



Gentlemen's Club For Sale

Lucrative business opportunity: Established nightclub and real estate for sale in Fort Wayne, Indiana. This iconic club has dominated the local market for over 50 years under the same ownership for three decades. Fully turnkey with recent updates and meticulous maintenance, the owner has operated the business from inception. Located in a prime downtown area, benefiting from extensive development that has infused hundreds of millions into Fort Wayne's core

- Business & Real Estate FOR SALE
- 50+ Year Established Business
- 3 Way liquor License
- Topless Bar & Bikini
- Rare Zoning
- Unmatched Location
- Seller Financing Considerable

**OFFERED AT
UNDISCLOSED**



SANTINO ZURZOLO



260-740-1887



sznexthome@gmail.com



www.nexthomeimpactrealty.com



32,000 VPD

- Main-line road into Fort Wayne
- Connected to Fort Wayne Trails
- 80 Parking spaces
- 1.36 Acreage
- 6 Minutes to I69 Highway
- Walking Distance to Downtown



Downtown Fort Wayne



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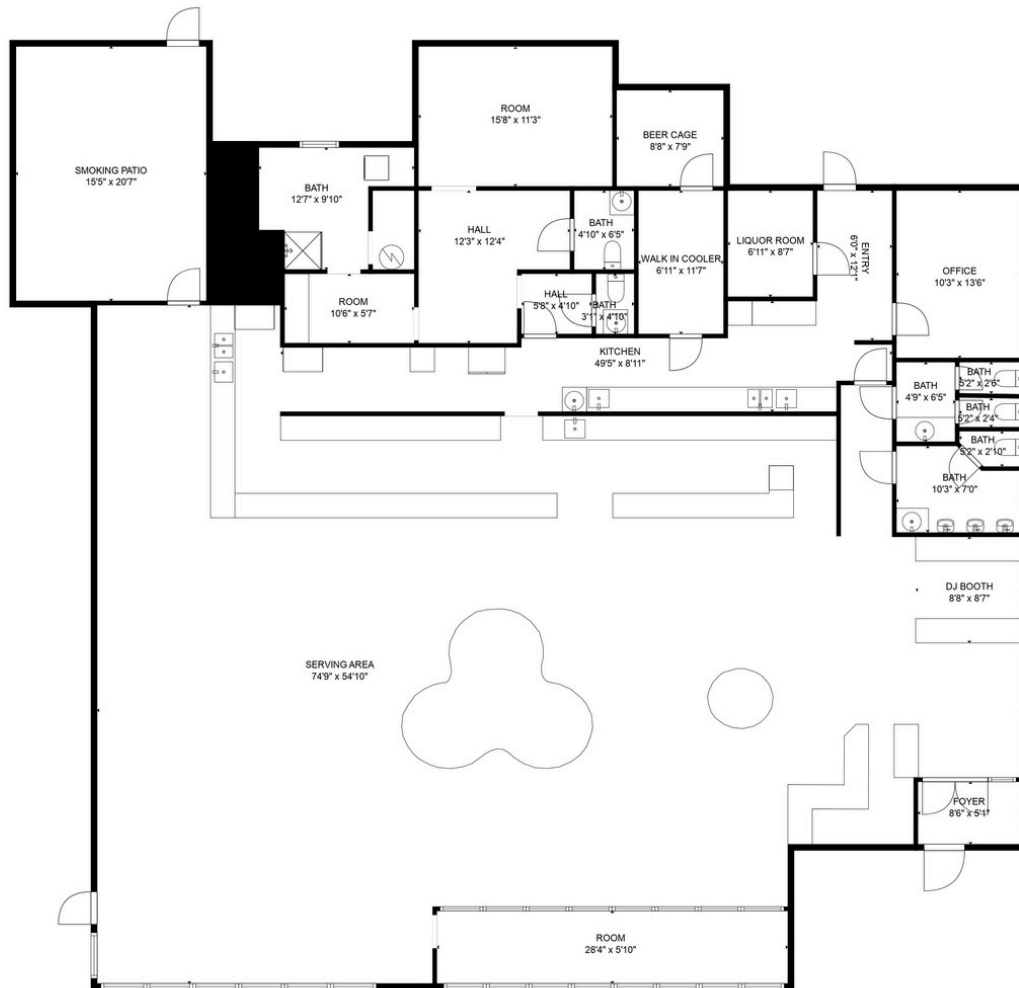


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FLOOR PLAN



15+ FLATSCREEN'S



HIS / HER
BATHROOMS



LARGE
PARKING LOT



5100 SQ.FT

PROPERTY UPDATE HISTORY

Full Remodel 2011 / 2020
Annual updates throughout
HVAC upgrade 2024
Street Facing LED Signage
Only Adult Club with BEER
GARDEN (Outside Seating)



Financial Summary.

Financial information will only be released under a signed NDA executed under Notary supervision. Agents to only present a verified buyer (proof of funds) or other reasonable means.



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Fort Wayne Demographics



Income Levels

Income is a big driver for commercial appeal, reflecting spending power and economic stability. Fort Wayne's median household income in 2023 was approximately \$60,293 (per the latest American Community Survey 5-year estimates), up from \$58,233 in 2022, showing a healthy 7–8% growth trend in recent years. The average household income is higher, around \$78,764–\$76,890 depending on the source, indicating some wealthier pockets amid a modest baseline.

Income by Age:

Under 25: Median of \$38,769—lower, but still a decent disposable income for younger renters or shoppers.

25–44: \$56,817—solid for young professionals or families, a key retail/services target.

45–64: \$65,095—peak earning years, great for higher-end goods or professional services.

65+: \$42,378—stable, often with savings, appealing for healthcare or leisure businesses.

Poverty Rate: About 15.16% (39,000 people) live below the poverty line, higher than the national average of 12.5%, with females aged 25–34 most affected. This could signal opportunities for affordable housing or discount retail near your property.



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Zipcode Insights

Fort Wayne spans multiple ZIP codes, and each offers a unique demographic flavor. Here's a snapshot of a few notable ones based on available data (2023 ACS estimates adjusted to 2025 trends where possible):

46804 (Southwest Fort Wayne):

- Population: ~30,000
- Median Household Income: \$84,778 (well above city average)
- Average Income: \$107,496
- Per Capita Income: \$46,593
- Age: Median around 39, slightly older but affluent

Vibe: Middle-to-upper-class, family-oriented, with 10% of households earning over \$200,000. Great for upscale retail, dining, or professional offices near your property.

46814 (Aboite Township, Southwest):

- Population: ~15,000
- Median Household Income: \$143,245 (top-tier)
- Average Income: \$189,589
- Per Capita Income: \$62,005
- Age: Median ~38, balanced with young families and professionals

Vibe: Wealthiest area, 32.2% of households exceed \$200,000. Ideal for luxury goods, high-end services, or corporate tenants.

46807 (South Central):

- Population: ~16,000
- Median Household Income: ~\$45,000 (lower middle class)
- Age: Younger, median ~33
- Vibe: Diverse, with more renters (50%+), good for affordable retail, multifamily housing, or small businesses.

46802 (Downtown):

- Population: ~10,000
- Median Household Income: \$40,903
- Age: Young, median ~32

Vibe: Urban, mixed-income, with revitalization efforts. Suits startups, cafes, or creative industries.



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Fort Wayne Top Employers

Top 10 Employers in Fort Wayne, IN:

Employer	Industry	Number of Employees
Parkview Health Systems	General Medical and Surgical Hospitals	10,930
Lutheran Health Network	General Medical and Surgical Hospitals	5,317
Zimmer Biomet	Orthopedic Supplies	4,370
General Motors	Truck Manufacturing	3,900
Steel Dynamics	Scrap Metal Processing and Steel Manufacturing	2,902
Sweetwater Sound	Sound Recording Studio and Equipment Distribution	1,970
Lincoln Financial Group	Insurance Products	1,954
LSC Communications	Books and Other Specialized Printing	1,585
L3Harris	Defense Contractor	Data not specified
BFGoodrich Tire Manufacturing	Tire Manufacturing	Data not specified

Note: Employee numbers for L3Harris and BFGoodrich Tire Manufacturing are not specified in the available sources.

NEINDIANA.COM



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SANTINO ZURZOLO
ASSOCIATE BROKER
COMMERCIAL
RESIDENTIAL
INDUSTRIAL



Who is NextHome?

About NextHome Impact Realty

Founded in 2019 by John Garcia, NextHome Impact Realty has rapidly established itself as a premier real estate franchise in Fort Wayne, Indiana. Under John's leadership as Broker/Owner, our firm has successfully guided hundreds of families, investors, and business owners through their real estate journeys in northeastern Indiana.

In 2023, we welcomed Santino Zurzolo to our team, bringing extensive expertise in real estate, small business operations, and entrepreneurship. Together, we specialize in both residential and commercial real estate, consistently exceeding expectations with our dedicated service and commitment to achieving exceptional results.

Whether you're buying, selling, or investing, NextHome Impact Realty is dedicated to going above and beyond to ensure your real estate goals are not just met, but surpassed. Trust us with your next real estate transaction and experience the NextHome Impact Realty difference.



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