



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
- Within Designated Outdoor Refreshment Area (DORA)
- \$22.00 - \$24.00 SF/yr Modified Gross



the
Zacher
company

EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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		Ask Broker

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



EVAN RUBIN
 VP of Brokerage
 erubin@zacherco.com
 260.422.8474

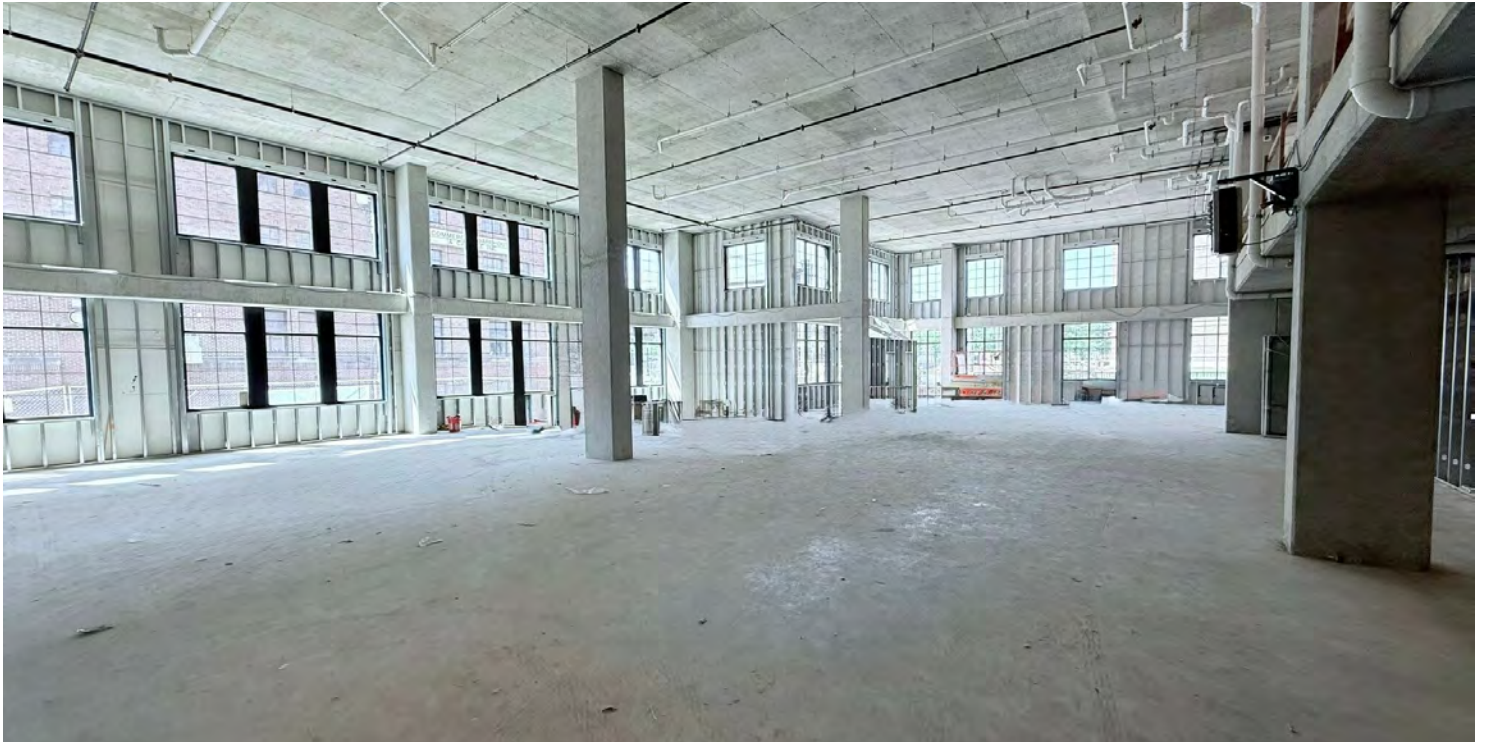
STEVE ZACHER
 SIOR, CCIM, Managing Broker
 szacher@zacherco.com
 260.422.8474



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.

ADDITIONAL PHOTOS

THE LOFTS AT HEADWATERS PARK



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

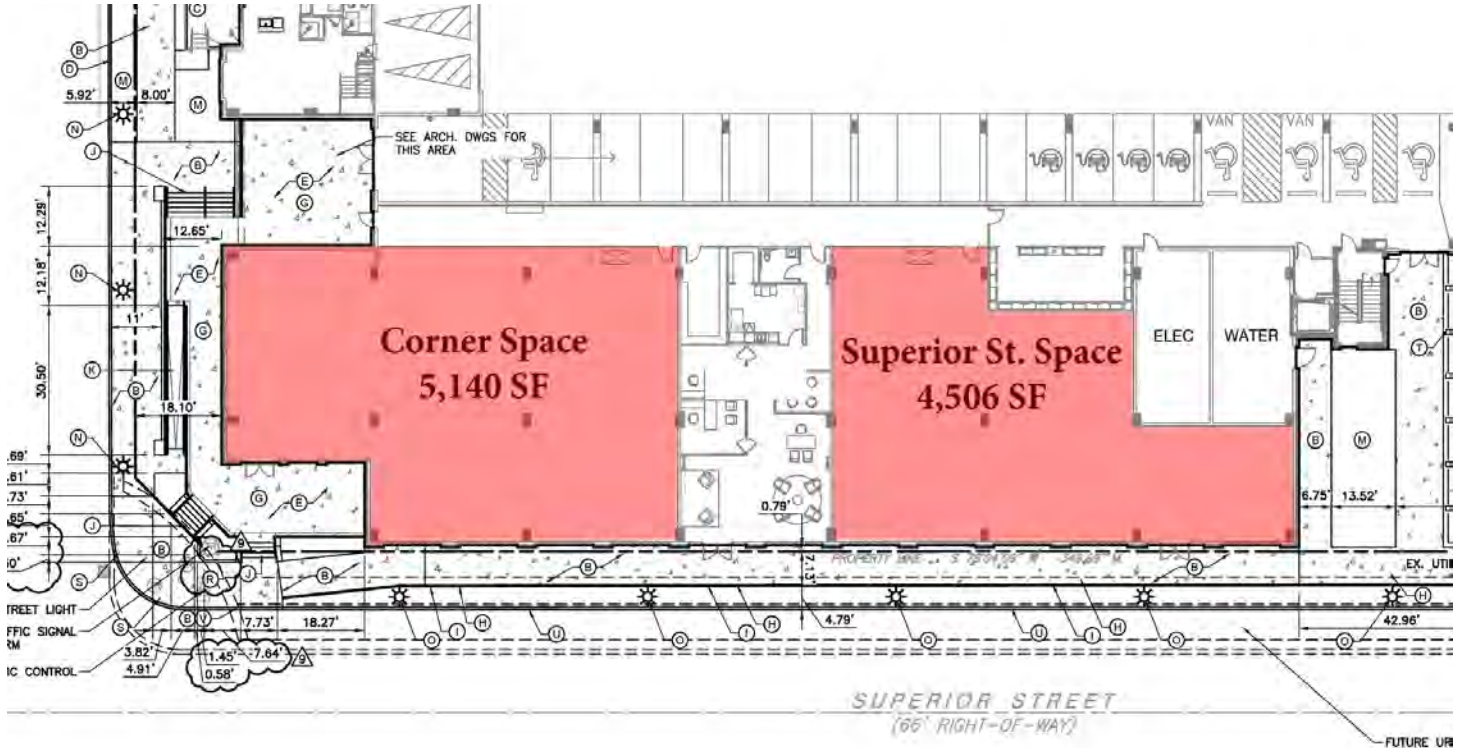
STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474



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.

FLOOR PLAN

THE LOFTS AT HEADWATERS PARK



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

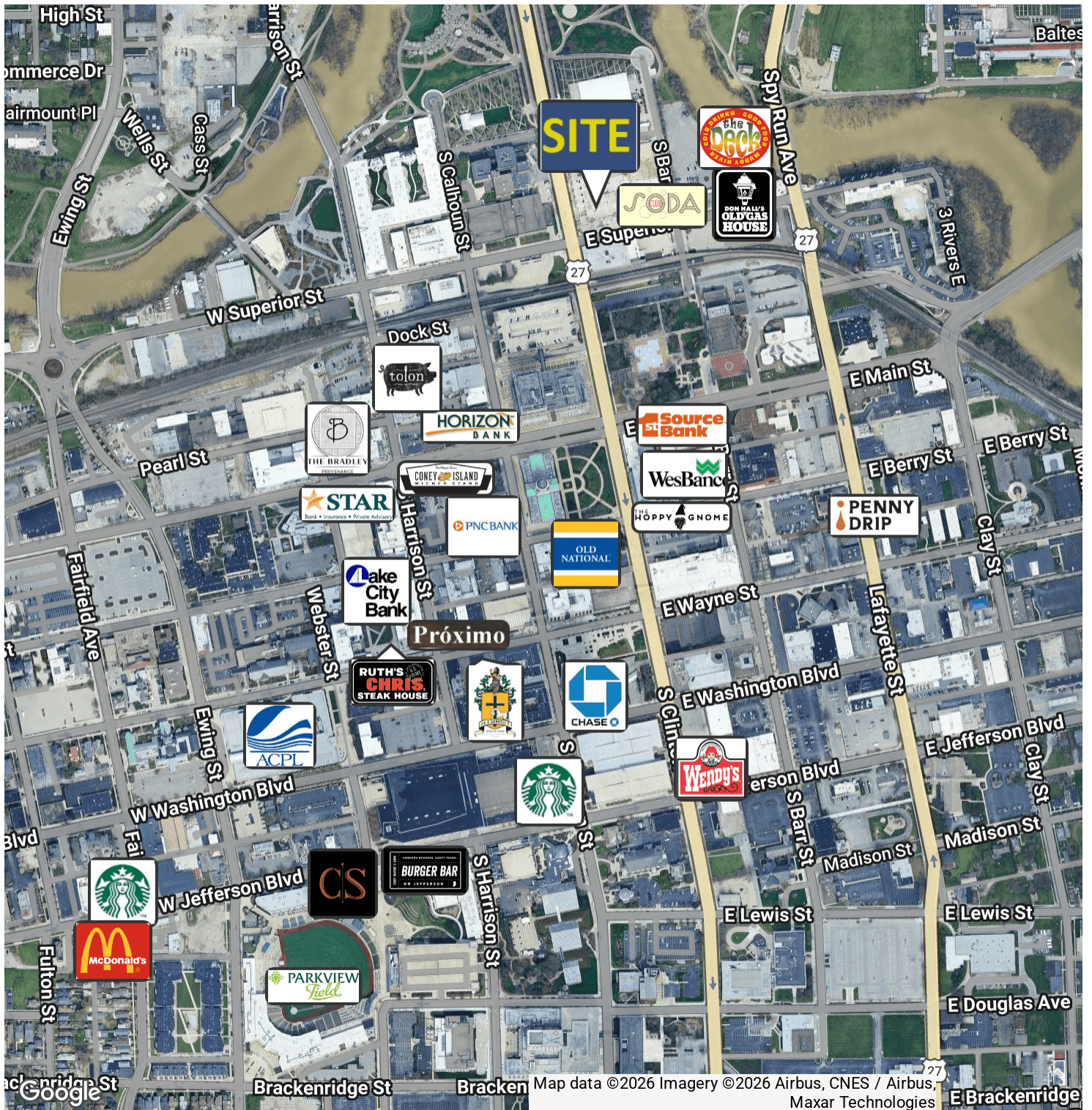
STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474



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.

RETAILER MAP

THE LOFTS AT HEADWATERS PARK



EVAN RUBIN
 VP of Brokerage
 erubin@zacherco.com
 260.422.8474

STEVE ZACHER
 SIOR, CCIM, Managing Broker
 szacher@zacherco.com
 260.422.8474



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.

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



EVAN RUBIN
 VP of Brokerage
 erubin@zacherco.com
 260.422.8474

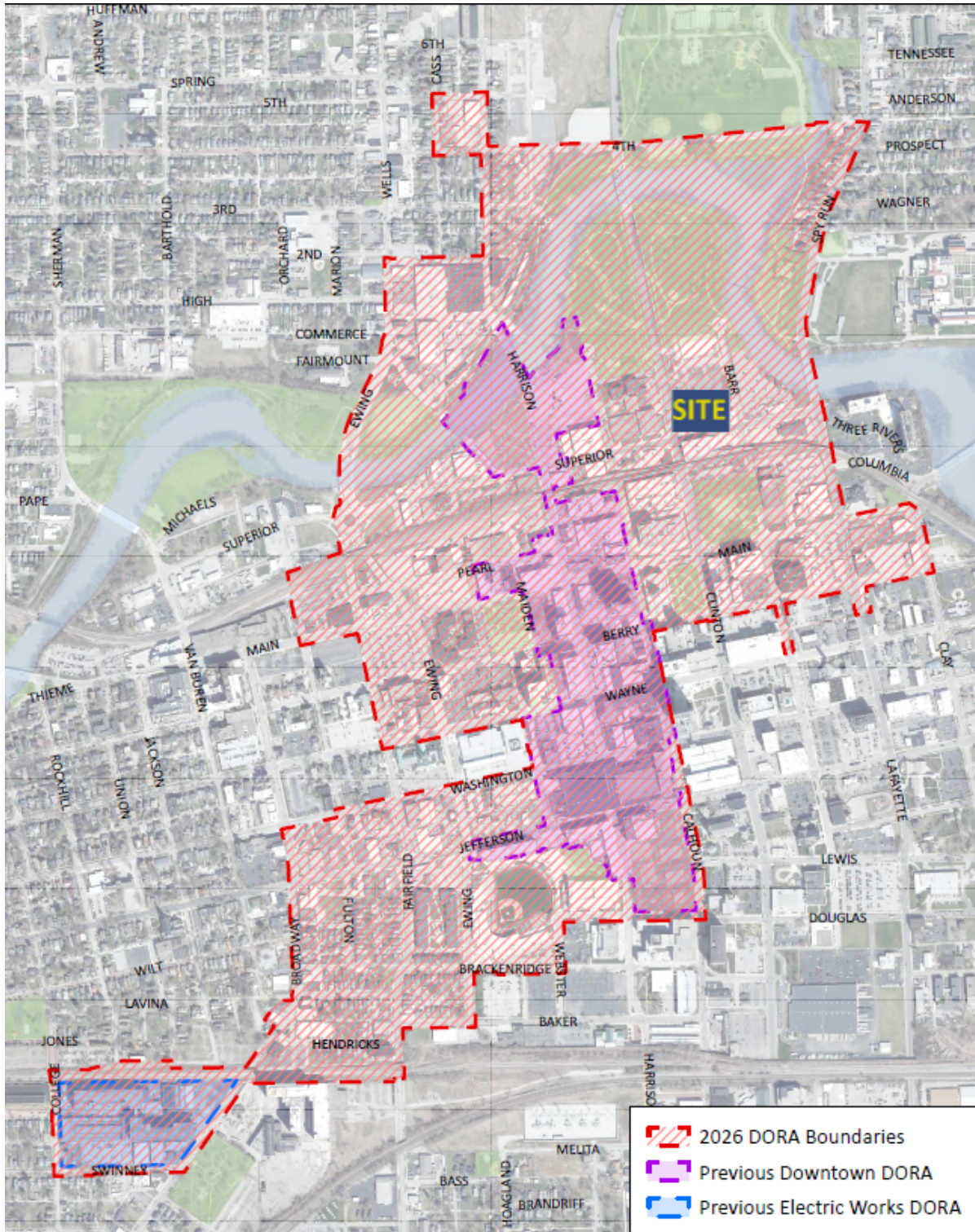
STEVE ZACHER
 SIOR, CCIM, Managing Broker
 szacher@zacherco.com
 260.422.8474



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.

DESIGNATED OUTDOOR REFRESHMENT AREA

THE LOFTS AT HEADWATERS PARK



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

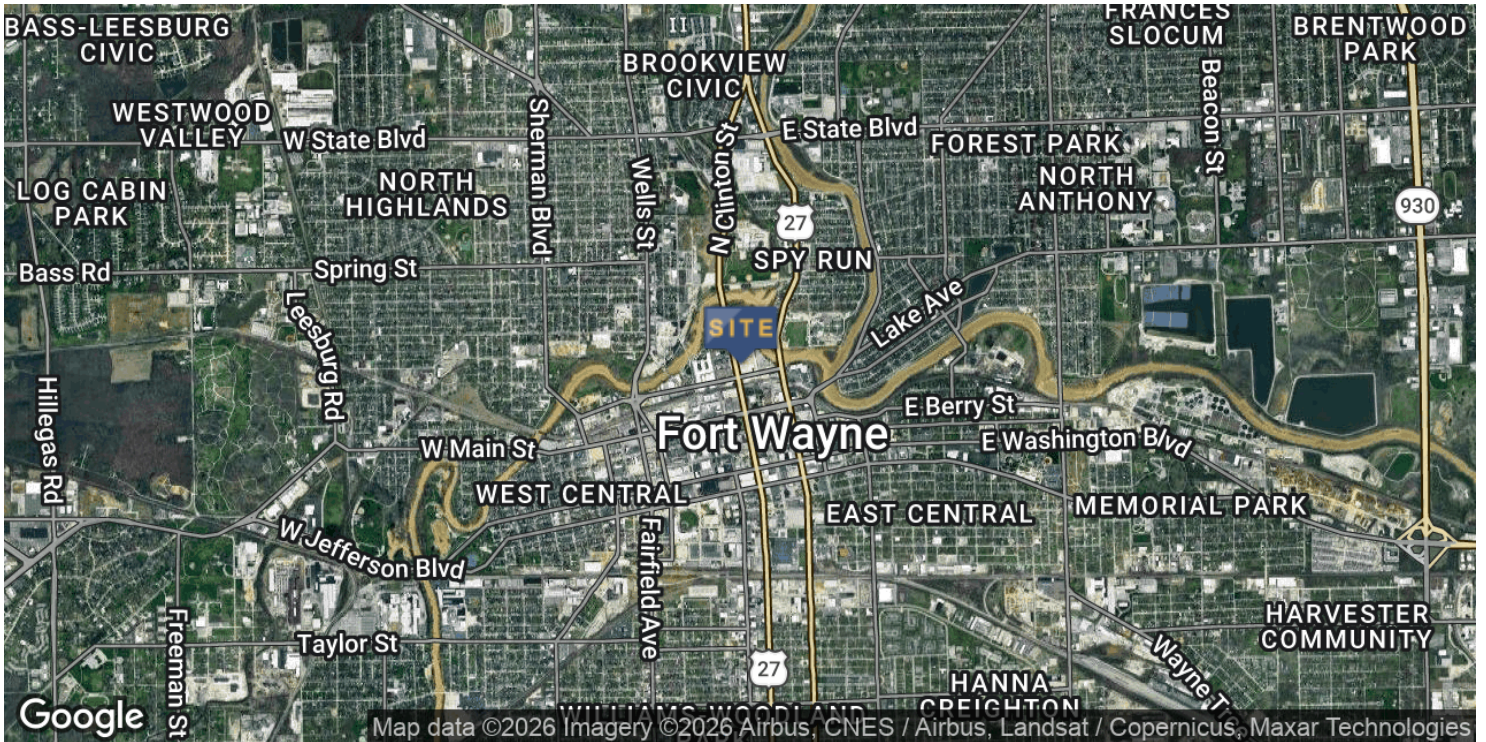
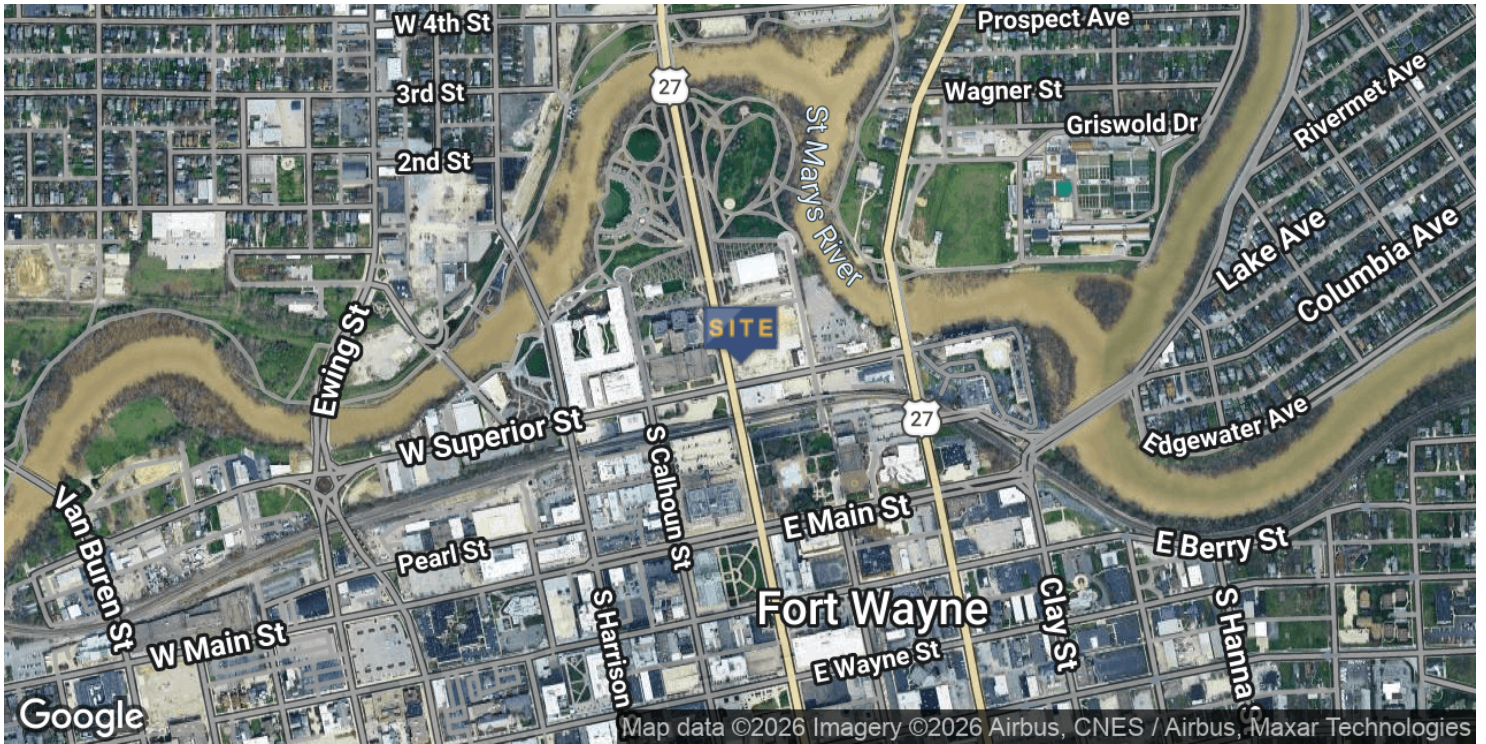
STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474



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.

LOCATION MAP

THE LOFTS AT HEADWATERS PARK



EVAN RUBIN
 VP of Brokerage
 erubin@zacherco.com
 260.422.8474

STEVE ZACHER
 SIOR, CCIM, Managing Broker
 szacher@zacherco.com
 260.422.8474



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.

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



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474



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.

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.



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474



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.

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.



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474



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.

ABOUT FORT WAYNE



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



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

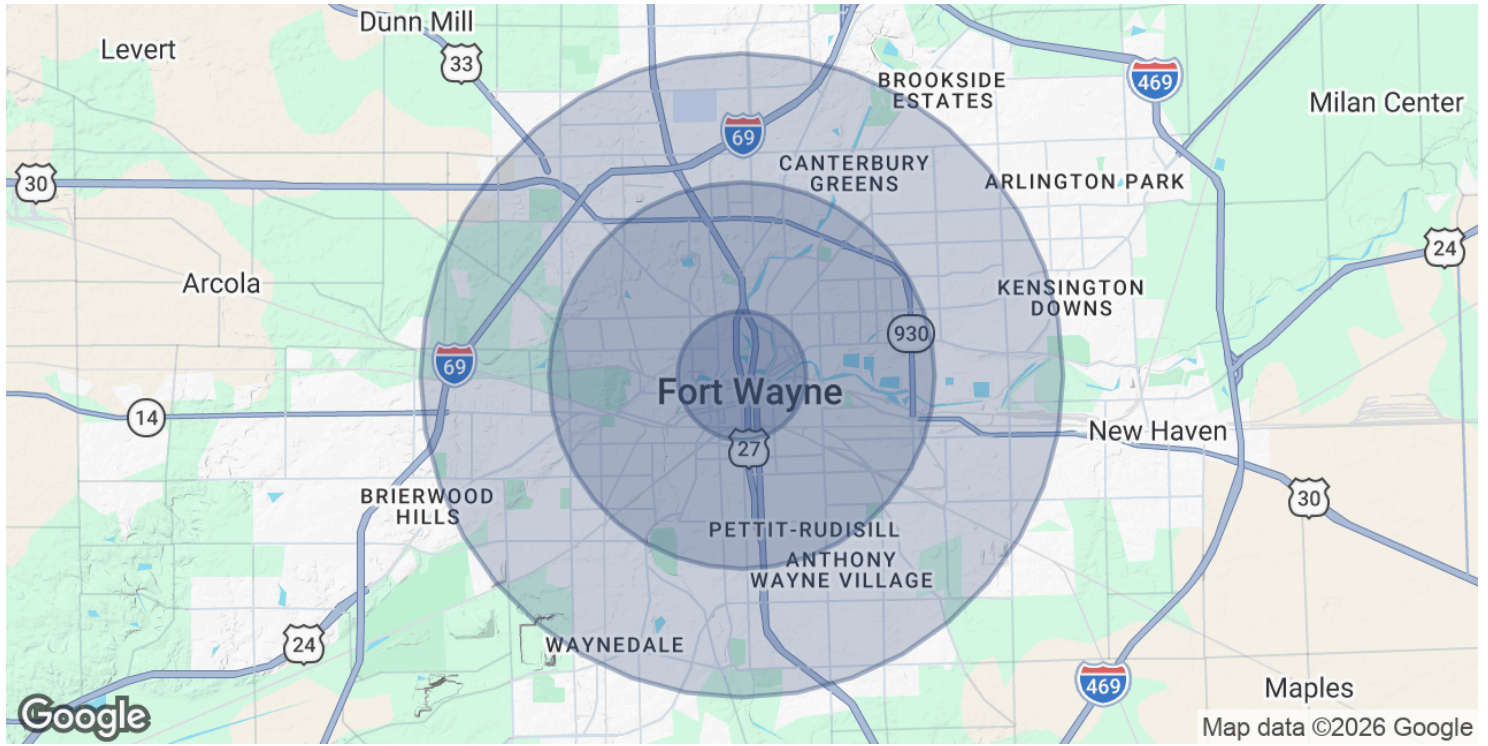
STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474



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.

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



EVAN RUBIN
 VP of Brokerage
 erubin@zacherco.com
 260.422.8474

STEVE ZACHER
 SIOR, CCIM, Managing Broker
 szacher@zacherco.com
 260.422.8474



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.