

For Lease



Retail Property - Up to 19,614 Contiguous SF Available



1421-1575 Goshen Rd. / Gateway Plaza

Fort Wayne, IN, 46808

Highlights

- Professionally managed center
- Tenant improvement funds - negotiable
- Up to 19,614 SF of contiguous retail space
- Outlot is available for a long-term land lease
- Signalized intersection on improved corridor
- Just 2 miles from I-69 & Downtown Fort Wayne
- Strong traffic counts near the Fort Wayne Zoo
- Break 'N Run and Pro Bowl West are regional attractions
- National tenants include H&R Block, Papa John's, and Ace Cash Express
- Center contains a sit-down and drive-thru restaurant space ready for buildout

Lease Rate	NNN/Negotiable
Available SF	909 - 19,614 SF (Contiguous)
Lot Size	17.72 Acres
Building Size	178,102 SF
NNN Charges	\$1.51

Conner Call

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Property Details

1421 - 1575 Goshen Rd., Fort Wayne, IN 46808



Building Information

Total Building SF	179,748 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

Demographics*

	1 Mile	3 Miles	5 Miles
Total Population	8,922	51,846	162,378
Total Households	3,926	25,741	66,585
Average HH Income	\$52,061	\$52,871	\$57,837

Nearest Highway	I-69 - 1.9 Miles
Traffic Count	17,500/Daily (Goshen Road)

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

Expense Responsibility

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

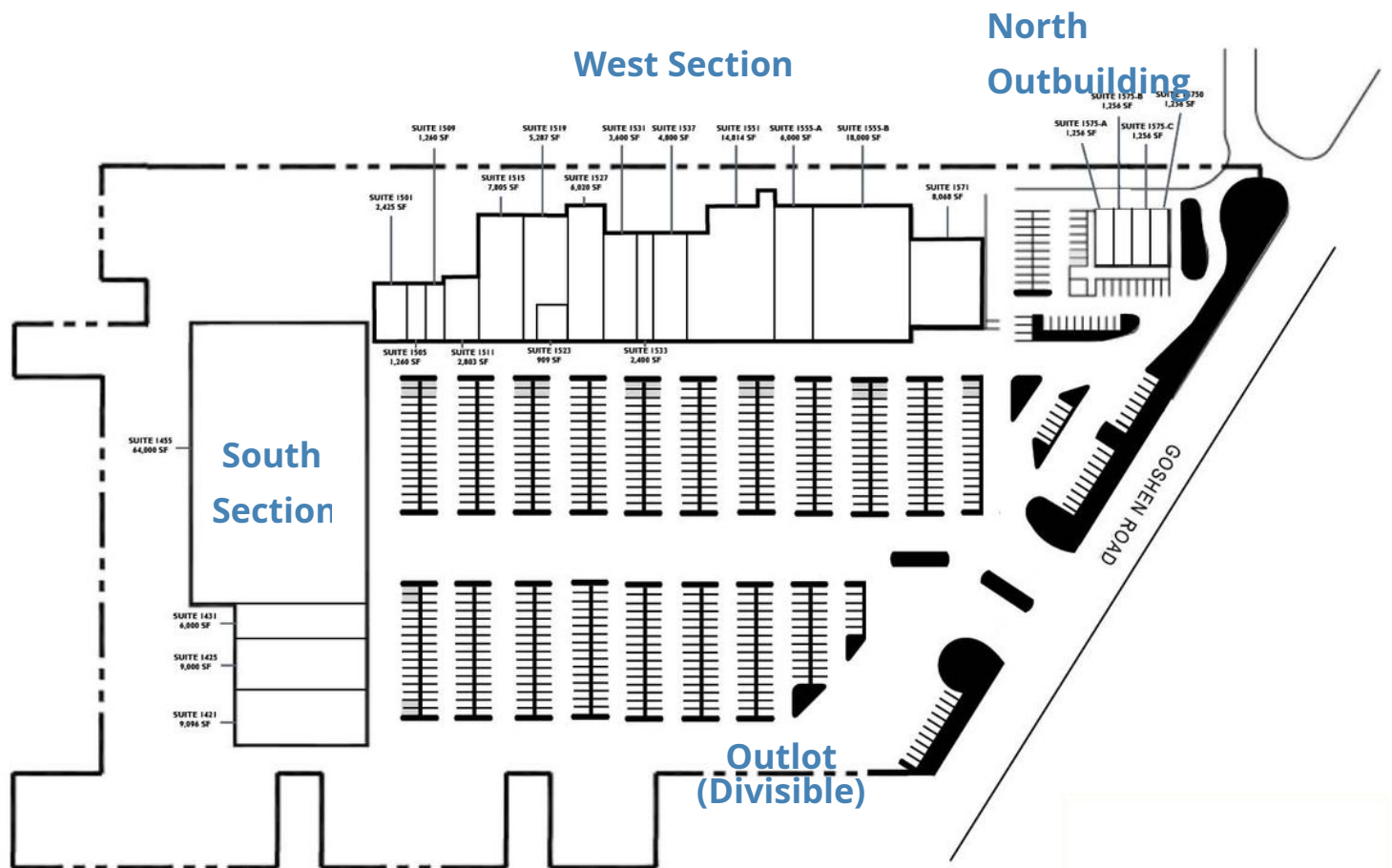
Tenant Expenses: \$1.51

Common Area Maintenance	\$0.83
Real Estate Taxes	\$0.30
Building Insurance	\$0.38

**Data June 2021*

Site Plan

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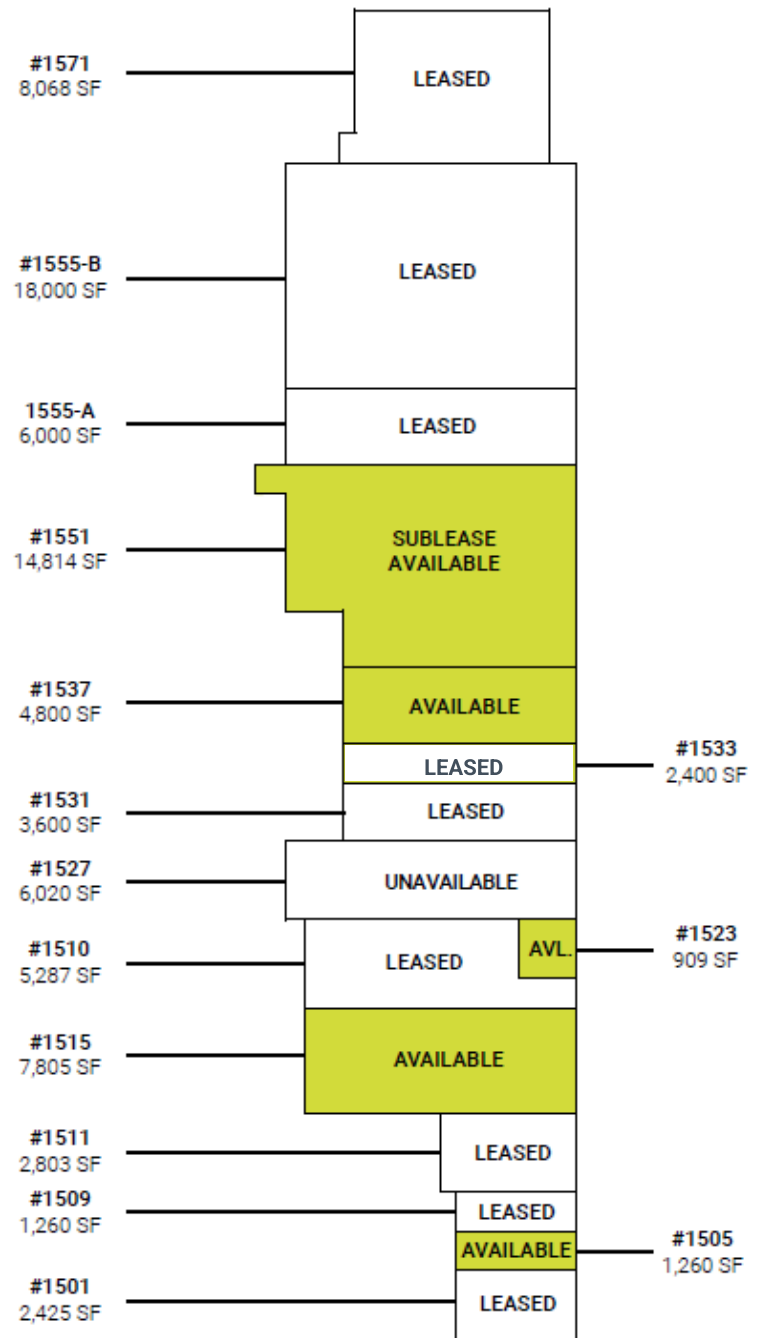
Availabilities

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Available Spaces - West Section

Spaces	Status	Space Size	Type
1505	Available	1,260 SF	NNN
1515	Available	7,805 SF	NNN
1523	Available	909 SF	NNN
1537 (May be combined)	Available	4,800 SF	NNN
1551 (May be combined)	Available	14,814 SF	NNN
1575-A (Out Building End Cap)	Available	1,256 SF	NNN
Outlot (Divisible)	Available	1 AC	Land Lease



Area Map

1421 - 1575 Goshen Rd., Fort Wayne, IN 46808



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Photos

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