

BND

COMMERCIAL

COMMERCIAL PROPERTY FOR LEASE

2,340 SF

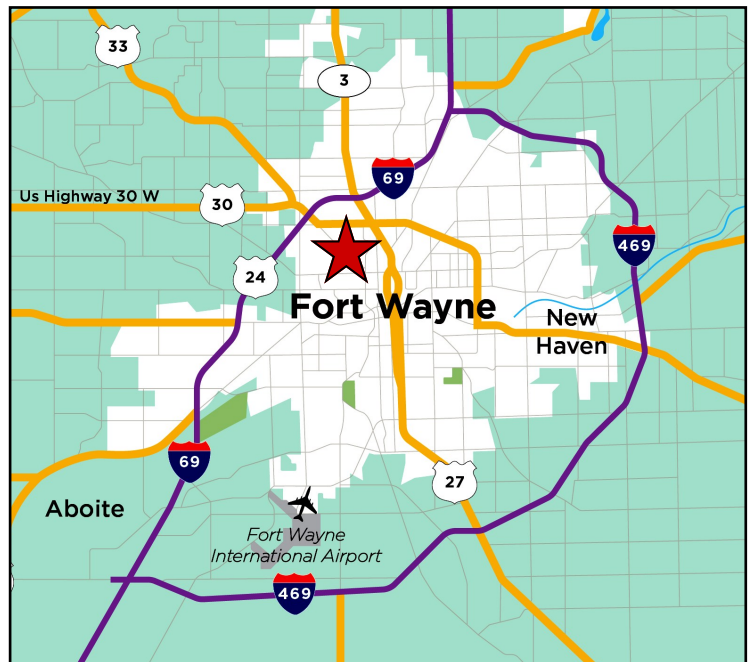
1320 GOSHEN AVENUE
FORT WAYNE, INDIANA



HIGHLIGHTS:

- Commercial Zoning
- Masonry Building
- Paved Parking
- Large Lighted Pole Sign with Reader Board

Lease Price: **\$3,000 Per Month**
Triple Net



O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115
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Austin Hoskins

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1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net



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1320 GOSHEN AVENUE
FORT WAYNE, INDIANA

Property Highlights

Parcel Number	02-07-34-202-009.000-073
Address	1320 Goshen Avenue
City / State / Zip	Fort Wayne, IN 46808
Sale / Lease	Lease
Available Space	2,340 SF
Total Building Size	2,340 SF
Land Size	1.01 Acres (excluding cell tower)
Zoning	C4
Parking	Asphalt (15,250 SF), ±30 Parking Spaces
Traffic Count	12,686 VPD (2024)
Nearest Highway	US 930
Distance to Interstate	2 Miles to I-69
Distance to Airport	8 Miles to FW International Airport
Current Use	Car Lot

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,511	63,689	168,402
Avg. H/H Income	\$64,622	\$68,536	\$73,294

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

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FOR LEASE****2,340 SF****1320 GOSHEN AVENUE
FORT WAYNE, INDIANA****Building Information**

Construction Type	Masonry
Construction Year	1987
Number of Floors	One
Roof	Flat
Foundation	Concrete
Lighting	Fluorescent
Heating System	Gas Forced Air
Electric	TBD
Air Conditioning	Office
Sprinkler System	No
Restrooms	One
Ceiling Height	10' - 11' 3"
OH Doors	Eight



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Lease Information

Lease Rate / Month	\$3,000.00/Month
Term of Lease	3 to 5 Years
Type of Lease	Triple Net

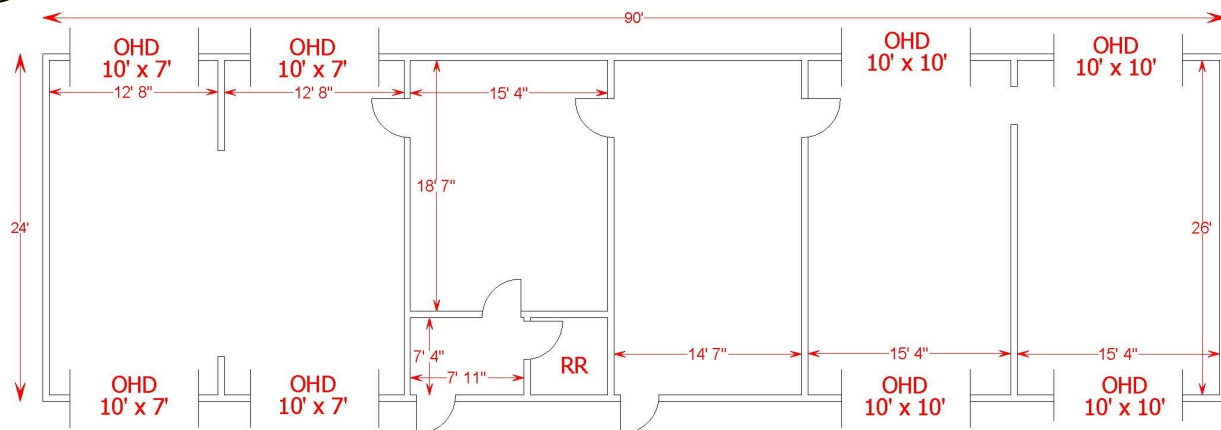
Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax	Tenant	\$3,645 (2025)
Building Insurance	Tenant	
Interior Maintenance	Tenant	
Exterior Maintenance	Tenant	
Roof / Structure	Landlord	
Lawn / Snow	Tenant	

Utilities

	Company
Gas	NIPSCO
Electric	I & M
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Floor Plan



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