

BND

COMMERCIAL

RETAIL > FOR LEASE

1,200 SF

1345 WEST HAMILTON RD. SOUTH
FORT WAYNE, INDIANA

Last Remaining Unit!



HIGHLIGHTS: Hamilton Shoppes

New Construction - Great Location!

Available Space: 1,200 SF

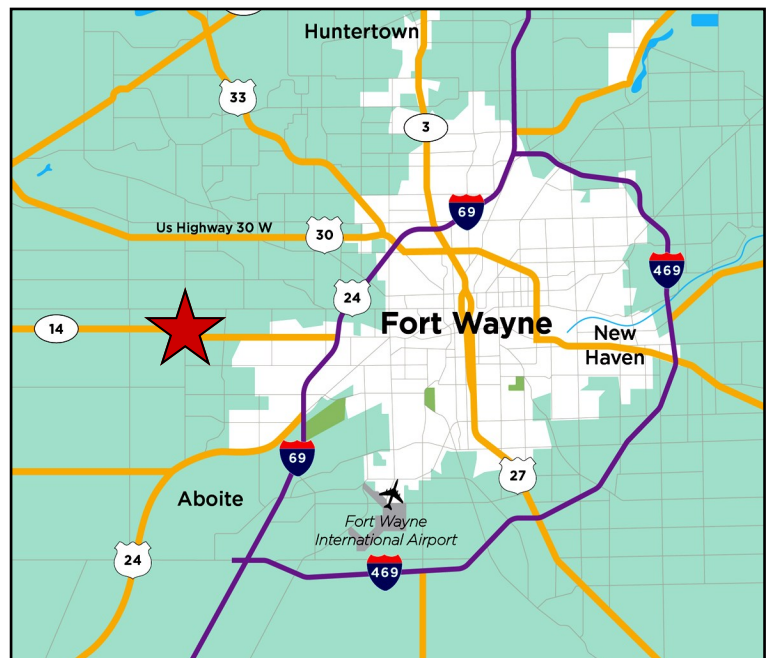
Located at a signalized hard corner in Southwest Fort Wayne

Easy in and out access for tenant customers

Ample parking to accommodate all tenants

Traffic Count: 14,630 VPD (2023)

Lease Rate: \$25 / SF / Triple Net



Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

tk@bnd.net

David Norton

Direct: (260) 421-1906

Cell: (260) 437-9995

djn@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

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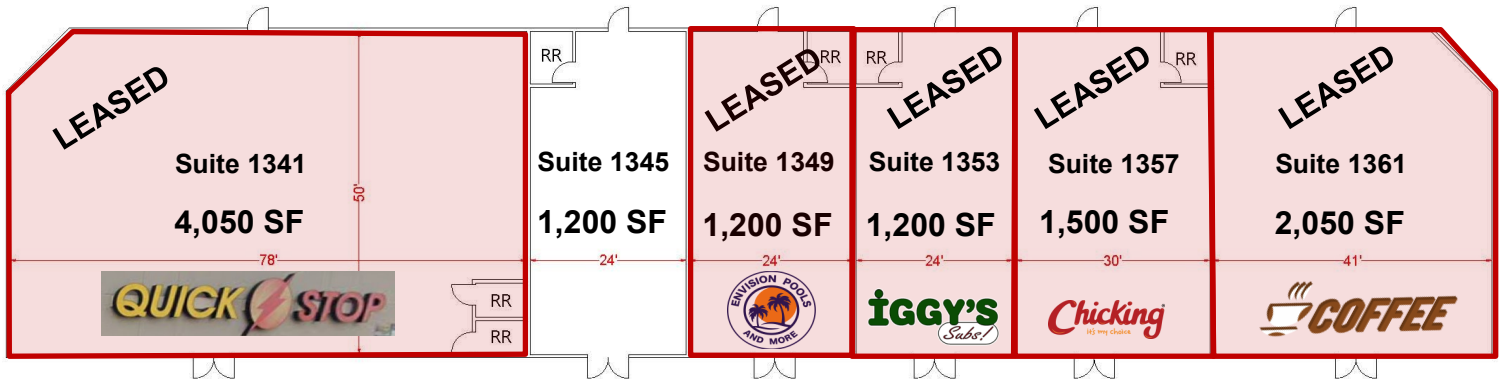
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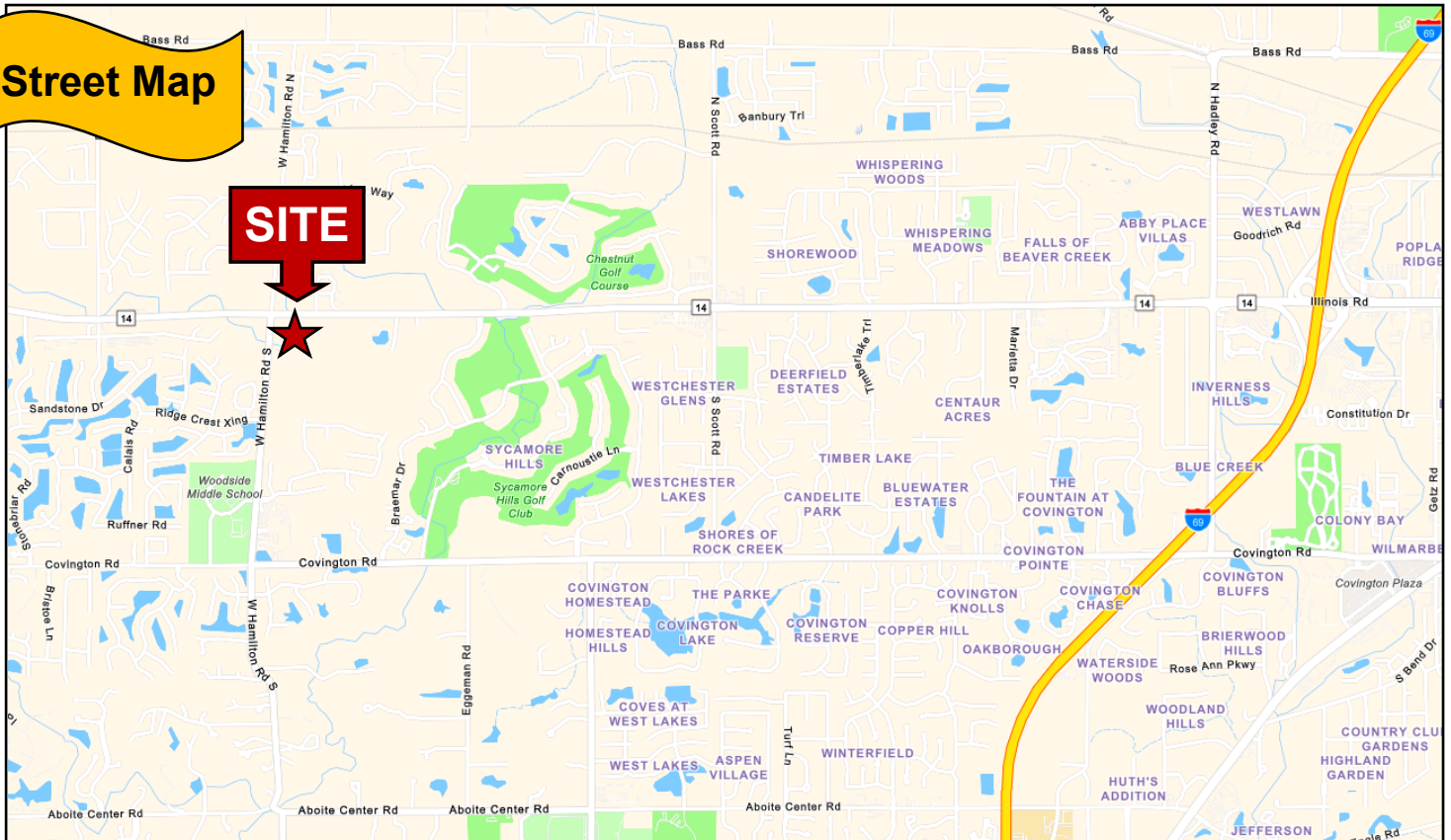
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Space Plan



Street Map



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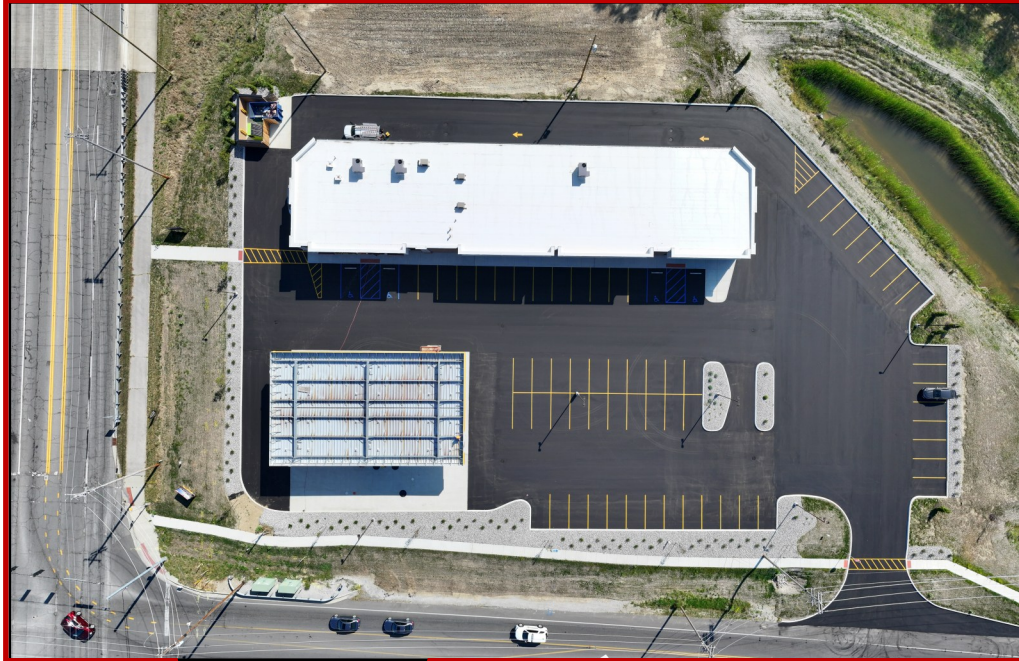
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BND**COMMERCIAL****RETAIL > FOR LEASE****1,200 SF****1345 WEST HAMILTON RD. SOUTH
FORT WAYNE, INDIANA****Property Information**

Parcel Number	02-11-08-200-001.000-038
Address	1345 West Hamilton Rd. South
City / State / Zip	Fort Wayne / IN / 46814
Sale / Lease	Lease
Available Space	1,200 SF
Total Building Size	11,200 SF
Zoning	C2 - Limited Commercial
Frontage	483' on Illinois Road
Parking	Paved Parking for ±60 Vehicles
Traffic Count	14,630 VPD (2023)
Nearest Highway	Located on Illinois Road / State Road 14
Distance to Interstate	4 Miles to I-69

Building Information

Construction Type	Wood Frame
Construction Year	2023 / 2024
Number of Floors	One
Roof	Flat
Foundation	Reinforced Concrete
Lighting	LED
Heating System	Gas/Electric Combination Rooftop
Electric	(1) 200 - 400 AMP Panel per Suite
Air Conditioning	(1) 5 ton Unit per Suite
Restrooms	(1) ADA Bathroom per Suite
Ceiling Height	Bottom of Wood Trusses: 12' Clear

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FORT WAYNE, INDIANA****Lease Information**

Lease Rate RSF / Year	\$25 / SF / Year
Lease Rate / Month	Based on SF Leased
Term of Lease	3 - 5 Years
Type of Lease	Triple Net

Utilities

	Company
Electric	Indiana & Michigan Power
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Building Expenses

	Responsible Party (Landlord / Tenant)	
Utilities	Tenant	
Property Tax	Tenant	Part of NNN Expense
Building Insurance	Tenant	Part of NNN Expense
Janitorial	Tenant	
Interior Maintenance	Tenant	
Roof / Structure	Landlord	
Common Area	Tenant	Part of NNN Expense
Lawn / Snow	Tenant	Part of NNN Expense
Shared Dumpster	Tenant	Part of NNN Expense

Total NNN is billed at \$5.00 PSF**2024 DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	4,776	25,110	48,975
Avg. H/H Income	\$162,323	\$155,296	\$134,647

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