



FOR **LEASE** OFFICE  
PROPERTY

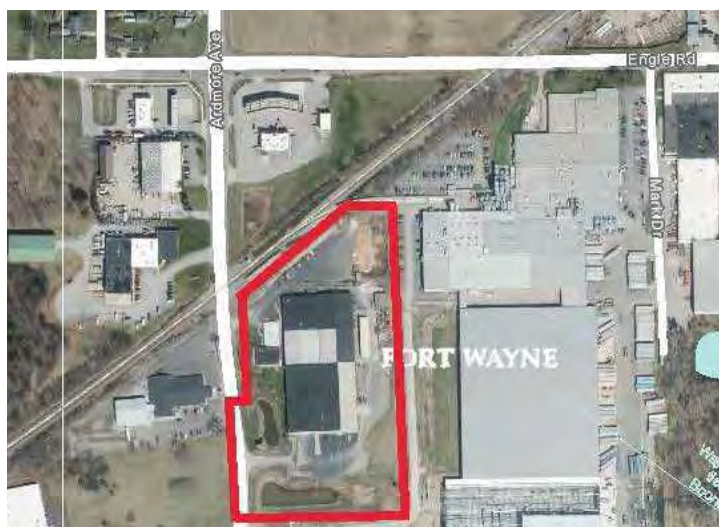


4423 Ardmore Avenue  
Fort Wayne, IN 46809

# 7,992 SF Office Space Available

## About The Property

- Tenant friendly rental rate
- Located near Engle Rd./Ardmore Ave. intersection
- Fenced-in outdoor storage capability
- Ability to be demised for multi-tenant purposes
- High visibility along Engle Rd.
- Lease rate: \$6.50 SF/yr. NNN



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# PROPERTY INFORMATION

**7,992 SF OFFICE SPACE AVAILABLE**

## BUILDING LOCATION/SIZE/ZONING

Street Address	4423 Ardmore Avenue
City, State, Zip	Fort Wayne, IN 46809
Building Size	7,992 SF
Site Acreage	8.80 Acres
Zoning	I1/Limited Industrial

## PRICE/AVAILABILITY

Available Space	7,992 SF
Lease Rate	\$6.50 SF/yr
Lease Type	NNN
Available	November 1, 2025

## BUILDING DATA

Date of Construction	1967
Building Type	Office

## POPULATION DEMOGRAPHICS

1 Mile	3,063
3 Miles	48,628
5 Miles	137,982

## FINANCIAL RESPONSIBILITIES

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

*\*Pro-rata share based on SF/area*

## NEARBY BUSINESSES

Sabert	Nelson Global
Touchet Performance Golf	Strahm Group
Fastenal	Hot Crews Inc.
Precision Mechanical Contractor	Perfect Steel Solutions
Alliance Tools	Fort Wayne Roofing
Scheerer McCulloch	Sycamore Transport
Sealed Air	Industrial Engineering



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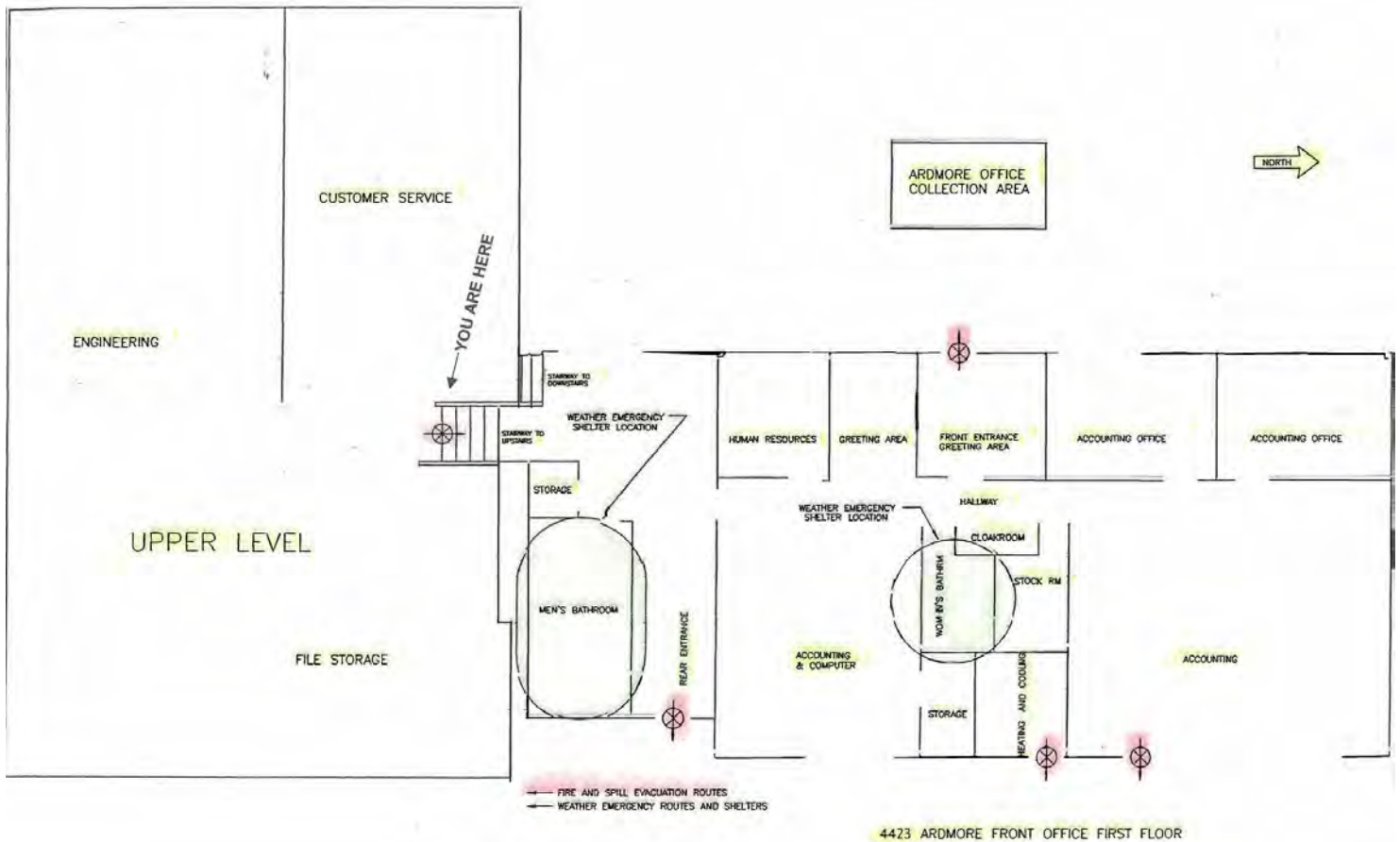
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# FLOOR PLAN

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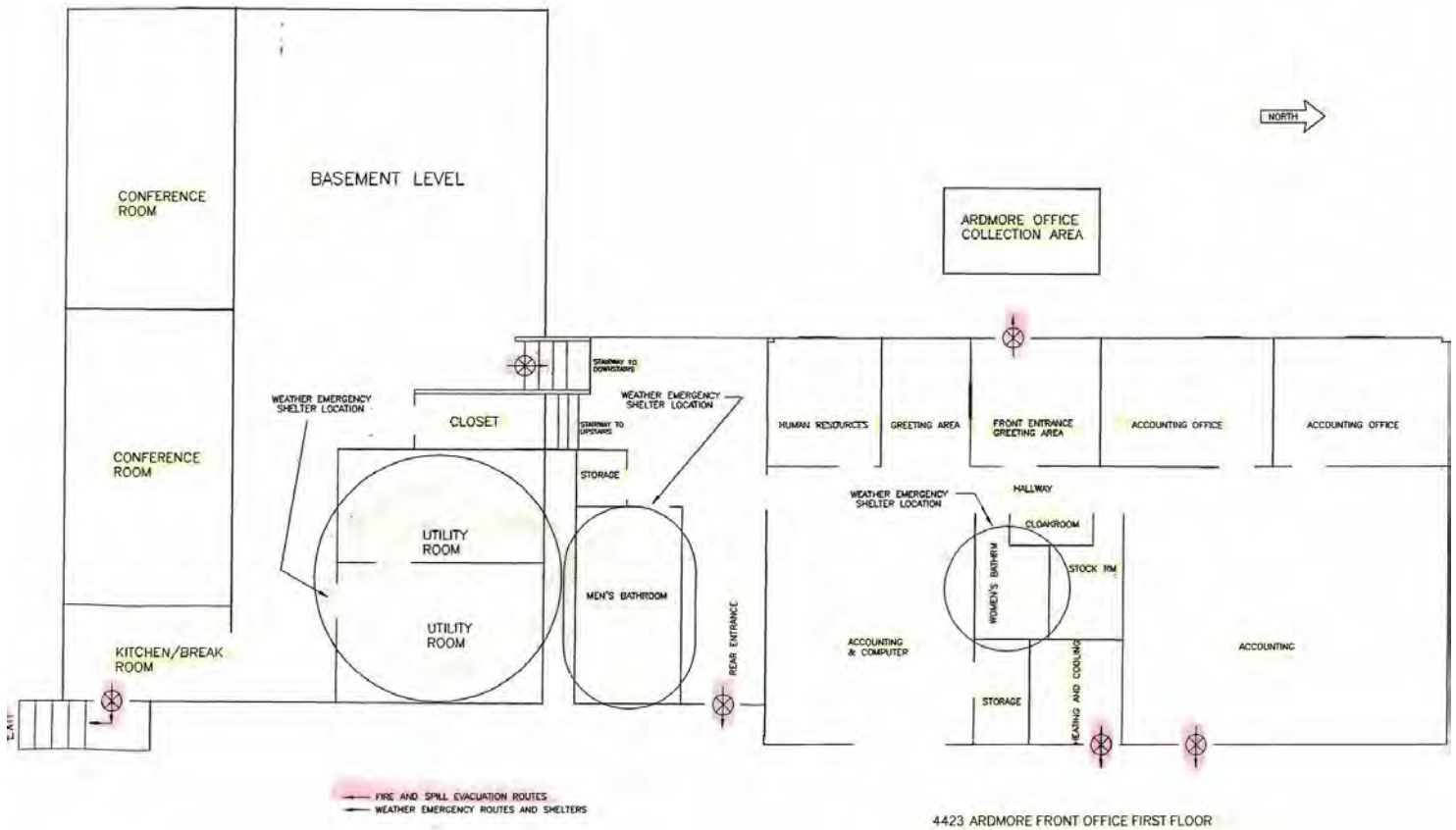
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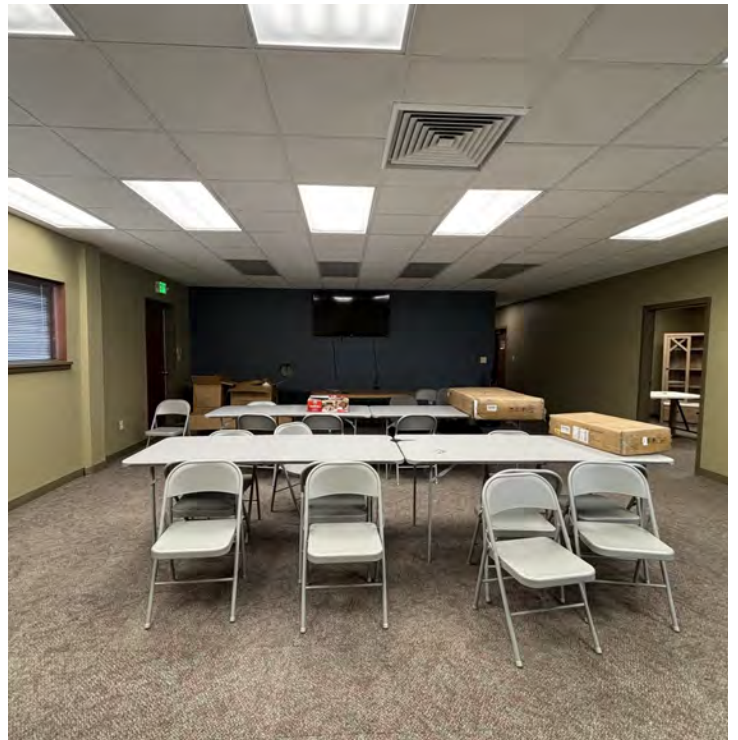
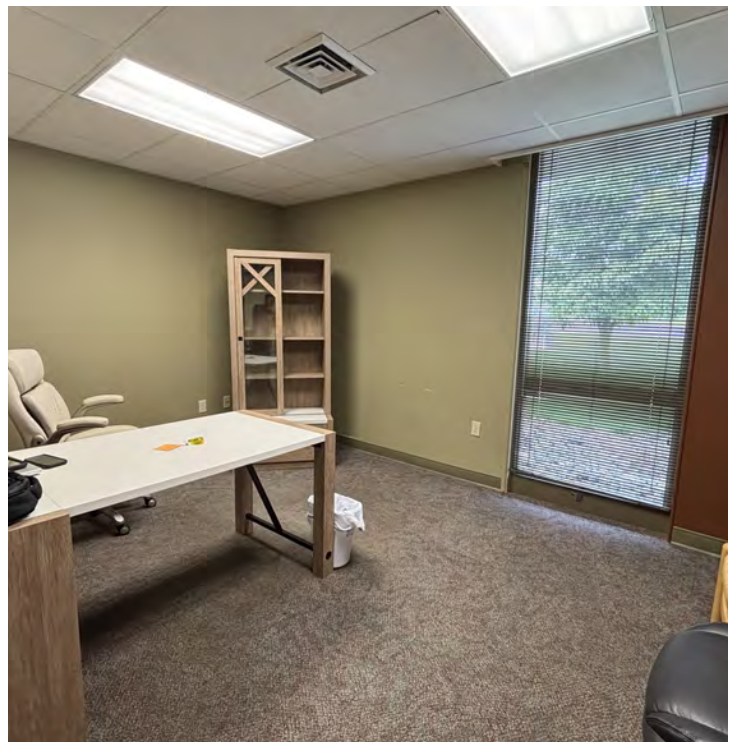
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# ADDITIONAL PHOTOS

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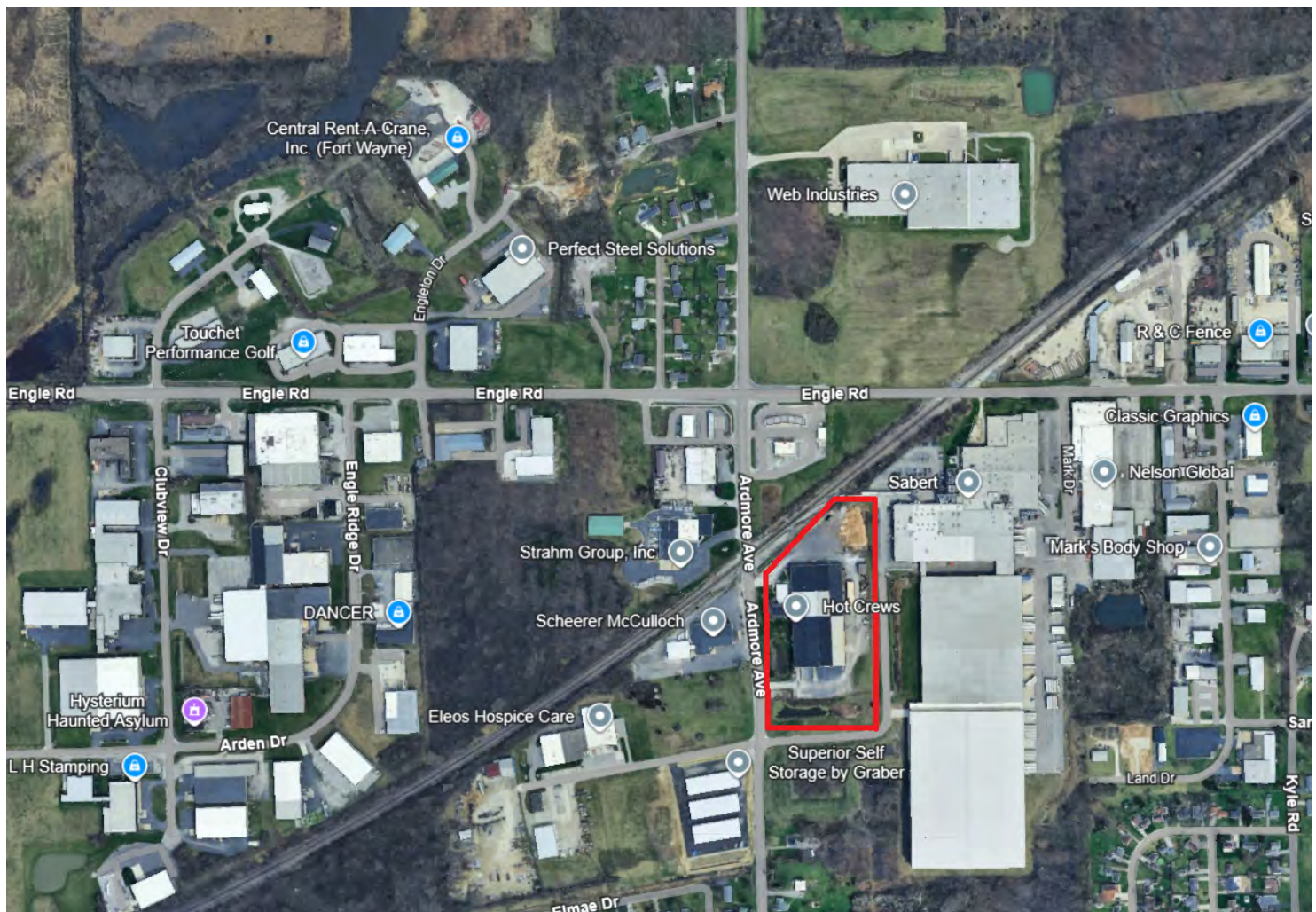
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# AERIAL MAP

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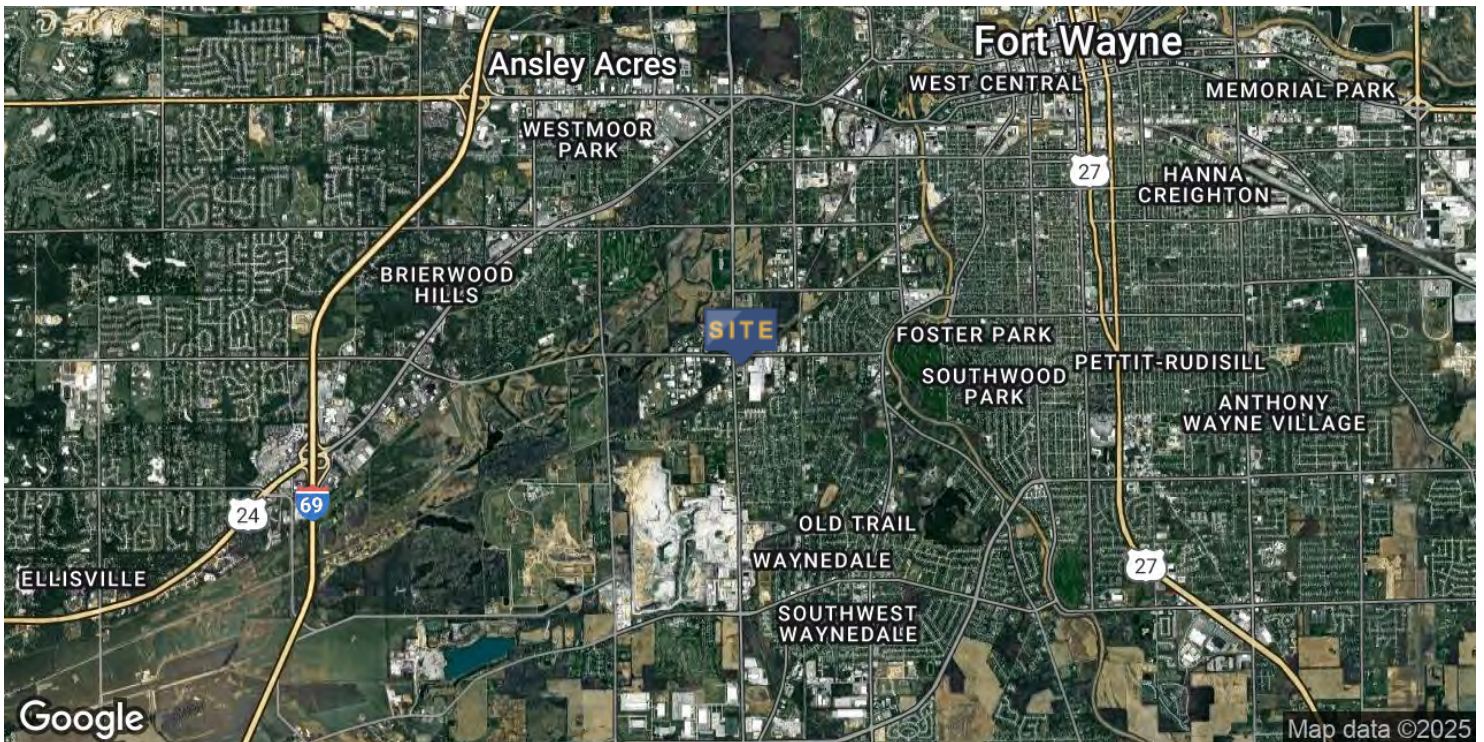
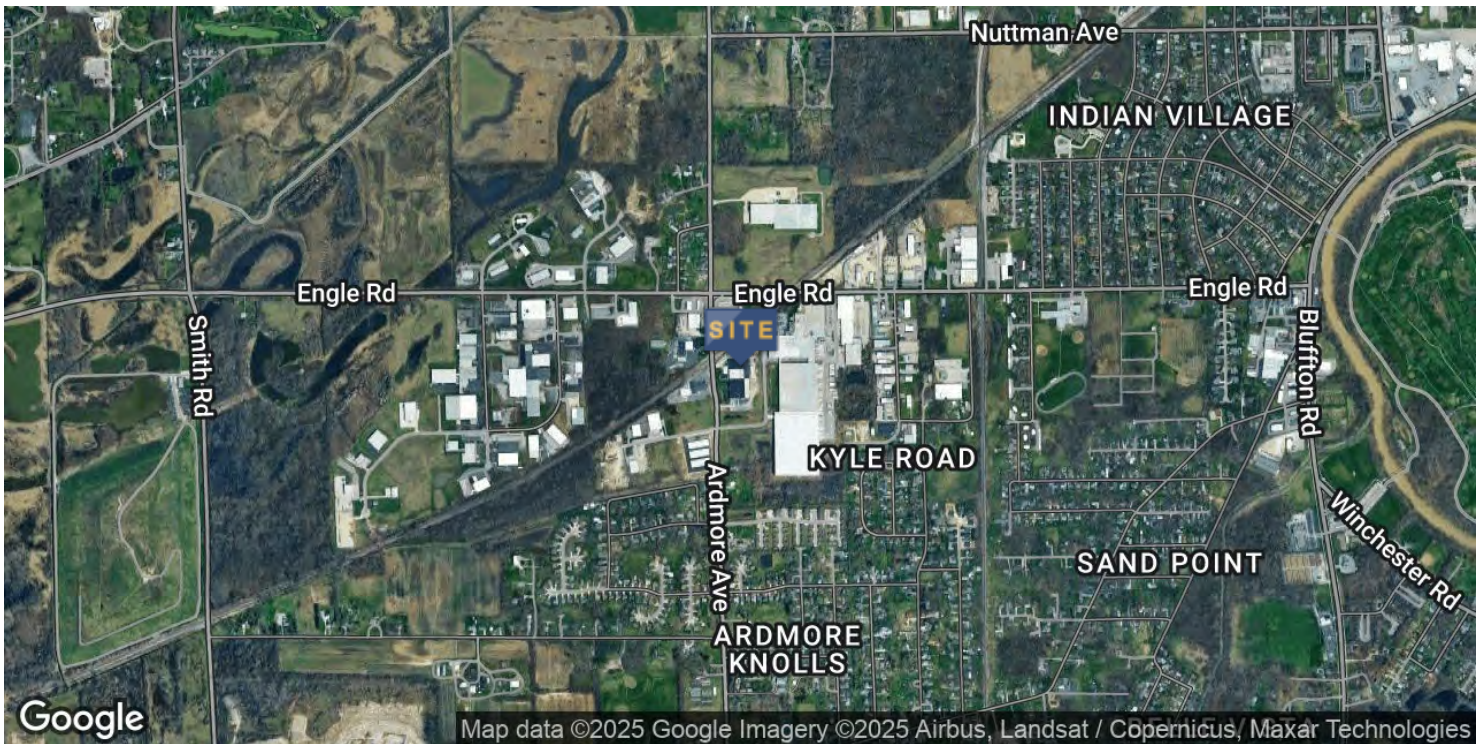
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# LOCATION MAP

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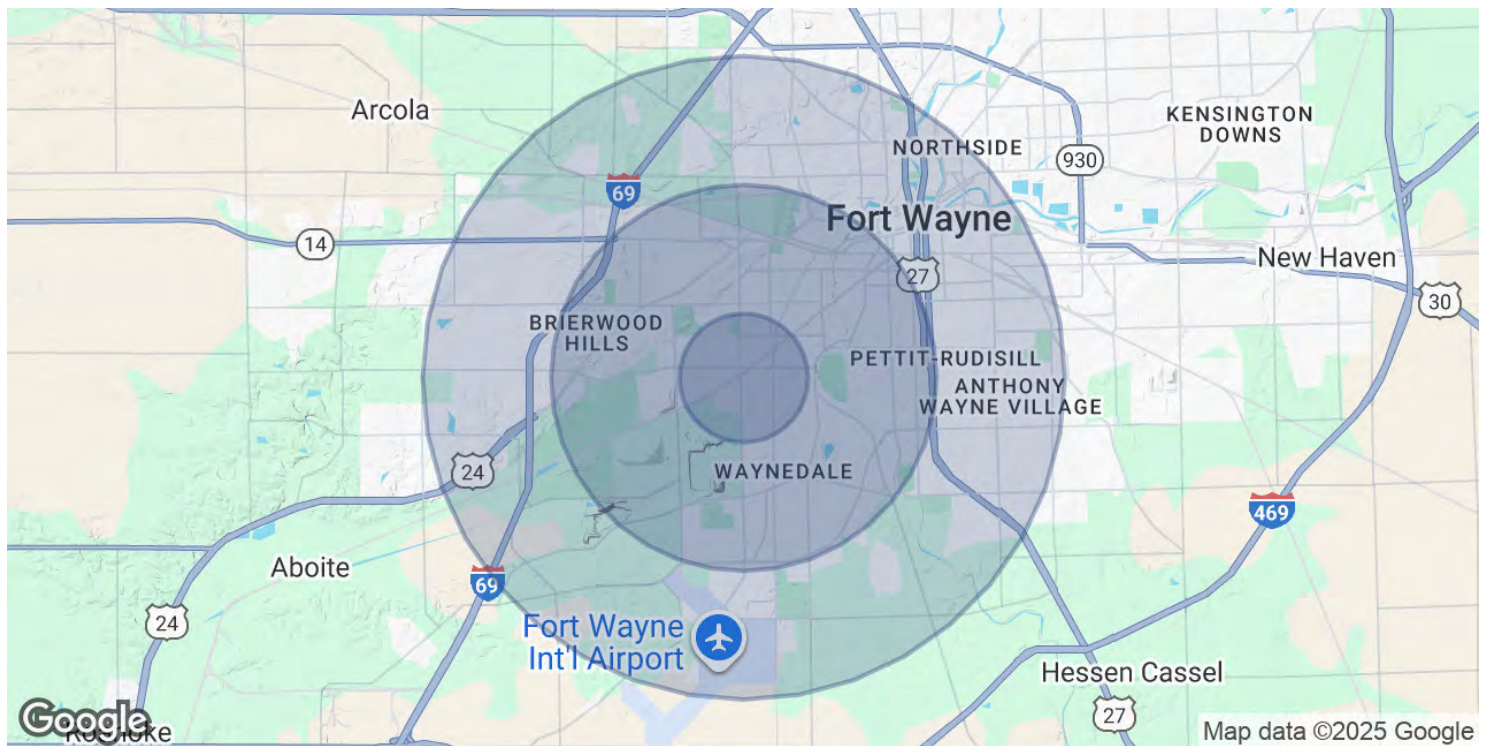
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,063	48,628	137,982
Average Age	43.7	36.2	35.6
Average Age (Male)	42.1	34.9	34.5
Average Age (Female)	43.1	37.6	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,336	22,855	63,389
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$62,715	\$52,578	\$53,952
Average House Value	\$92,588	\$103,579	\$107,825

2020 American Community Survey (ACS)



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