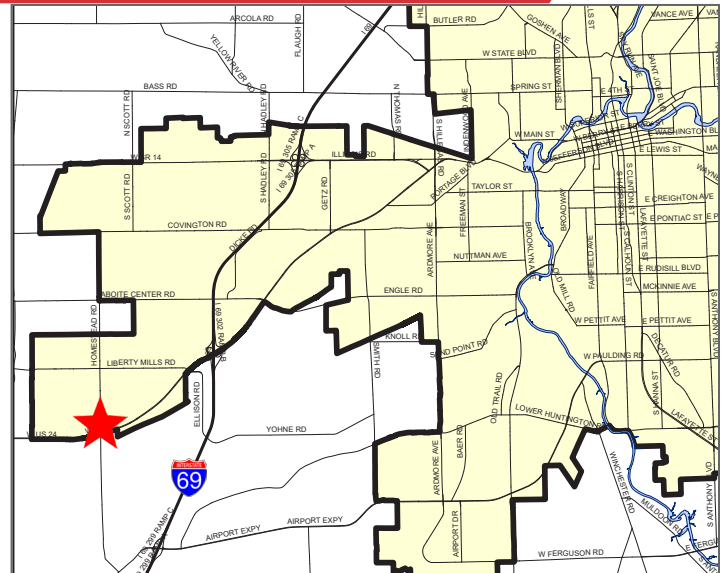




10906 - 10910 US 24
Fort Wayne, Indiana 46814

Property Features

- Three office/retail spaces ready for build out
- Units located on the upper level with an interior and exterior entrance
- Tenants in the center include Oley's Pizza, Charge Health & Chiropractic, A Wellness Spa, and Rhinestones & Roses Floral Boutique
- Located in a rapidly growing area with heavy development



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Senior Broker
260.341.0230 (m)
rromary@naih.com

www.naih.com

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General Property Information

Name	24/Homestead Retail Center	Parcel Number	02-11-28-478-019.000-075
Address	10906-10910 US 24	Total Building SF	16,647 SF
City, State, Zip	Fort Wayne, IN 46814	Acreage	0.63 AC
County	Allen	Year Built	1950
Township	Aboite	Zoning	I-1
Parking	Paved surface. Additional parking lot behind building.		

Property Features

Construction Type	Wood joist	Number of Floors	2
Roof	Flat	Foundation	Concrete
Lighting	Fluorescent	Sprinklers	No
Electrical	Standard	Restrooms	In R1
Heating	Yes	Central Air	Yes
Signage	Çaçade		

Utilities

Electric	AEP
Gas	NIPSCO
Water	Well
Sewer	Aqua Indiana

Major Roads

Nearest Interstate	I-69
Distance	2 Miles
Nearest Highway	US 24
Distance	Located directly off of US 24

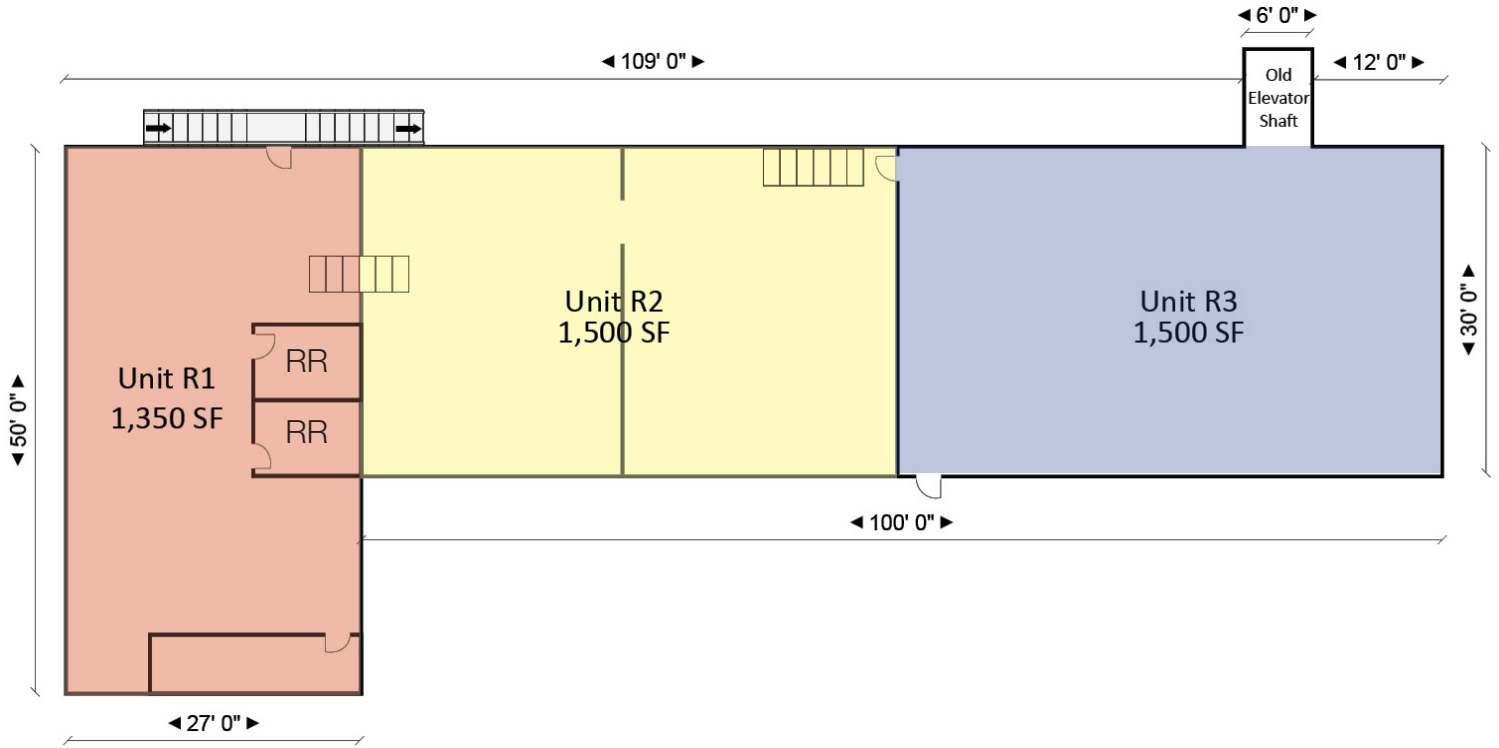
Lease Information

Available	SF	Lease Rate	Lease Type
Upper Level—R1	1,350 SF	Negotiable	NNN
Upper Level—R2	1,500 SF	Negotiable	NNN
Upper Level—R3	1,500 SF	Negotiable	NNN

Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins	\$3.00/SF	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant
Total Expenses	\$3.00/SF	

Upper Level Floor Plan



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Unit R1



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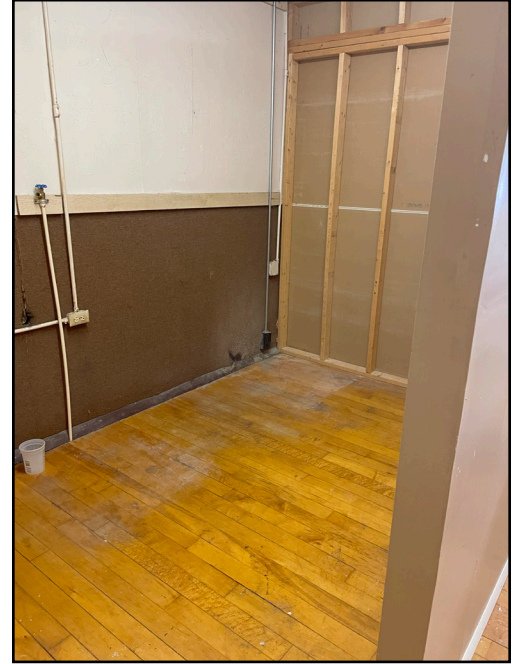
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Unit R2



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260.422.2169 (f)

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Unit R3



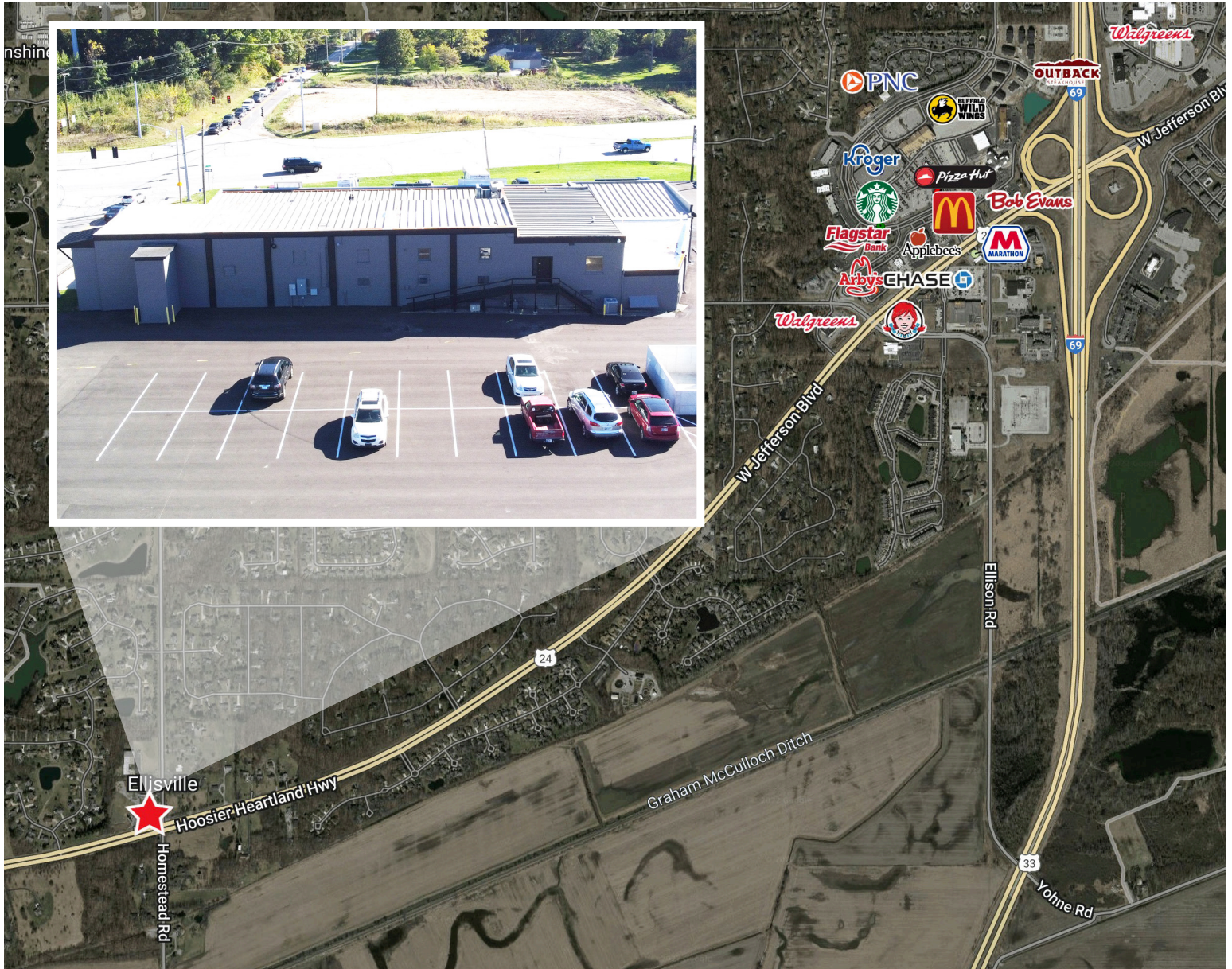
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260.422.2169 (f)

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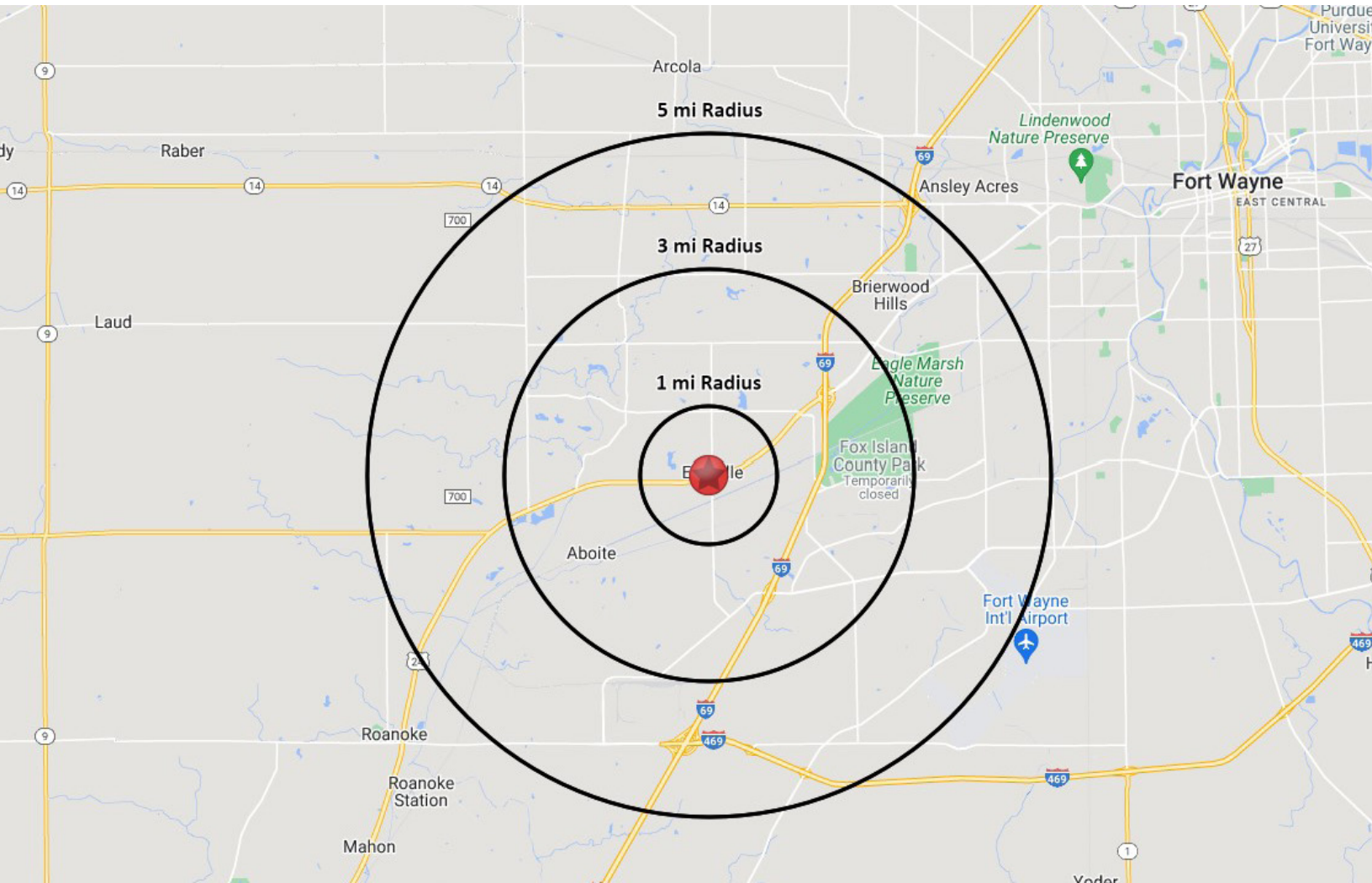
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,645	19,766	51,534
NUMBER OF HOUSEHOLDS	1,272	7,708	20,964
AVERAGE HOUSEHOLD INCOME	\$180,360	\$154,960	\$153,352

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