

WAYNE PLAZA

6011 BLUFFTON RD, FORT WAYNE, IN 46809



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	38,246 SF
Available SF:	1,845 SF
Lot Size:	5.63 Acres
Zoning:	C-4 (Intensive Commercial)

PROPERTY OVERVIEW

Wayne Plaza is the premier anchor shopping center for the Waynedale community, located just South of Downtown Fort Wayne. This well-positioned property boasts a prime location within a bustling retail area offering an abundance of foot traffic and ample parking for any retail or office user. The last available space, Suite 5905, features an existing drive-thru, large windows, and frontage to Bluffton Road where 13,000+ vehicles pass daily. Don't miss the chance to establish your business in this highly visible and prominent location, which draws over 300,000 visitors annually.

PROPERTY HIGHLIGHTS

- LAST SUITE AVAILABLE!
- Well-known shopping center along main retail corridor in Waynedale
- Ample foot traffic to the center anchored by the BMV and Post Office with over 300,000 visitors annually
- Abundant parking field suitable for any retail or office user
- Suite 5905 offers an existing drive-thru window, large windows, park-like entrance, and Bluffton Rd frontage

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PROPERTY PHOTOS - 5905 BLUFFTON ROAD



Suite 5905



Suite 5905 Entrance



Suite 5905 Walkway

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PROPERTY PHOTOS - WAYNE PLAZA



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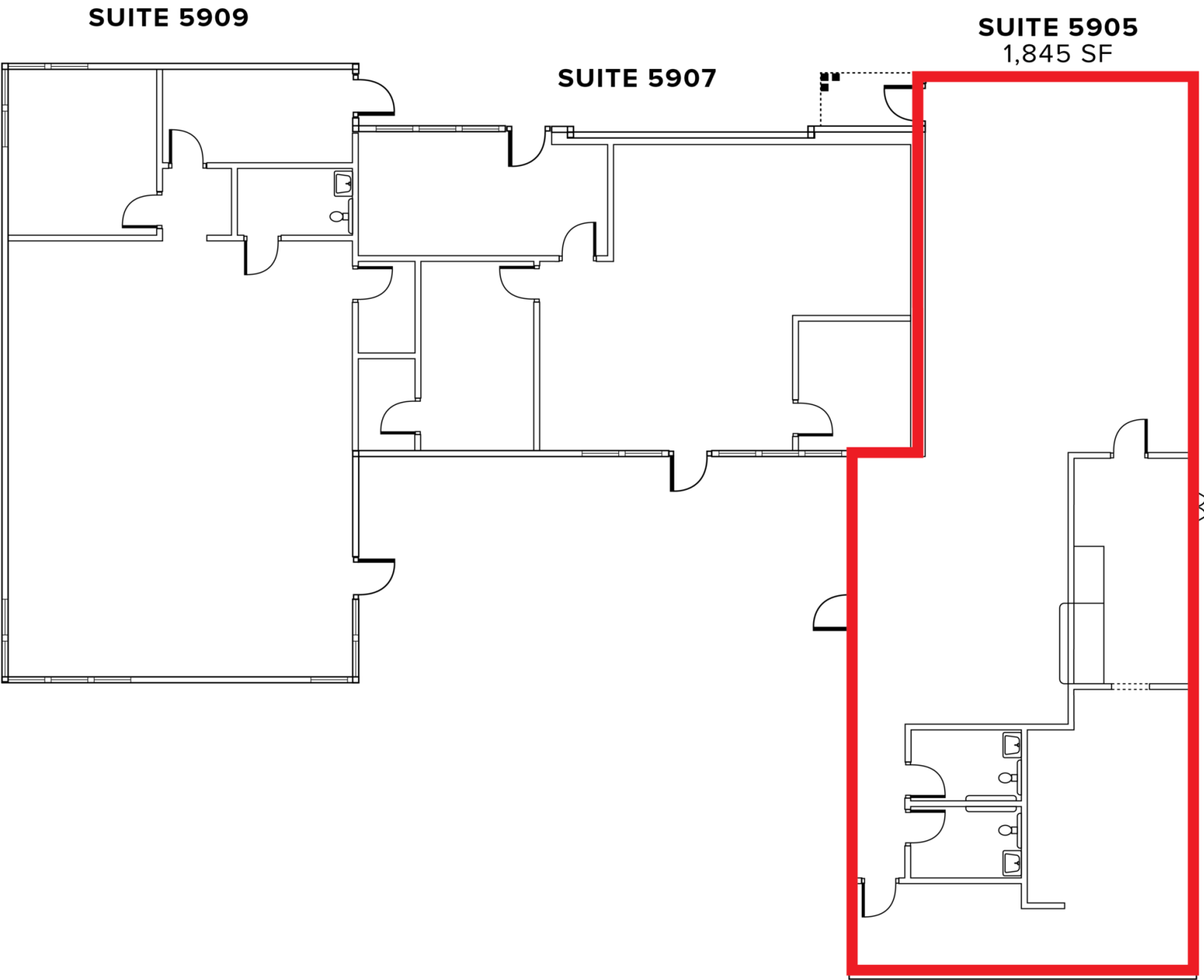
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SITE PLAN - 5905-5909 BLUFFTON RD

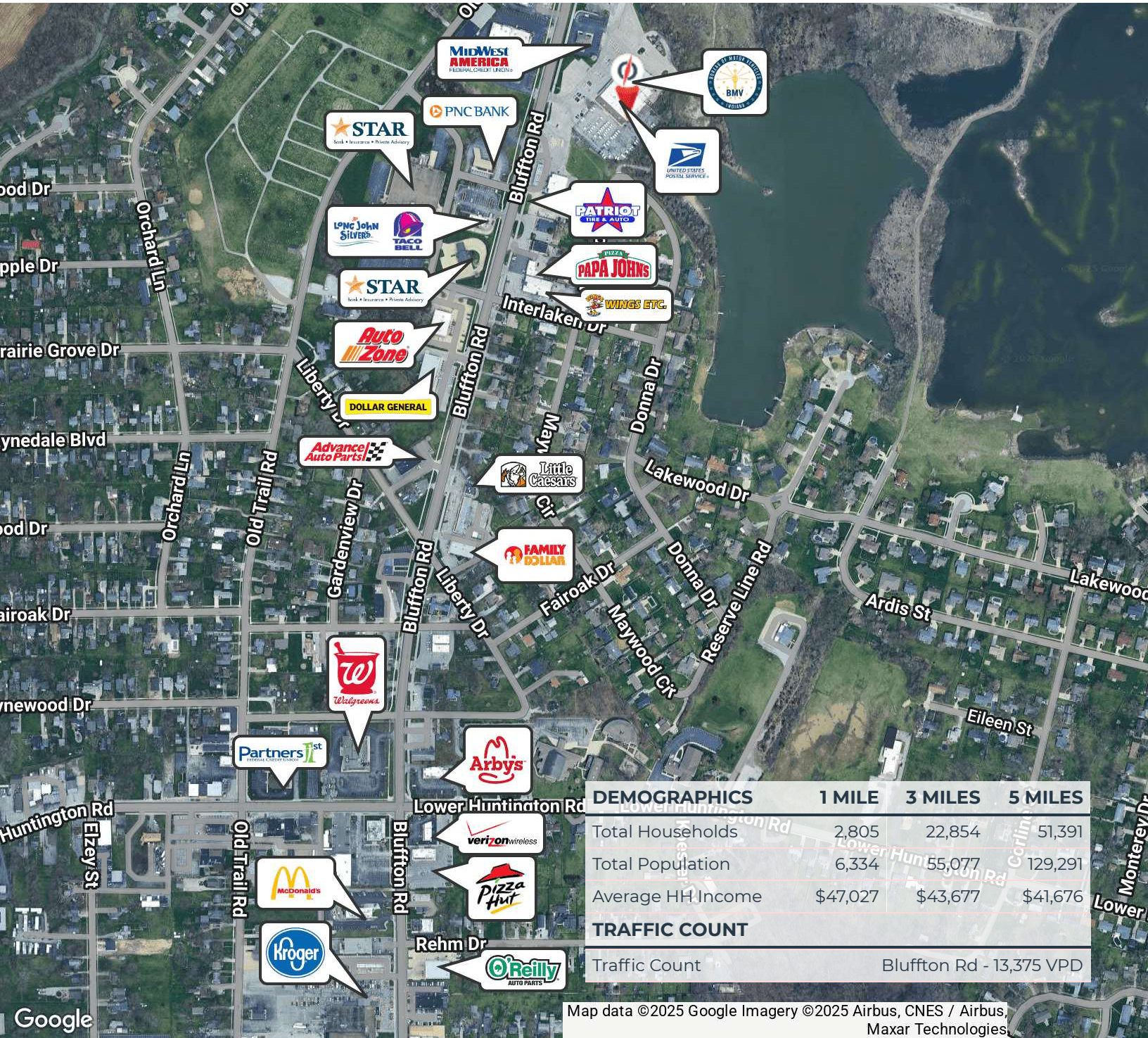


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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE		\$12.00 SF/YR	
LEASE TYPE		NEGOTIABLE	
LOCATION INFORMATION			
Building Name	Wayne Plaza		
Street Address	6011 Bluffton Rd		
City, State, Zip	Fort Wayne, IN 46809		
County/Township	Allen/Wayne		
Side Of Street	East		
Nearest Airport	Fort Wayne International Airport		
BUILDING INFORMATION			
Available Size	1,845 SF		
Price / SF	\$12.00		
Tenancy	Multiple		
Suite 5905 Features	Existing Drive-Thru Window		
	Two (2) Restrooms		
	Large Windows		
	Prime Visibility		
PROPERTY DETAILS			
Property Type	Retail		
Property Subtype	Strip Center		
Zoning	C-4 (Intensive Commercial)		
Lot Size	5.63 Acres		
APN#	02-12-27-105-003.000-074		
Lot Frontage	470'		
Traffic Count Street	Bluffton Rd - 13,375 VPD		
PARKING & TRANSPORTATION			
Parking Type	Surface		
Available	Ample, Shared		