



**FOR LEASE**

## Foster Park Plaza

**3609 BROOKLYN AVE  
FORT WAYNE, IN 46809**

Foster Park Plaza is a 134,143 square foot center located on Brooklyn Ave, in the city of Fort Wayne, IN the corner of Bluffton Rd and located adjacent to Clyde Theater. Anchored by Save-A-Lot the center receives high daily foot traffic from surrounding residential communities such as Indian Village, South Calhoun Place, and Williams Park.

The center has a nice mix of local, national, and office tenants. It is surrounded by several apartment complexes and single-family residential developments. Foster Park Plaza provides ample, well-lit parking for customers and employees.



|                  |                          |
|------------------|--------------------------|
| Building SqFt    | 134,143 SqFt             |
| Lot Size (acres) | 12.89                    |
| Parcel ID        | 02-12-15-327-003.000-074 |
| Zoning Type      | Commercial               |
| County           | Allen                    |
| Frontage         | 1,837.00 Ft              |
| Coordinates      | 41.051617,-85.164169     |

- High-performing intersection (+20,000 VPD) with excellent visibility.
- The anchor store provides a “daily needs” traffic generator to the shopping center.
- Lighted Parking Lot with Ample Parking.
- Fantastic Signage, Exposure and Visibility.
- Population of 182,487 within a 5 Mile radius of Foster Park Plaza.
- Densely populated residential neighborhood.
- Below Market Rents.

### Spigel Properties

70 N.E. loop 410, Suite 185  
San Antonio, TX 78216

Office: 210-349-3636

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### LINDSEY NUSSLE

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| SPACE        | SPACE USE   | LEASE RATE    | LEASE TYPE | SIZE(SF)  | TERM       |
|--------------|-------------|---------------|------------|-----------|------------|
| #1844        | Retail      | \$ 3.50 SF/Yr | NNN        | 6,945 SF  | Negotiable |
| #1912        | Retail      | \$ 7.00 SF/Yr | NNN        | 4,700 SF  | Negotiable |
| #1912-C      | Retail      | \$ 3.00 SF/Yr | NNN        | 8,272 SF  | Negotiable |
| #3605        | Retail      | \$ 7.00 SF/Yr | NNN        | 3,000 SF  | Negotiable |
| #1940        | Retail/Med. | \$ 7.00 SF/Yr | NNN        | 9,000 SF  | Negotiable |
| #1840 & 1842 | Retail      | Negotiable    | NNN        | 18,043 SF | Negotiable |

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| POPULATION              | 1 MILE | 3 MILE | 5 MILE  |
|-------------------------|--------|--------|---------|
| 2000 Population         | 10,024 | 83,340 | 147,716 |
| 2010 Population         | 9,224  | 78,043 | 142,440 |
| 2022 Population         | 9,097  | 81,693 | 149,811 |
| 2027 Population         | 9,050  | 82,334 | 151,516 |
| 2022-2027 Growth Rate   | -0.1 % | 0.16 % | 0.23 %  |
| 2022 Daytime Population | 7,336  | 92,820 | 182,487 |

| 2022 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15000     | 381       | 4,752     | 7,862     |
| \$15000-24999         | 341       | 4,067     | 6,906     |
| \$25000-34999         | 335       | 4,516     | 8,177     |
| \$35000-49999         | 813       | 6,299     | 11,038    |
| \$50000-74999         | 843       | 6,077     | 11,958    |
| \$75000-99999         | 511       | 3,415     | 6,591     |
| \$100000-149999       | 432       | 2,612     | 6,212     |
| \$150000-199999       | 121       | 691       | 1,589     |
| \$200000 or greater   | 38        | 409       | 1,330     |
| Median HH Income      | \$ 50,700 | \$ 40,966 | \$ 44,586 |
| Average HH Income     | \$ 64,704 | \$ 56,315 | \$ 62,730 |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households        | 3,908  | 33,202 | 60,218 |
| 2010 Total Households        | 3,677  | 30,430 | 56,963 |
| 2022 Total Households        | 3,814  | 32,839 | 61,662 |
| 2027 Total Households        | 3,805  | 33,259 | 62,596 |
| 2022 Average Household Size  | 2.38   | 2.43   | 2.38   |
| 2022 Owner Occupied Housing  | 2,643  | 17,218 | 34,181 |
| 2027 Owner Occupied Housing  | 2,687  | 17,749 | 35,208 |
| 2022 Renter Occupied Housing | 1,171  | 15,621 | 27,481 |
| 2027 Renter Occupied Housing | 1,118  | 15,510 | 27,388 |
| 2022 Vacant Housing          | 227    | 3,381  | 6,205  |
| 2022 Total Housing           | 4,041  | 36,220 | 67,867 |



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## ABOUT FORT WAYNE

Fort Wayne is the second-largest city in the state of Indiana, and the hub of Northeast Indiana. Fort Wayne is located in Allen County, the largest county in Indiana. The 2020 U.S. Census places the population of the three-county Fort Wayne Metropolitan Statistical Area above 430,000. Fort Wayne is home to 270,402 of Allen County's 382,187 residents, making two thirds of the county's resident's city dwellers.

### CITY OF FORT WAYNE

|              |          |
|--------------|----------|
| COUNTY       | ALLEN    |
| INCORPORATED | 1/2/1829 |

### AREA

|           |             |
|-----------|-------------|
| CITY      | 110.8 SQ MI |
| LAND      | 110.6 SQ MI |
| WATER     | 0.2 SQ MI   |
| ELEVATION | 810 FT      |

### POPULATION

|            |                    |
|------------|--------------------|
| POPULATION | 265,974            |
| RANK       | 84 (U.S.), 2 (IN.) |
| DENSITY    | 2,437 SQ MI        |
| URBAN      | 335,934 SQ MI      |



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