



Xplor
COMMERCIAL REAL ESTATE

AVAILABLE FOR LEASE

WAYNE PLAZA

6011 BLUFFTON RD
FORT WAYNE, IN 46809

PATRICK ROMARY

Broker

M: 260.414.5741

E: promary@xplorcommercial.com

KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 1,090 - 1,845 SF
LEASE RATE \$10.00 - \$12.00 SF/YR

PROPERTY HIGHLIGHTS

- Well-known shopping center along main corridor in Waynedale.
- Ample foot traffic from BMV and Post Office anchors with up to 800 visitors per day.
- Abundant parking field suitable for any retail or office user.
- 2-fold access with 1 stoplight at northernmost entrance.
- SUITE 5905 - existing drive-thru location with excellent visibility from Bluffton Rd.
- Entire building is available



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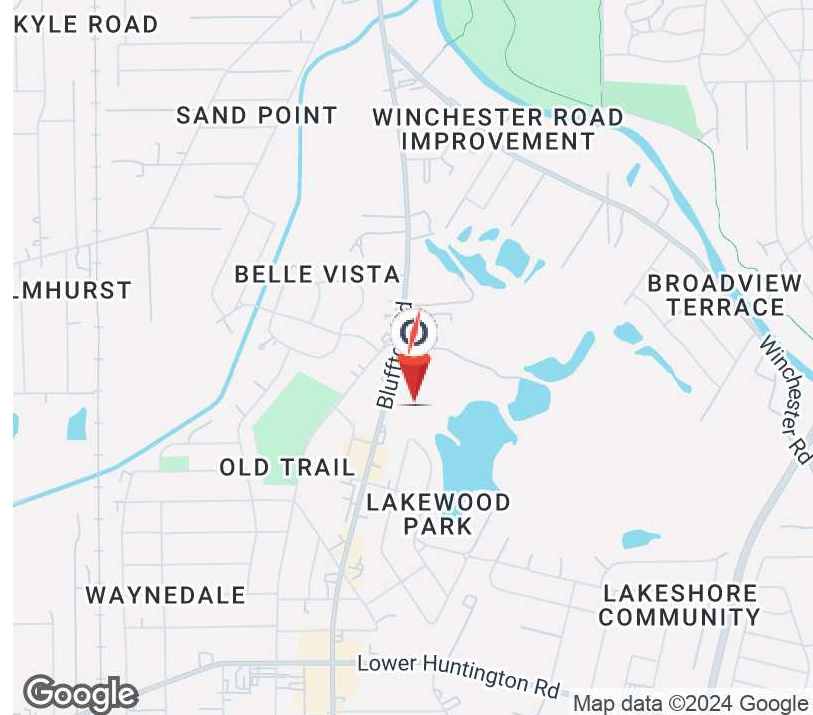
PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.00 - 12.00 SF/yr
Available SF:	1,090 - 1,845 SF
Lease Type:	Triple Net or Negotiable
Lot Size:	5.63 Acres
Building Size:	38,246 SF
Number of Buildings:	3

SPACES	LEASE RATE	SPACE SIZE
Suite 5905	\$12.00 SF/yr	1,845 SF
Suite 5909	\$12.00 SF/yr	1,450 SF
Suite 6009	\$10.00 SF/yr	1,090 SF



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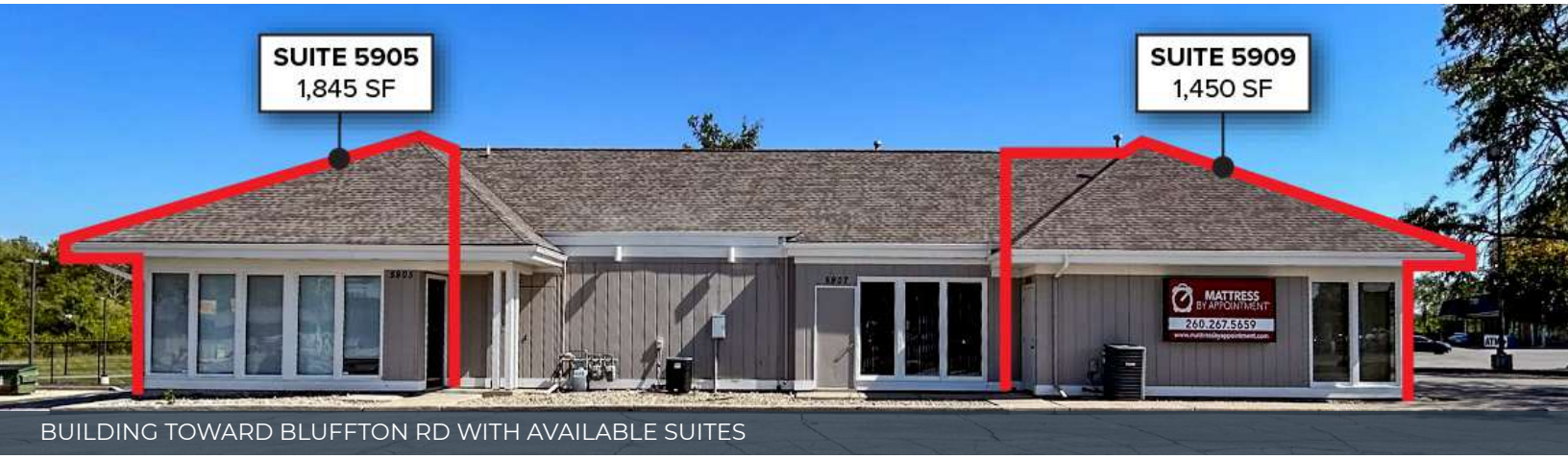
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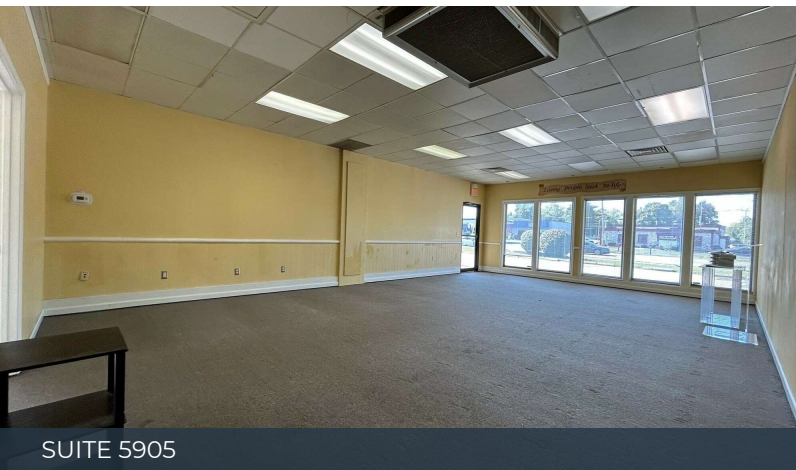
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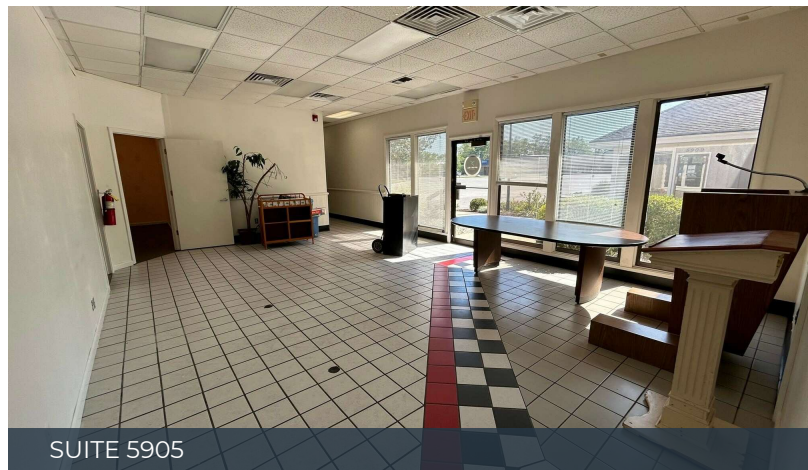
PHOTOS - 5905 - 5909 BLUFFTON ROAD



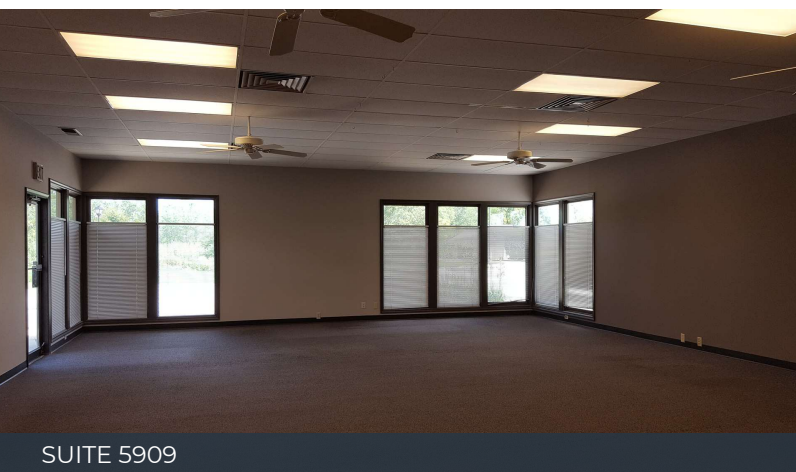
BUILDING TOWARD BLUFFTON RD WITH AVAILABLE SUITES



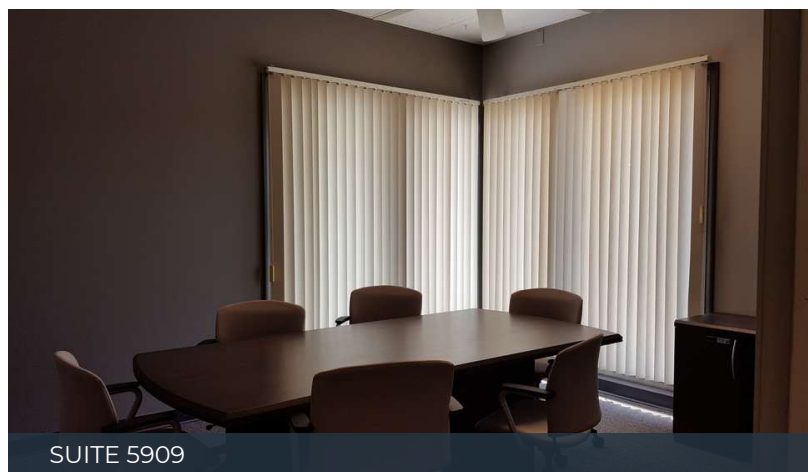
SUITE 5905



SUITE 5905



SUITE 5909



SUITE 5909

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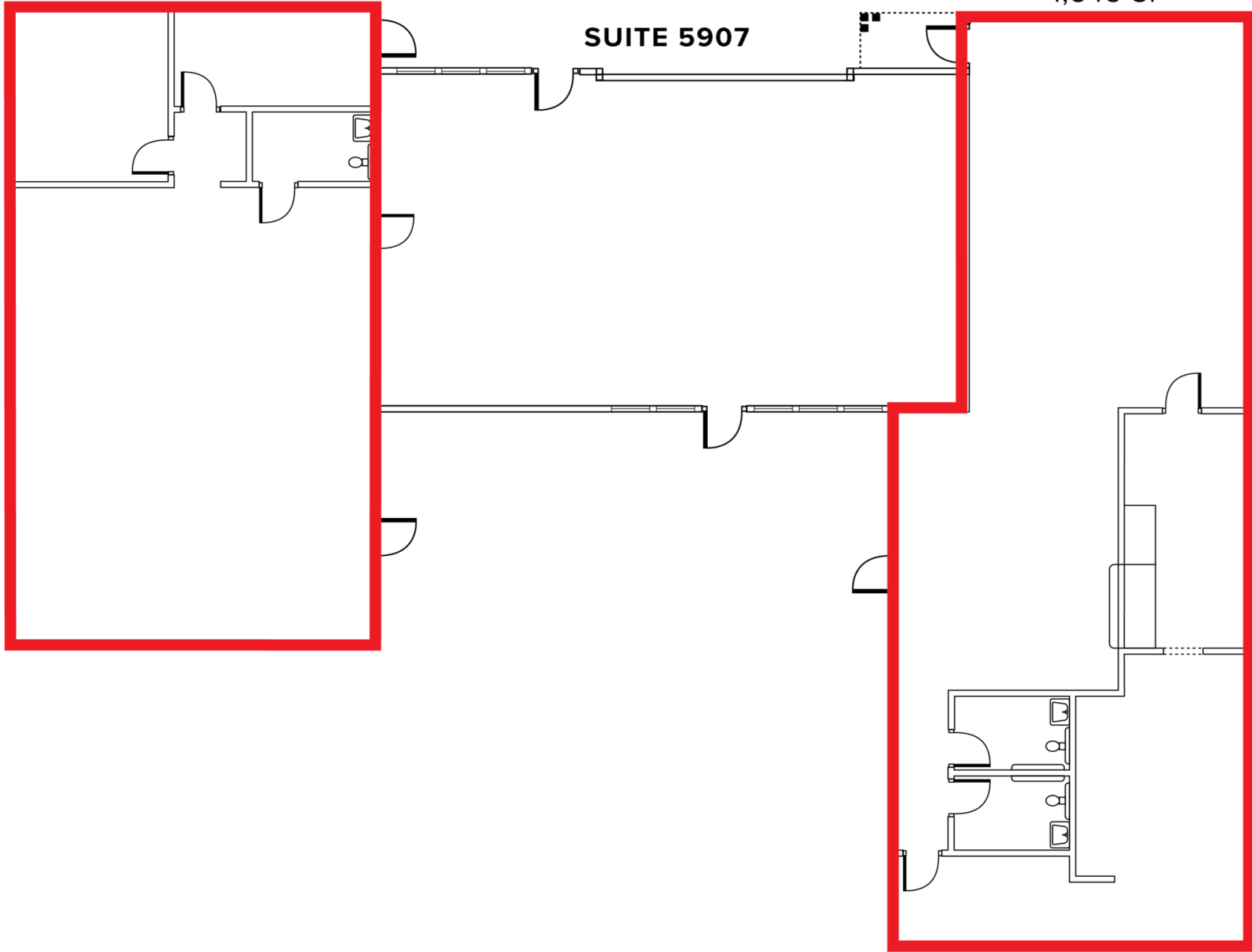


SITE PLAN - 5905-5909 BLUFFTON RD

SUITE 5909
1,450 SF

SUITE 5905
1,845 SF

SUITE 5907



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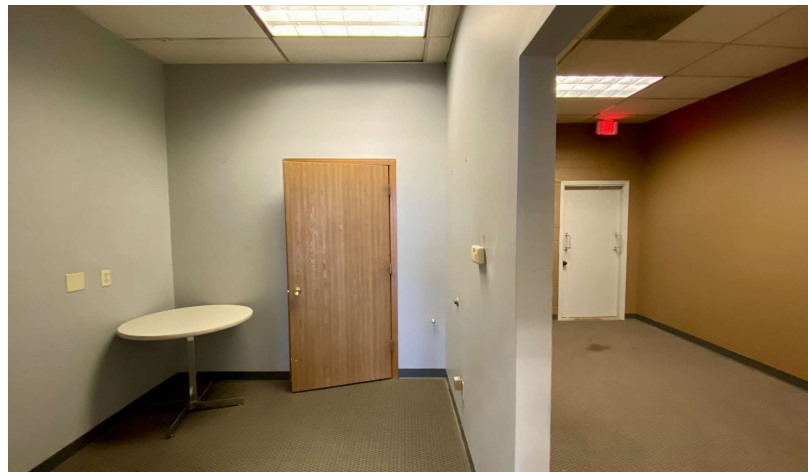
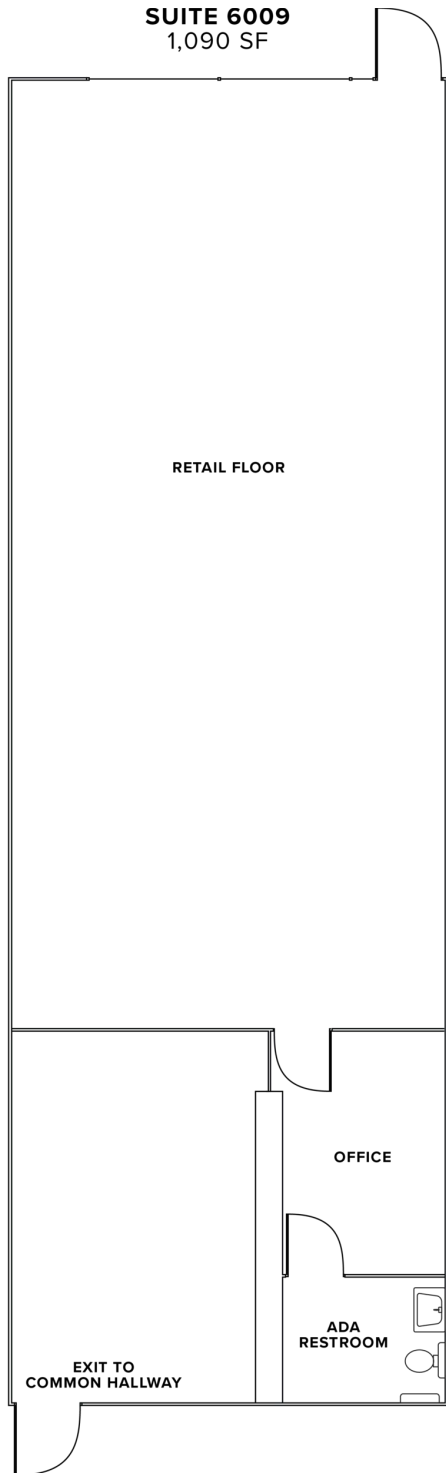
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FLOOR PLAN - 6009 BLUFFTON RD



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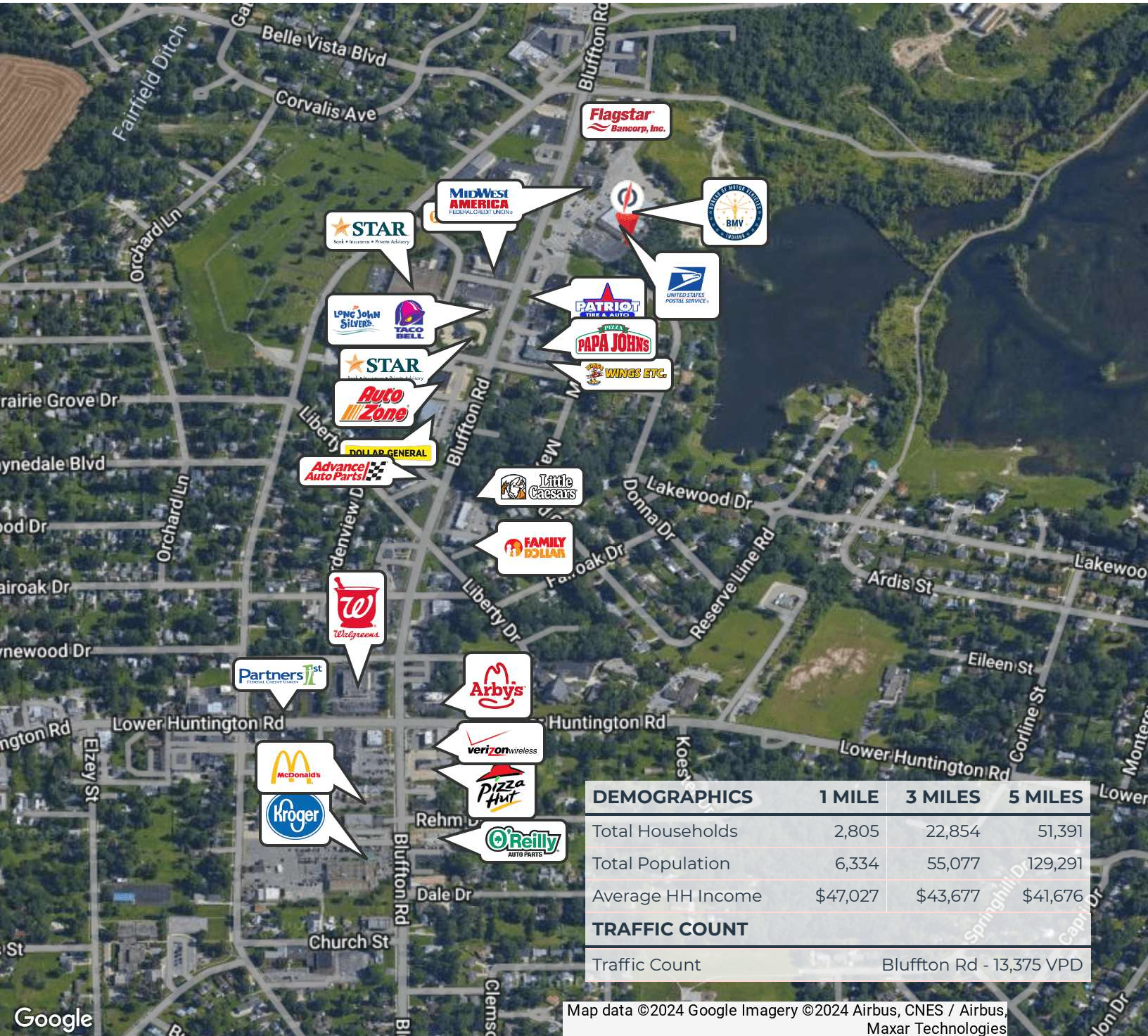
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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,805	22,854	51,391
Total Population	6,334	55,077	129,291
Average HH Income	\$47,027	\$43,677	\$41,676
TRAFFIC COUNT			
Traffic Count	Bluffton Rd - 13,375 VPD		

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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PROPERTY DETAILS

LEASE RATE \$10.00 - \$12.00 SF/YR
LEASE TYPE NEGOTIABLE

LOCATION INFORMATION

Building Name Wayne Plaza
Street Address 6011 Bluffton Rd
City, State, Zip Fort Wayne, IN 46809
County/Township Allen/Wayne
Side Of Street East
Nearest Airport Fort Wayne International Airport

BUILDING INFORMATION

Available Size 1,090 - 4,658 SF
Price / SF \$10.00 - \$12.00
Tenancy Multiple

PROPERTY DETAILS

Property Type Retail
Property Subtype Strip Center
Zoning C-4 (Intensive Commercial)
Lot Size 5.63 Acres
APN# 02-12-27-105-003.000-074
Lot Frontage 470
Traffic Count Street Bluffton Rd - 13,375 VPD
Power 120 Amp, 208 Volt, 3-Phase

PARKING & TRANSPORTATION

Parking Type Surface
Available Ample, Shared