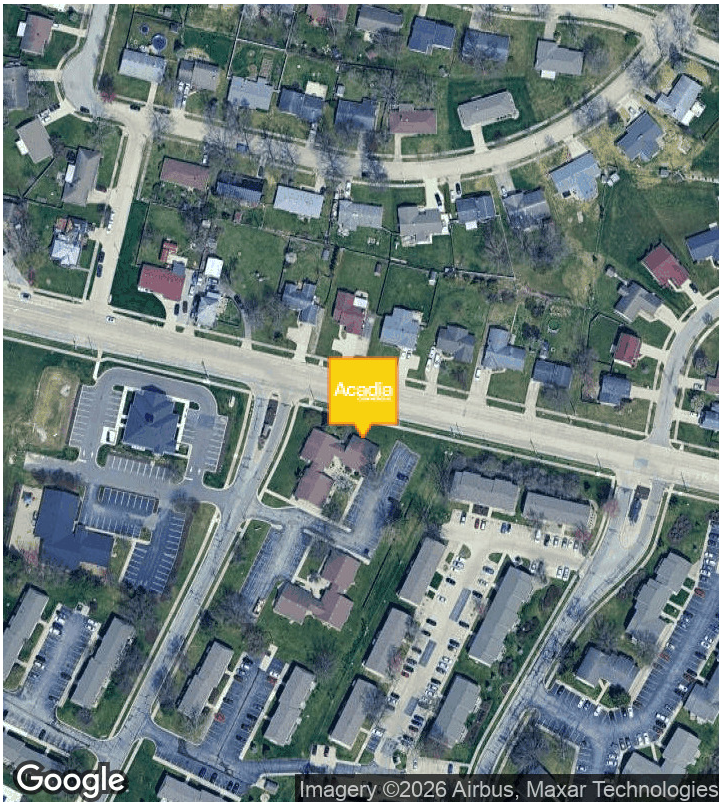


MILL RUN OFFICE CONDO

7209 MILL RUN ROAD, FORT WAYNE, IN 46819



PROPERTY DESCRIPTION

This 1,987 SF professional office, renovated in 2026, is ideally situated in a quiet office park with ample parking. Boasting abundant natural light and recently updated interiors including new paint, lighting, and carpet, it offers a perfect setting for professional services such as insurance, accounting, financial advising, home health, and consulting. With its strategic location near major thoroughfares and Fort Wayne International Airport, this property presents an unmatched opportunity for an office owner looking for an affordable upgrade.

OFFERING SUMMARY

Sale Price:	\$150,000
Lease Rate:	\$12 SF/yr (MG)
Property Type:	Professional Office
Available SF:	1,987 SF
Lot Size:	0.22 Acres

CHARLOTTE TOMPKINS
VP OF OPERATIONS/BROKER
260.377.5002
CHARLOTTE@ACADIACOMMERCIAL.COM



MILL RUN OFFICE CONDO

7209 MILL RUN ROAD, FORT WAYNE, IN 46819

Sale Price \$150,000

Lease Rate \$12 SF/YR

LOCATION INFORMATION

Building Name	Mill Run Office Condo
Street Address	7209 Mill Run Road
City, State, Zip	Fort Wayne, IN 46819
County	Allen

BUILDING INFORMATION

Building Size	1,987 SF
Building Class	B
Tenancy	Single
Number of Floors	1
Year Built	1988
Year Last Renovated	2026
Gross Leasable Area	1,987 SF
Floor Coverings	Carpet

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1 (Commercial)
Lot Size	0.22 Acres
APN #	02-12-27-484-004.000-074
Corner Property	No
Traffic Count	8500
Traffic Count Street	Lower Huntington Road

PARKING & TRANSPORTATION

Parking Type	Surface
Paid Parking	No
Spaces	Abundant

UTILITIES & AMENITIES

Handicap Access	Yes
HVAC	Central Air Gas Heat
Restrooms	2
Private Offices	6
Conference Room	1
Kitchenette	Yes

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MILL RUN OFFICE CONDO

7209 MILL RUN ROAD, FORT WAYNE, IN 46819



Back Office with Kitchenette



Private Office



Entrance



Main Entrance Area



Private Office



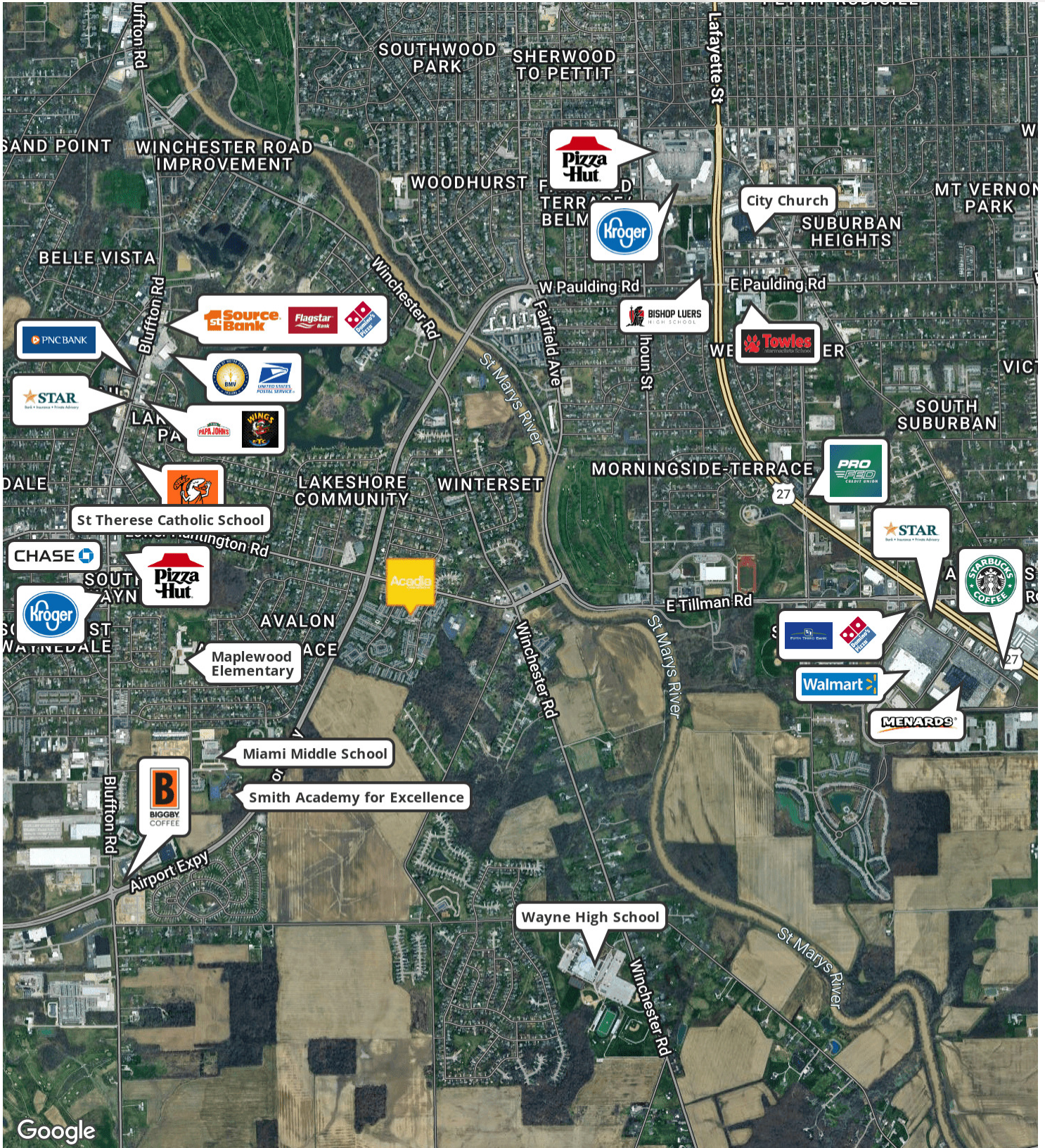
Private Office

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MILL RUN OFFICE CONDO

7209 MILL RUN ROAD, FORT WAYNE, IN 46819

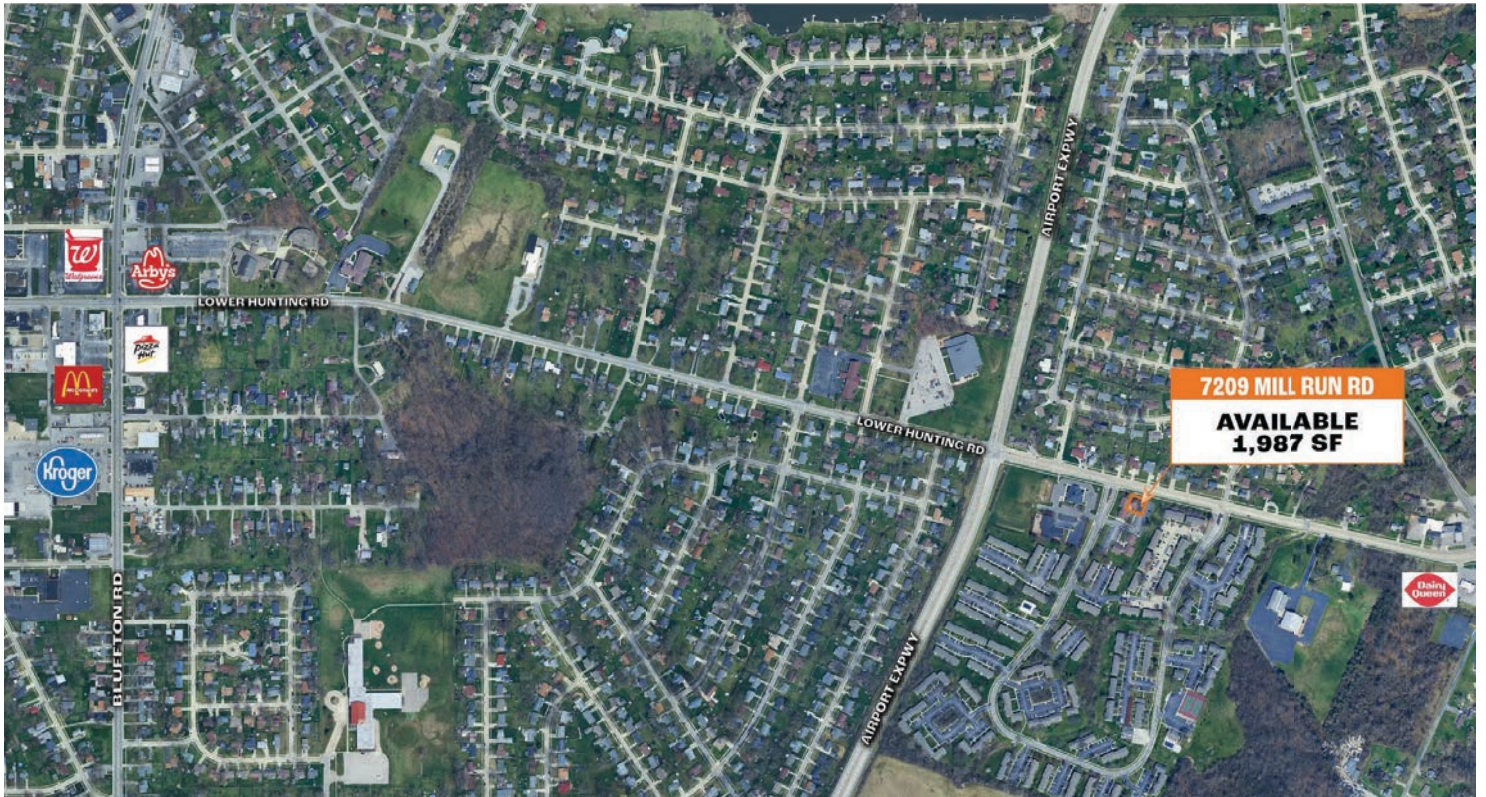


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MILL RUN OFFICE CONDO

7209 MILL RUN ROAD, FORT WAYNE, IN 46819



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	502	1,900	6,919
Average Age	39.1	40.6	41.0
Average Age (Male)	37.4	38.7	37.9
Average Age (Female)	40.0	42.1	42.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	228	883	3,279
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$73,643	\$73,632	\$69,774
Average House Value	\$184,027	\$173,332	\$149,977

2023 American Community Survey (ACS)

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