

For Lease

Retail Property - 1,256 SF End Cap Available



1575 Goshen Rd. / Gateway Strip Center

Fort Wayne, IN, 46808

Highlights

- 1,256 SF End cap available
- Professionally managed center
- Tenant improvement funds - negotiable
- Signalized intersection on improved corridor
- Just 2 miles from I-69 & Downtown Fort Wayne
- Strong traffic counts near Fort Wayne Zoo
- Break 'N Run and Pro Bowl West are anchor tenants
- National tenants include H&R Block, Papa John's, and Ace Cash Express

Summary

Lease Rate:	NNN/Negotiable
Available SF:	1,256 SF
Lot Size:	17.72 Acres
Building Size:	5,024 SF
NNN Charges:	\$1.60 Total

Conner Call

Broker / Market Research Analyst

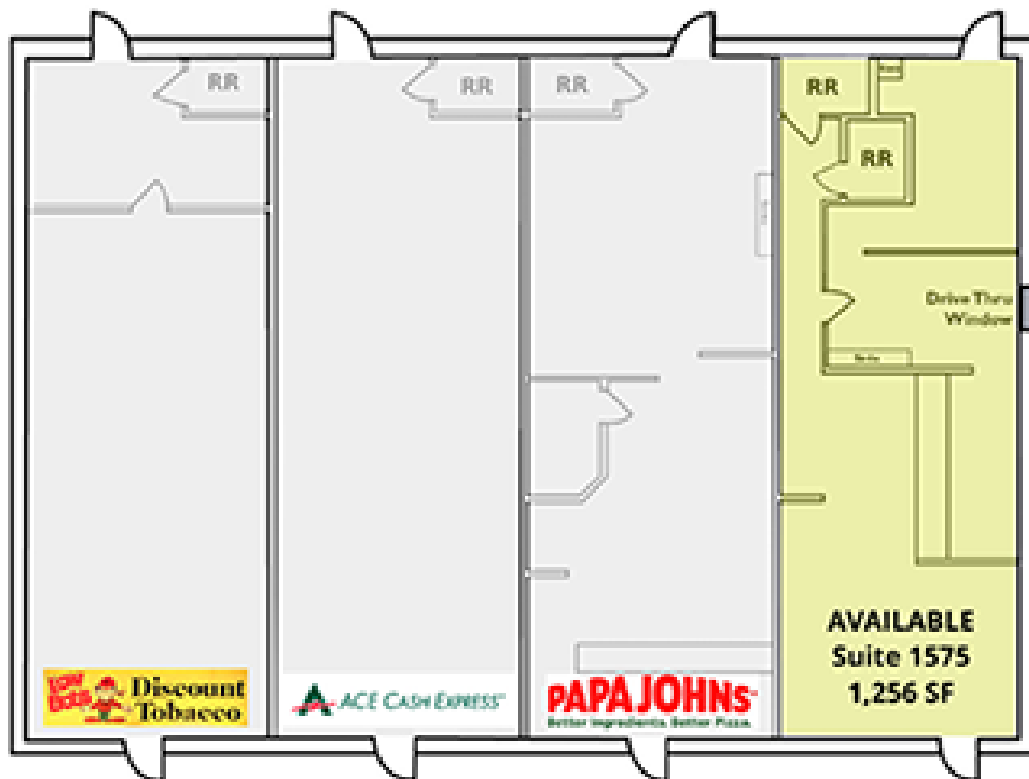
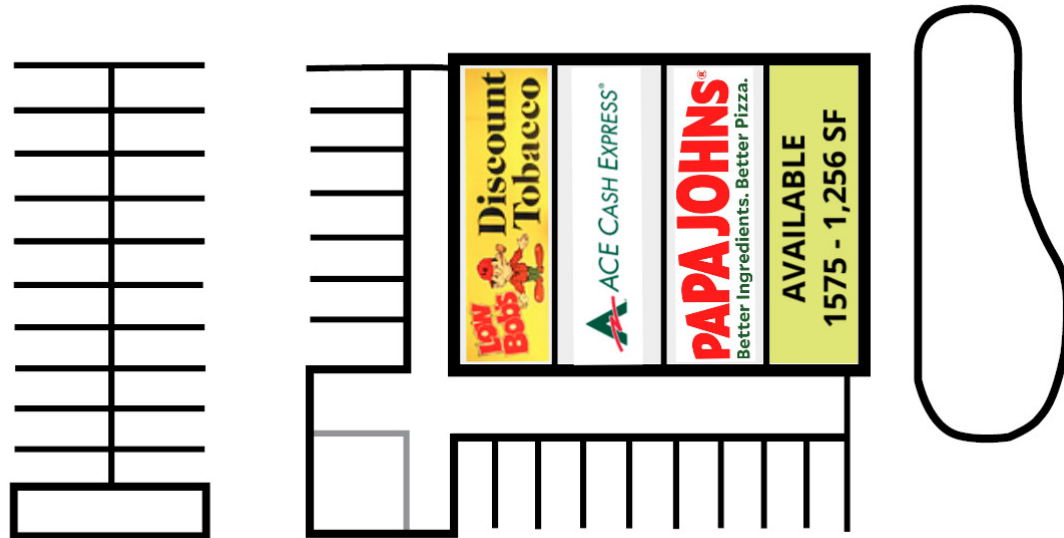
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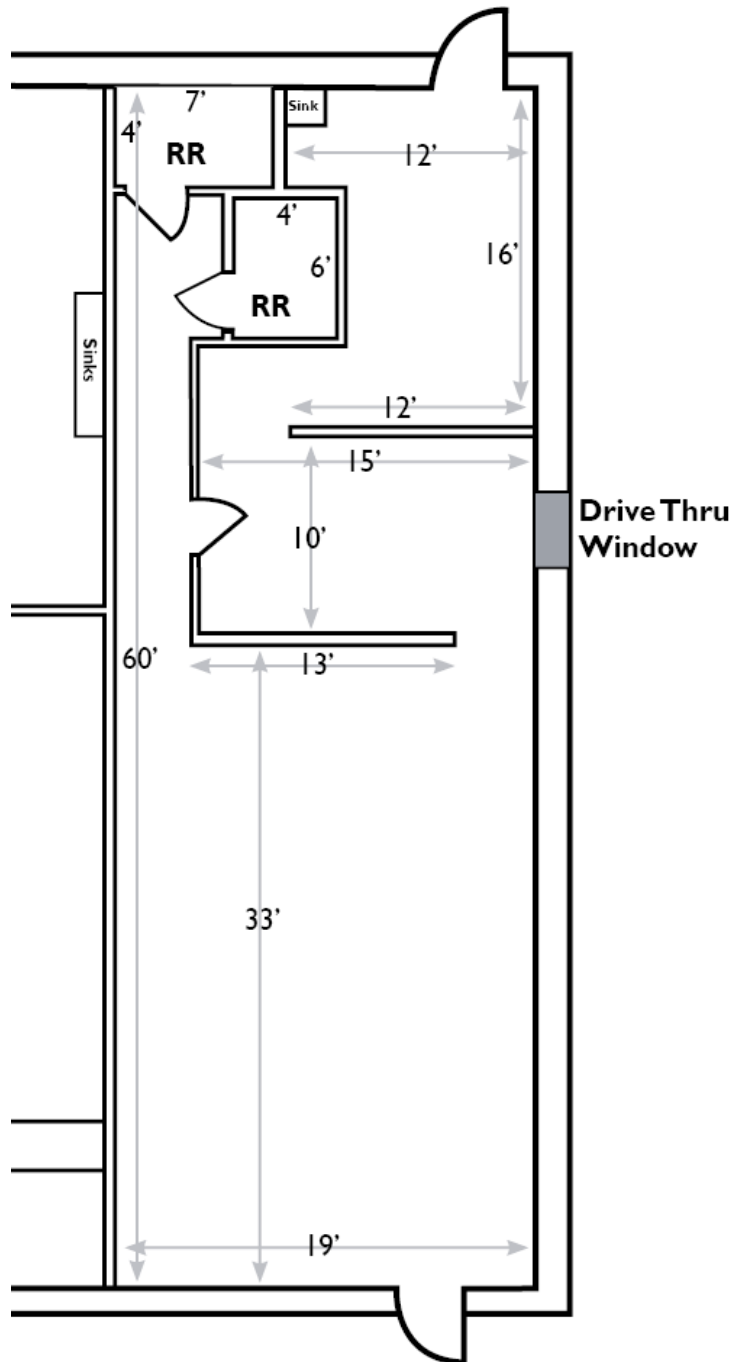
Site Plans

1575 Goshen Rd., Fort Wayne, IN 46808



Suite 1575/End Cap

1575 Goshen Rd., Fort Wayne, IN 46808



1,256 SF APPROXIMATE
NOT TO SCALE

Area Map

1575 Goshen Rd., Fort Wayne, IN 46808



Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,926	25,741	66,585
Total Population	8,922	61,846	162,378
Average Household Income	\$52,061	\$52,871	\$57,837

Property Details

1575 Goshen Rd., Fort Wayne, IN 46808



Building Information

Total Building SF	5,024 SF
Number of Buildings	3
Number of Floors	1
Condition	Good
Year Built	1958

Structural Information

Construction	Brick
Deliveries	Rear of building

Operating Information

Electricity Source	AEP
Gas Source	NIPSCO
Water/Sewer Source	City of Fort Wayne

Transportation & Traffic

Nearest Highway	I-69 - 1.9 Miles
Goshen Road Traffic Count	17,500 VPD

Property Information

Property Type	Strip Center/Retail
Zoning	SC, Shopping Center
Lot Size	17.72 Acres
APN #	02-07-34-201-001.000-073
Annual Taxes: 2020 Pay 2021	\$59,093.85
Parking	Surface, asphalt
Parking Spaces	Ample

Expenses

Utilities	Tenant
Common Area Maintenance (CAM)	Tenant
Maintenance & Repairs	Tenant
Lawn & Snow	Landlord Reimbursement
Real State Taxes	Landlord Reimbursement
Building Insurance	Landlord Reimbursement
Roof & Structure	Landlord

Tenant Expenses: \$1.60

Common Area Maintenance	\$0.88
Real State Taxes	\$0.31
Building Insurance	\$0.41