1, 2024 US Census Bureau), while Northeast Indiana has a regional population of 816,077 (Greater Fort Wayne Inc.). The Fort Wayne metropolitan area includes Allen, Wells and Whitley Counties. The US Census estimate as of July 1, 2024 places the population of this area at 462,978.

ALLEN COUNTY

(U.S. Census estimates July 1, 2024)

Population: 399,295

Households: 154,183

Median Age: 36.2 years

Median Household Income:

\$68,839



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ABOUT FORT WAYNE



Fort Wayne International Airport



Amazon



Downtown Fort Wayne

- **Fort Wayne International Airport (FWA) is home to four major carriers:** Delta, United, American and Allegiant Air. There are weekly non-stop departures to Orlando, Tampa, Atlanta, Dallas, Sarasota, Las Vegas (seasonal), Philadelphia, Myrtle Beach (seasonal), Chicago, Detroit, Phoenix, Minneapolis, Fort Meyers and Charlotte.

- **Downtown Fort Wayne has several exciting new developments** that are under construction or have been announced. Both the Riverfront at Promenade Park and Electric Works opened in 2022 with many announced office and retail users; The Pearl, a 35,000 SF mixed-use development, located at Main and Pearl Streets, is under construction. STAR Financial Bank relocated its headquarters from Berry Street to Main Street.

- **Amazon has built 2 facilities** in Fort Wayne, one on Airport Expressway and the other on US 30.

- **Fort Wayne offers competitive labor costs.** The median hourly wage for production occupations is \$21.87 per hour. (Bureau of Labor Statistics, May 2022)

- **Greater Fort Wayne serves as a regional business hub** for northeast Indiana, with primary employment concentration in the healthcare, medical devices, manufacturing, communications, engineering, government and financial services industries and is home to companies that include Parkview Health, Lincoln Financial Group, Dana Corp, Franklin Electric, IPFW, Vera Bradley and Steel Dynamics.



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ABOUT FORT WAYNE



Parkview Field



Fort Wayne Children's Zoo



Lakeside Park Rose Garden

- **Indiana ranks 9th** in the 2023 US tax index in the United States. (2023 Tax Foundation stats)

- **Northeast Indiana is an attractive location for companies to invest.** With a convenient location, low cost of doing business, diverse workforce and abundant resources, Fort Wayne and the surrounding region is an excellent place to do business.

- **Fort Wayne is home to a championship International Hockey League team (Komets) and a Class A minor league baseball team (TinCaps)** – whose ballpark, Parkview Field, has been named multiple times as the #1 ballpark for the minor league division.

- **In Fort Wayne, take a walk on the wild side and visit the Fort Wayne Children's Zoo,** which was previously ranked one of the Nation's "Top Ten Zoos for Kids" by TripAdvisor.

- **The region hosts a wide variety of cultural activities,** from symphony orchestra and art openings to museums and ballets. From artistic boutiques to outdoor malls, shopping certainly isn't in short supply either.

- **Fort Wayne's award-winning park system offers dozens of options for great, free outdoor fun.** Discover trails, biking, tennis, pools, spraygrounds, golfing, mountain bike trails, fishing and so much more.

- **Indiana is ranked first in the Midwest for business,** the fifth year in a row by Chief Executive magazine. (April 2024)

- **Low cost living,** big city amenities and a thriving business climate.



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ABOUT FORT WAYNE



Fort Wayne is centrally located in the Great Lakes region with convenient access to major Midwest markets.



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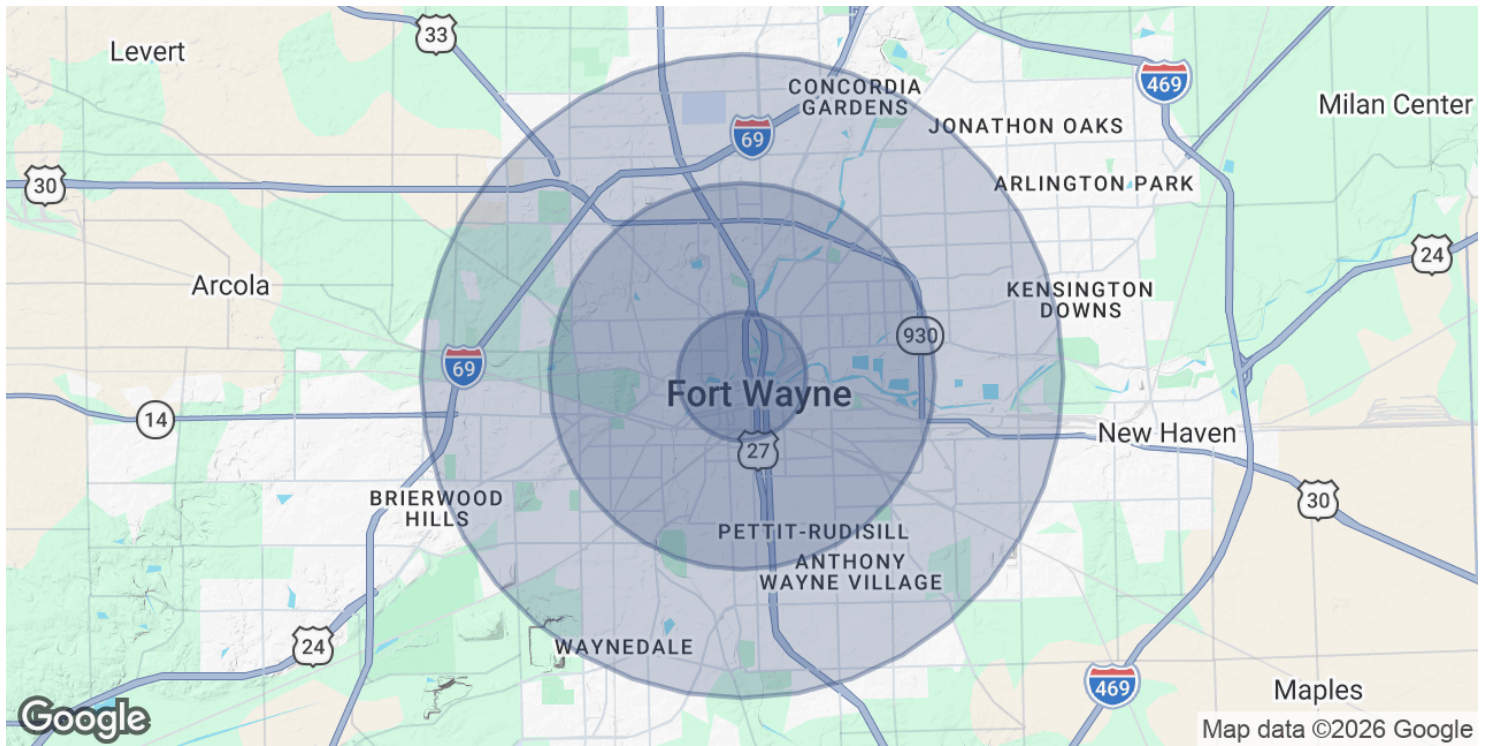
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,386	89,336	181,994
Average Age	33.8	33.5	34.6
Average Age (Male)	36.2	32.8	33.4
Average Age (Female)	33.4	34.3	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,275	36,922	75,261
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$58,057	\$63,050	\$67,473
Average House Value	\$140,841	\$135,072	\$149,012

2023 American Community Survey (ACS)



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