



Prime Downtown Retail Opportunity

236 E Wayne Street
Fort Wayne, IN 46802

RETAIL

FOR SALE

Corner Retail Lot in Busy Downtown Area

Discover the potential of this standout property located at the hard corner of Wayne and Barr Streets, right in the heart of downtown Fort Wayne. With 9,262 total square feet, this versatile building offers 6,298 SF of retail space plus a 2,964 SF raised warehouse, making it ideal for a wide range of business uses—from retail and showrooms to creative offices and studio space.

Property Highlights

- ▶ Cornerstone property in downtown Fort Wayne
- ▶ Excellent visibility
- ▶ Downtown Core zoning
- ▶ 25 parking spaces for easy in/out
- ▶ Adjacent to YLNI Barr St Farmers Market
- ▶ **FOR SALE: \$1,200,000**

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

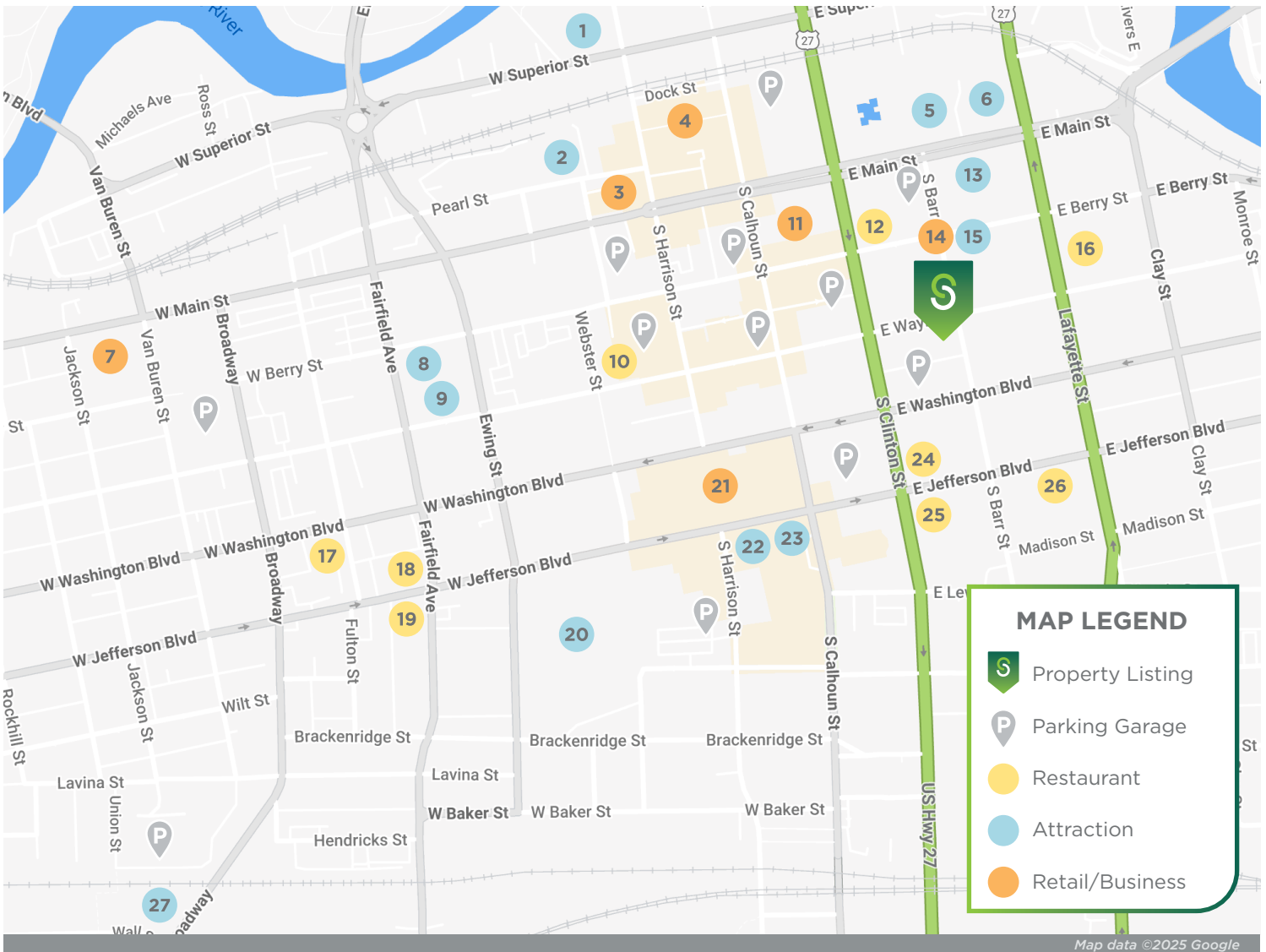
ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Prime Downtown Retail Opportunity

236 E Wayne Street
Fort Wayne, IN 46802



Downtown Attractions and Businesses

- | | | |
|--------------------------------------|--|--|
| 1. Promenade Park | 10. Ruth's Chris Steakhouse | 19. McDonald's |
| 2. Pearl Street Arts Center | 11. Allen County Courthouse | 20. Parkview Field |
| 3. The Bradley Boutique Hotel | 12. Hoppy Gnome | 21. Grand Wayne Convention Center |
| 4. The Landing District | 13. Auer Center for Arts & Culture | 22. Embassy Theatre |
| 5. Arts United Center | 14. YLNI Barr Street Farmers Market | 23. Botanical Conservatory |
| 6. Fort Wayne Museum of Art | 15. The History Center | 24. Wendy's |
| 7. Lutheran Downtown Hospital | 16. Penny Drip | 25. Burger King |
| 8. USF Performing Arts Center | 17. Arby's | 26. Subway |
| 9. The Bell Mansion | 18. Starbucks | 27. Electric Works |

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANGIE DAVIS

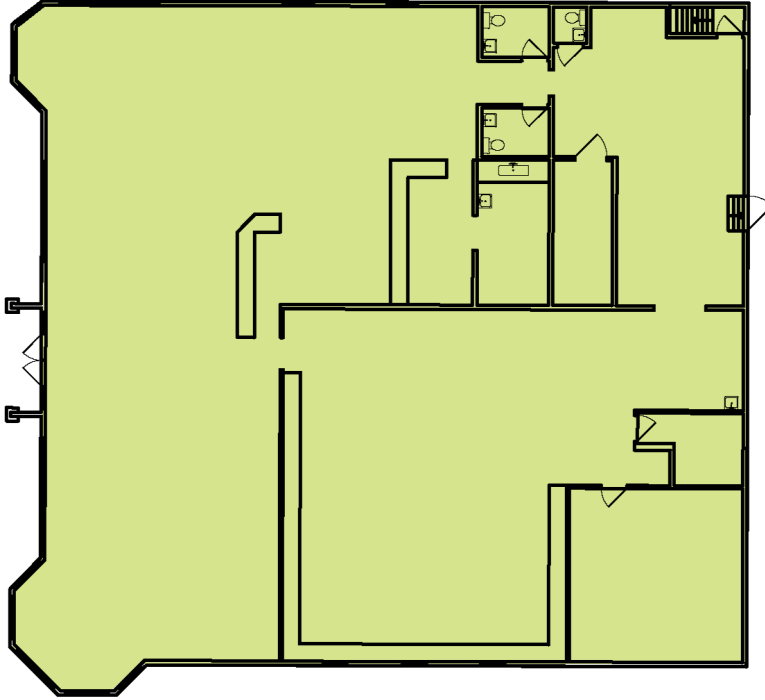
Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Prime Downtown Retail Opportunity

236 E Wayne Street
Fort Wayne, IN 46802

Floor Plans - 9,262 SF



**GROUND FLOOR
RETAIL SPACE**
6,298 SF

Floor plans may not be to scale.
Contact broker for detailed floor plan.



**ELEVATED SECOND
FLOOR WAREHOUSE**
2,964 SF



ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Prime Downtown Retail Opportunity

236 E Wayne Street
Fort Wayne, IN 46802



ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

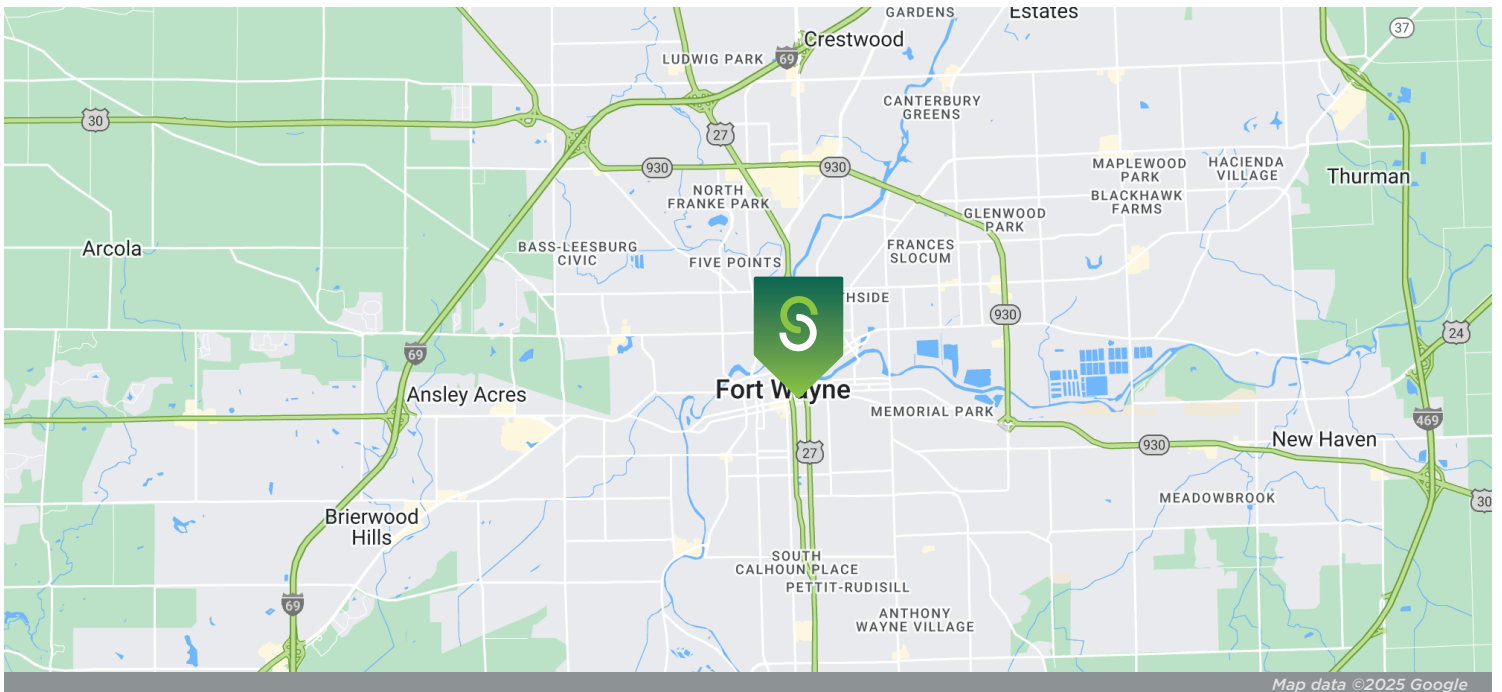
ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Prime Downtown Retail Opportunity

236 E Wayne Street
Fort Wayne, IN 46802



© 2025 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Prime Downtown Retail Opportunity

236 E Wayne Street
Fort Wayne, IN 46802

PROPERTY INFORMATION

Address	236 East Wayne Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-02-477-003.000-074
2024 Tax/Payable 2025	\$10,644.73



SALE INFORMATION

Price	\$1,200,000
Terms	Cash at Close

SITE DATA

Site Acreage	0.41
Zoning & Description	DC - Downtown Core
Parking	Paved
Parking Count	25 spaces
Nearest Interstate	I-69 - approx 4.5 miles
Traffic Counts	Wayne Street - 3,304 VPD Barr Street - 2,032 VPD US 27/Clinton St - 23,703 VPD Washington Blvd - 19,448 VPD

UTILITIES

Electric Provider	Indiana Michigan Power
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

BUILDING INFORMATION

Property Type	Retail/Commercial
Total Area SF	9,262 SF <ul style="list-style-type: none"> Retail - 6,298 SF Warehouse - 2,964 SF
Year Built	1930
Year Renovated	1999
# of Stories	2
Building Class	B
Construction Type	Brick/Steel Frame
Roof	Flat/Metal
Floor	Concrete
Ceiling Height	10'
Heating	Package
A/C	Package
Sprinkler	No
Lighting	Fluorescent/LED
Electric Service	3 Phase/400amp
Restrooms	3
Signage	Façade

ADDITIONAL INFORMATION

- Coolers are not included in sale
- Hard corner at intersection of Barr Street and E Wayne Street
- Heavy foot traffic due to proximity to YLNI Barr Street Farmers Market, government buildings, and city festivals
- Ample metered street parking along Wayne & Barr Streets with EV charging stations & ADA spaces
- Excellent visibility

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

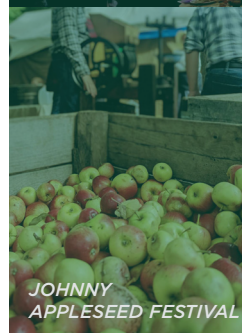
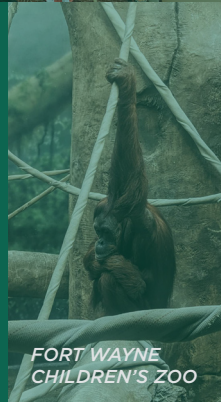
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448
SturgesProperty.com



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.