



PARNELL PLAZA

4610 Parnell Ave, Fort Wayne, IN 46825

Property Highlights

- Prime retail location in Fort Wayne's largest retail corridor between Purdue Fort Wayne and Glenbrook Square Mall
- Exceptional visibility with exposure to over 40,000 vehicles per day on Parnell Avenue, Clinton Street, and Coliseum Boulevard
- Immediate occupancy available - units ready for move-in Ample surface parking for customers and employees



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6059 Innovation Blvd
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GENERAL INFO



Address:	4610 Parnell Ave, Fort Wayne, IN 46825
County:	Allen
Township:	Washington Township
Population Demographics (.3, .5, & 1 Mile Radius):	360 (.3 Mi) 1,300 (.5 Mi) 6,272 (1 Mi)
HH Incomes (.3, .5, & 1 Mile Radius):	\$72,330 (.3 Mi) \$62,527 (.5 Mi) \$61,482 (1 Mi)
Parcel Number(s):	02-07-24-451-007.000-073

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SALE & LEASE INFORMATION



Leases Rate:	\$10.00-\$12.00
Terms:	3-5 Years
Lease Structure:	NNN
Availability:	Immediate
Exclusivity List:	See Broker For Details
Neighboring Tenants:	Jungle George, Applebee's, Kohls, Best Buy, Old Navy, Five Guys, Raising Canes, TJ Maxx

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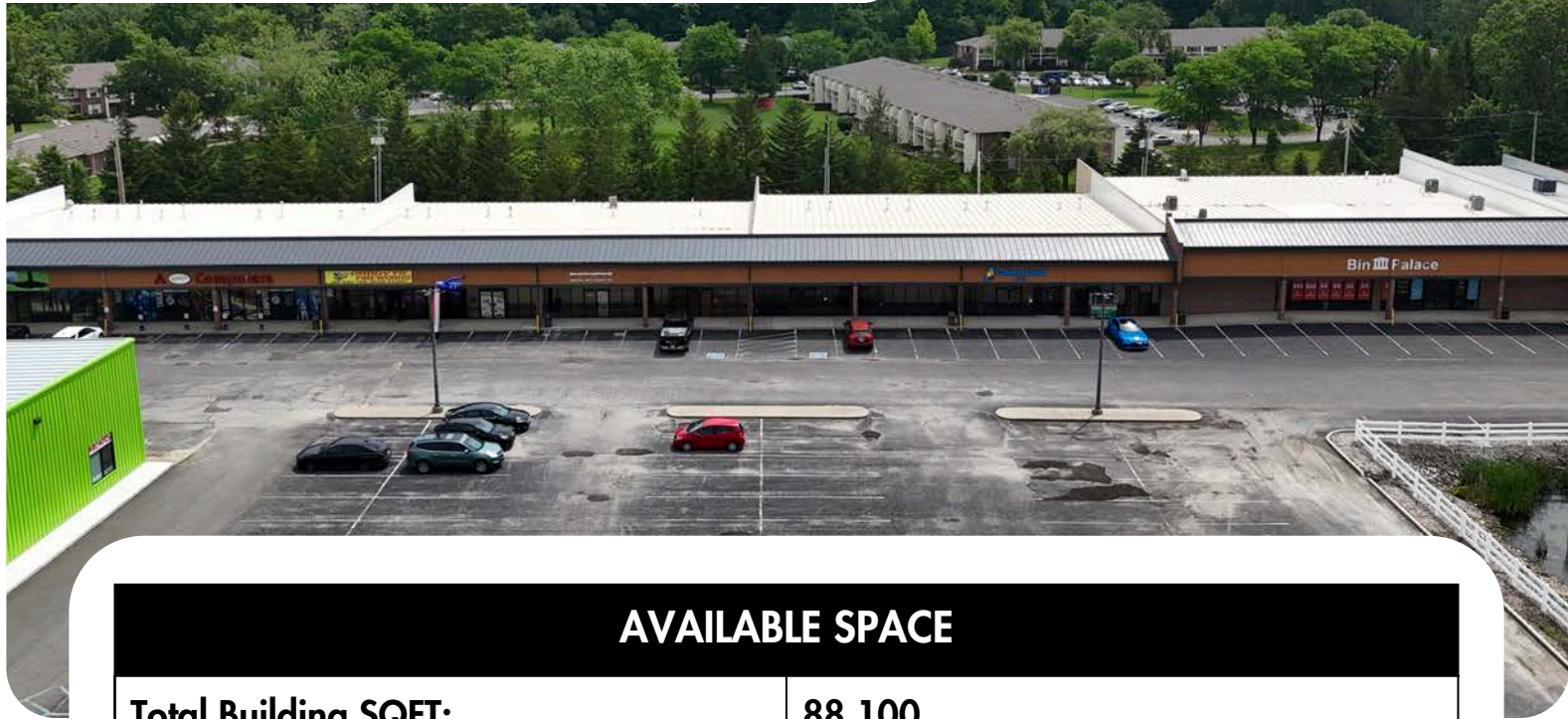
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BUILDING INFORMATION

Property Type:	Retail
Year Built:	1986
# of Stories:	1
Construction Type:	Steel Frame
Exterior Type:	Brick
Roof (Age):	See Broker For Details
Heating:	Roof Units
A/C:	Roof Units
Lighting :	Flourescent
Ceiling Height:	14' (Suite 4610)
Sprinkler:	In Grocery Store
Security:	Specific To Tenant
Flooring Type:	Concrete
Drive Thru Potential:	No
Outlot Potential:	Yes, .3 Acres
Restrooms:	Per Unit
Sigange Location:	Fascade & Monumnet

AVAILABLE UNITS



AVAILABLE SPACE

Total Building SQFT:	88,100
Total Available:	31,844
Max Contiguous:	23,000

UNITS AVAILABLE

Unit #	Total SQFT	Base Monthly Rate
4722	2,614	\$12.00
4610	23,000	\$10.00
4534	1,930	\$12.00
4526	5,032	\$12.00
Outlot	.3 Acres	

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SITE PLAN



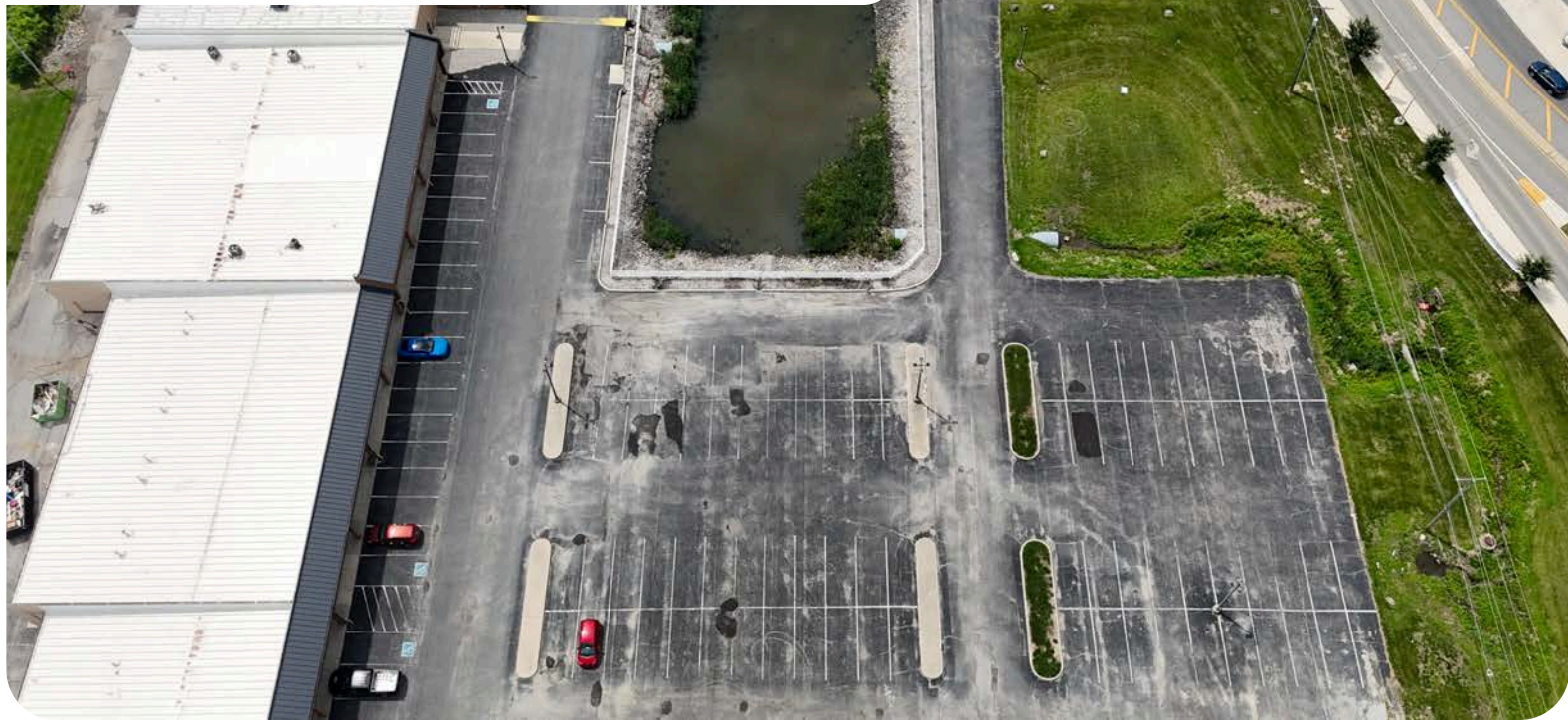
= Vacant

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RESPONSIBLE PARTIES



Expense Category	Party	NNN Expense
Utilities	Tenant	
Property Taxes	Tenant	\$1.12
Property Insurance	Tenant	\$0.55
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$1.33
Roof and Structure	Landlord	
Janitorial	Tenant	
TOTAL NNN		\$3.00

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SITE DATA & UTILITIES



Electric Provider	AEP
Water	City of Ft Wayne
Sewer	City of Ft Wayne
Gas	Nipsco- (Verify at Space)

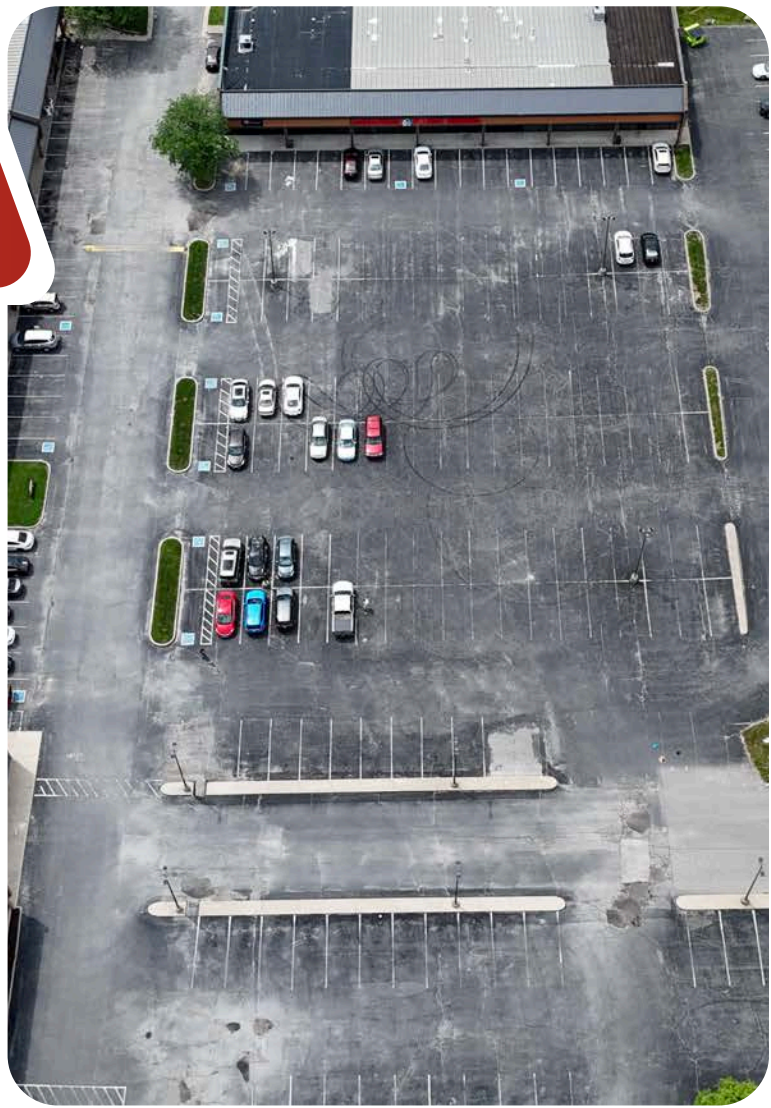
Acreage:	2.09
Zoning:	C2- Limited Commercial
Proximity to Interstate:	1.3 miles
Daily Traffic Count:	15,026 (Parnell Ave) 1,232 (E California Rd)
Parking Surface:	Asphalt
Parking Spots:	100+
Lighted Intersection:	Right in Right Out
Access:	Parnell Ave and E California Rd
Site Visibility:	Street View

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AERIAL VIEW



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FORT WAYNE INDIANA

Size:	110.6 square miles
Population:	273,203 (2024)
Estimated Median Age:	35 years
Median Household Income:	\$60,293
Median Property Value:	\$169,700
Unemployment Rate:	3.6% (June 2025)
Homeownership Rate:	62.2% (city), 73.5% (county)

Fort Wayne, Indiana is growing steadily and getting more diverse - now the state's second-largest city with 273,203 residents (2024) and a metro of about 399,295, up 3.6% since 2020. With a median age of 35, the city boasts a balanced, ready workforce. Its population mix continues to broaden:

63.8% White, 14.4% Black, 10.5% Hispanic, and 5.8% Asian, reflecting notable growth in Hispanic and Asian communities. Economically, Fort Wayne is resilient and on the rise: median household income climbed to \$60,293 in 2023 (+3.54% YoY), unemployment sits at a healthy 3.6% (June 2025), and average hourly wages hit \$27.77 (May 2024), with strong employment in production, office/admin support, and transportation/material moving.

The housing story is equally upbeat. Recognized as the #1 housing market in the nation for 2024 by the Wall Street Journal and Realtor.com, Fort Wayne pairs affordability with velocity: a 2023 median property value of \$169,700, citywide homeownership at 62.2% (73.5% in Allen County), and Zillow's average home value around \$239,108 (+2.2% YoY), with homes typically pending in just 12 days. Geographically, the city spans 110.6 square miles as Allen County's seat and largest city, strategically positioned in northeast Indiana with quick access to major highways and neighboring Michigan and Ohio - an attractive hub for residents and businesses alike.



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FORT WAYNE DEMOGRAPHICS



Fort Wayne Population	Allen County Population	% are Renters	Average Household Income	Total Households	Average Age
265,974	388,608	37.4 %	\$53,978	108,207	35.3

NOTABLE COMPANIES



Parkview Health

Parkview Health Regional Healthcare system employing nearly 9,000 people in the Allen County area.



General Motors

General Motors Assembly plant for GMC Sierra, and Chevy Silverado, employing ~4,300.



Master Spas

Master Spas Manufacturer of Spas and Hot Tubs, with just north of 1,000 employees in Fort Wayne.

Raytheon Technologies Aerospace company involved in advanced propulsion and electrical systems. Employs ~450 in Fort Wayne.



Raytheon Technologies

Steel Dynamics Steel production & metal recycling, employing just shy of 1,000 people.



Steel Dynamics

Indiana Michigan Power Electrical utility company dominating Fort Wayne skyline, employs ~400.



Indiana Michigan Power



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