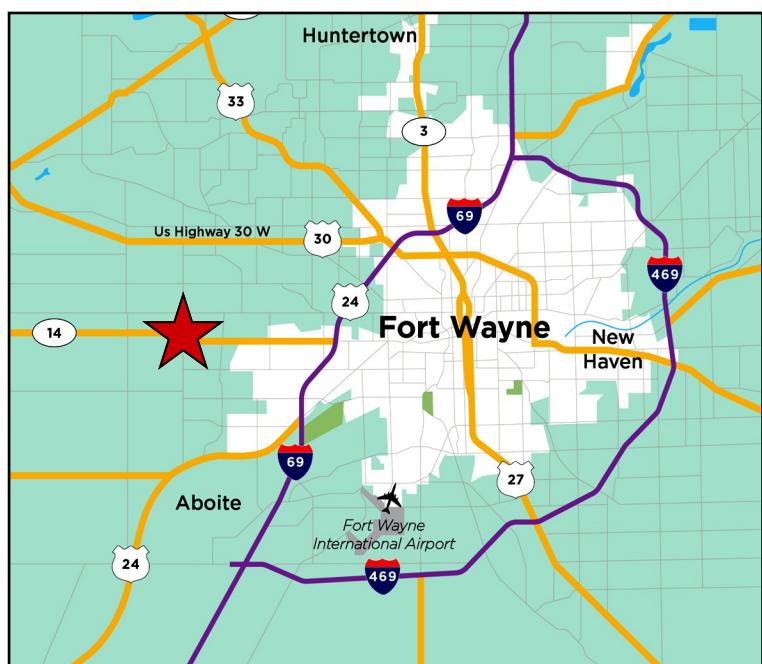


**Last Remaining Unit!****HIGHLIGHTS: Hamilton Shoppes****New Construction - Great Location!****Available Space: 1,200 SF****Located at a signalized hard corner in Southwest Fort Wayne****Easy in and out access for tenant customers****Ample parking to accommodate all tenants****Traffic Count: 14,630 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](http://www.bnd.net)**

# BND

COMMERCIAL

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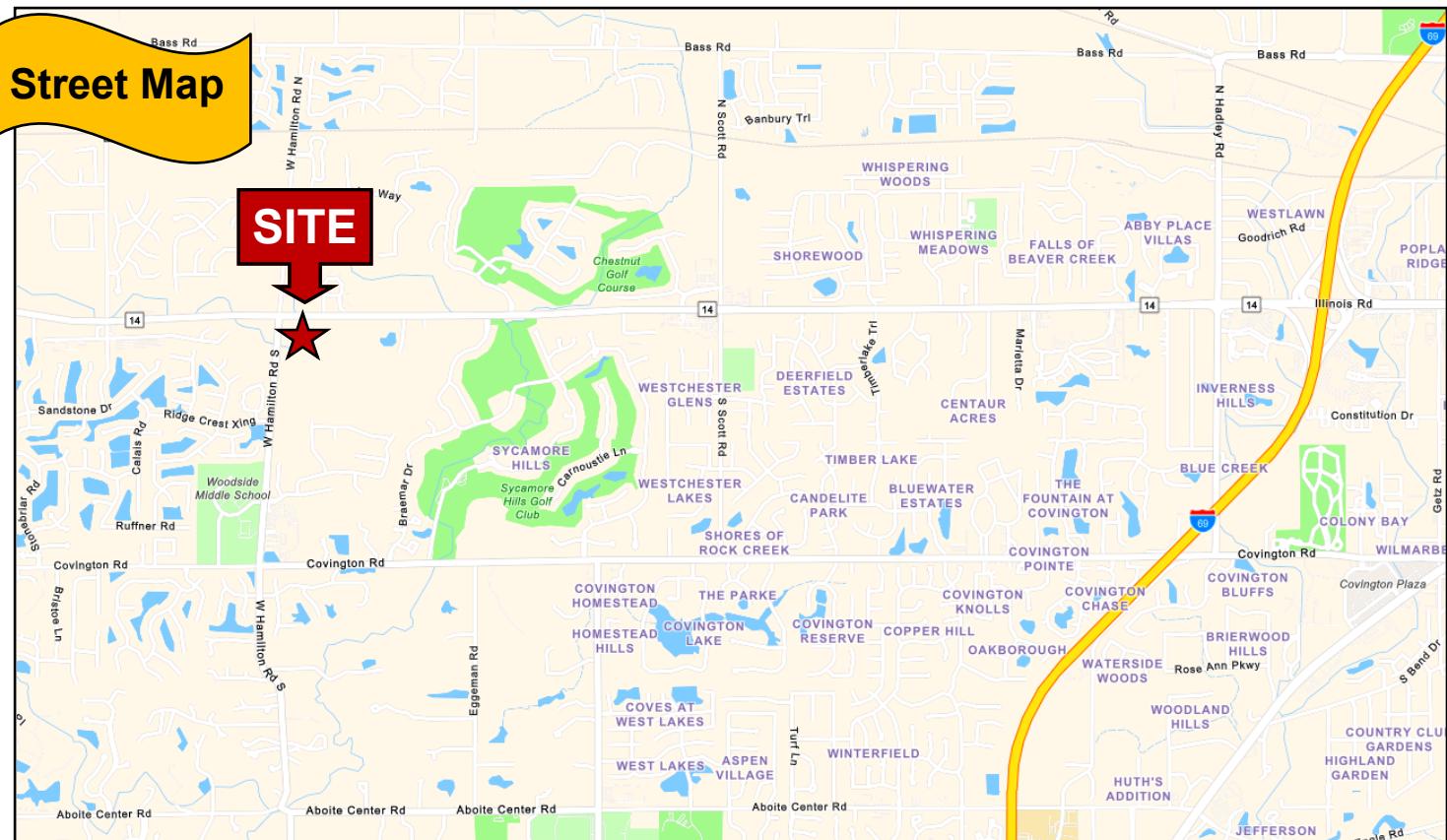
1,200 SF

1345 WEST HAMILTON RD. SOUTH  
FORT WAYNE, INDIANA

## Space Plan



## Street Map



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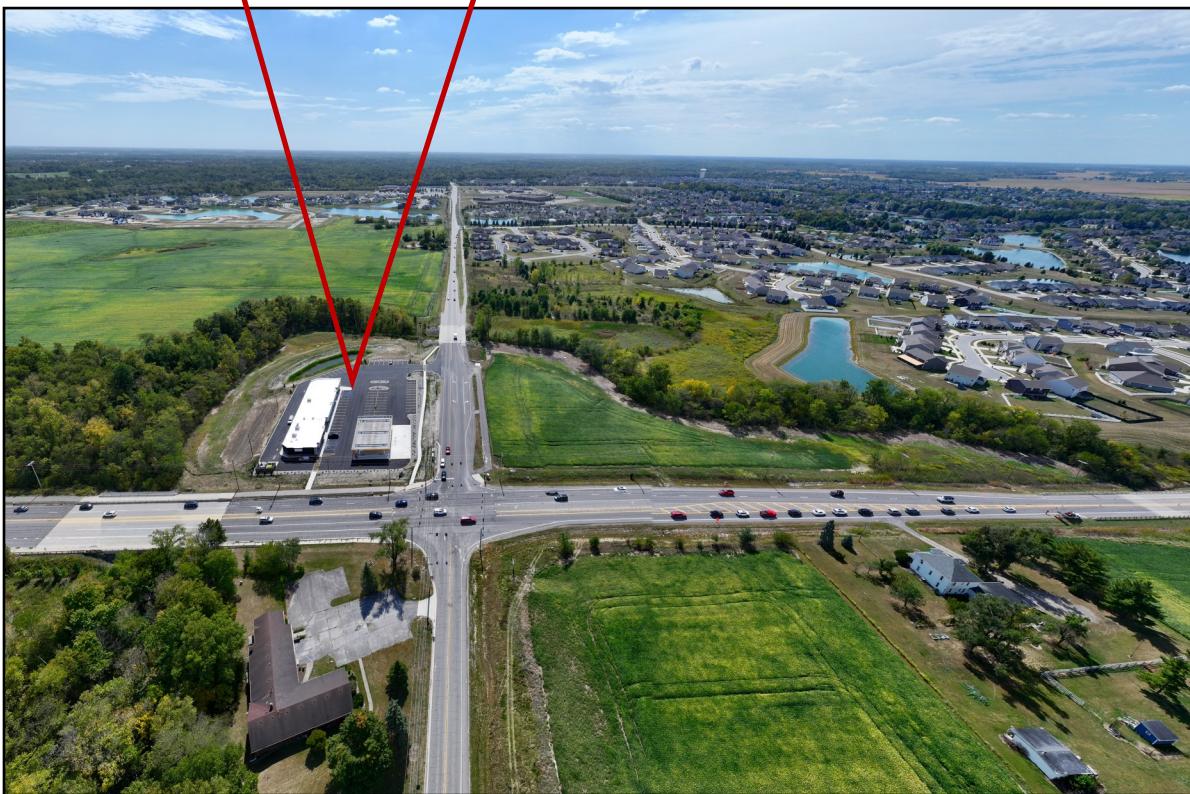
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1,200 SF

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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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1,200 SF

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### Lease Information

### Utilities

Lease Rate RSF / Year	\$25 / SF / Year		Company
Lease Rate / Month	Based on SF Leased	Electric	Indiana & Michigan Power
Term of Lease	3 - 5 Years	Gas	NIPSCO
Type of Lease	Triple Net	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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