

BND

COMMERCIAL

RETAIL > FOR LEASE
PFW RETAIL
4210 CRESCENT AVE.
FORT WAYNE, INDIANA



HIGHLIGHTS:

One Space Available: 1,020 SF

Located on heavily traveled intersection of Stellhorn/
Crescent Roads & Hobson Road

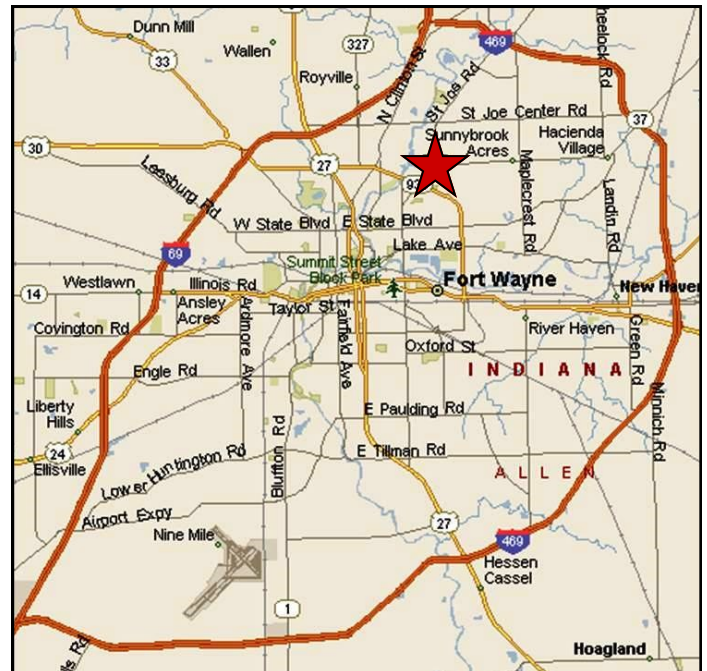
Located next to CVS Pharmacy

Highly visible location across from PFW campus

Adjacent to 450 PFW dorm units

Traffic Counts: 25,600 VPD

Lease Rate: \$17/SF/Triple Net (1,020 SF)



Breck Johnson

Direct: (260) 421-1915

Cell: (260) 705-7532

bj@bnd.net

Alec Ramsey

Direct: (260) 421-1908

Cell: (260) 414-8415

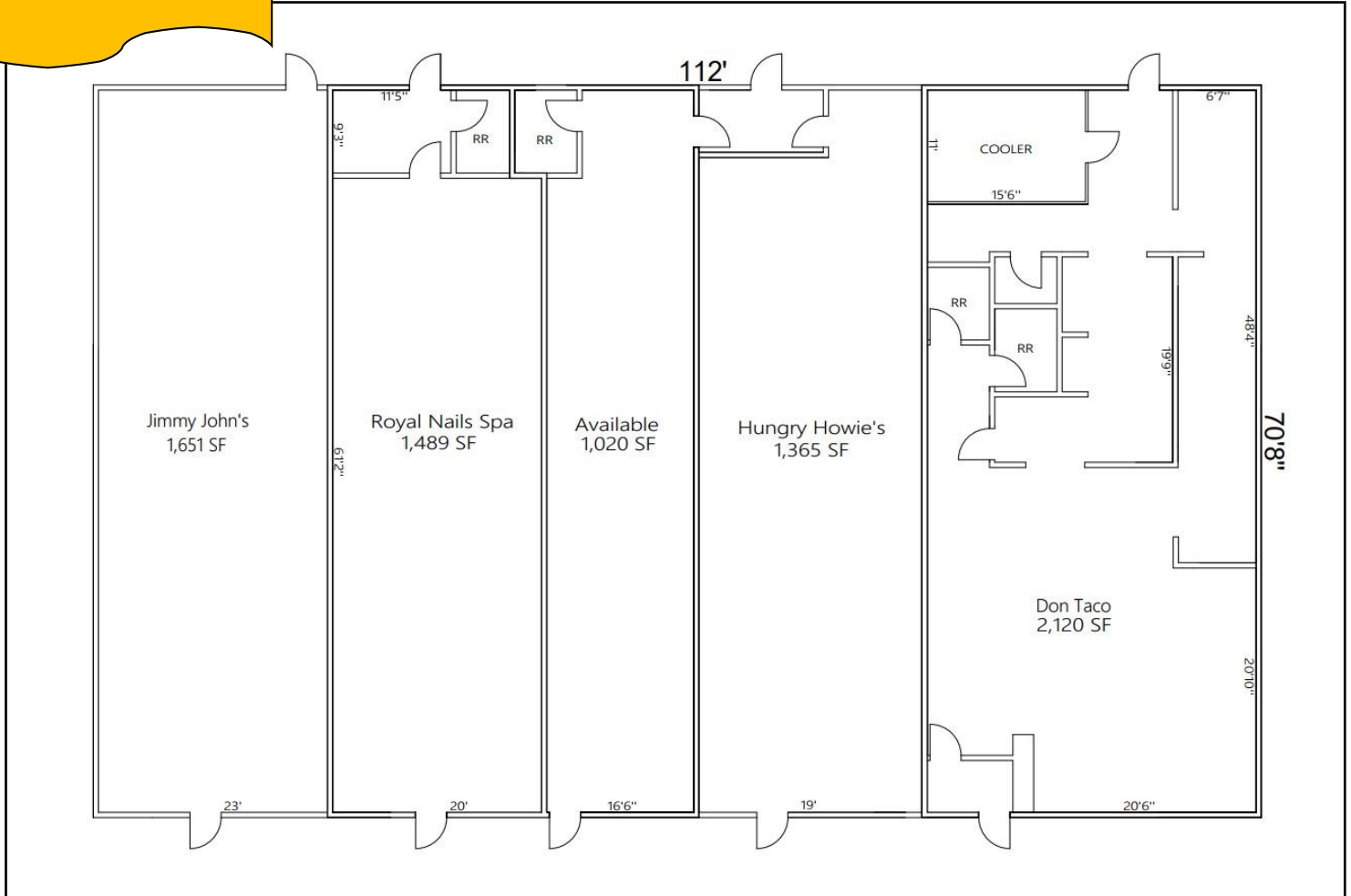
ar@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

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

Site Plan



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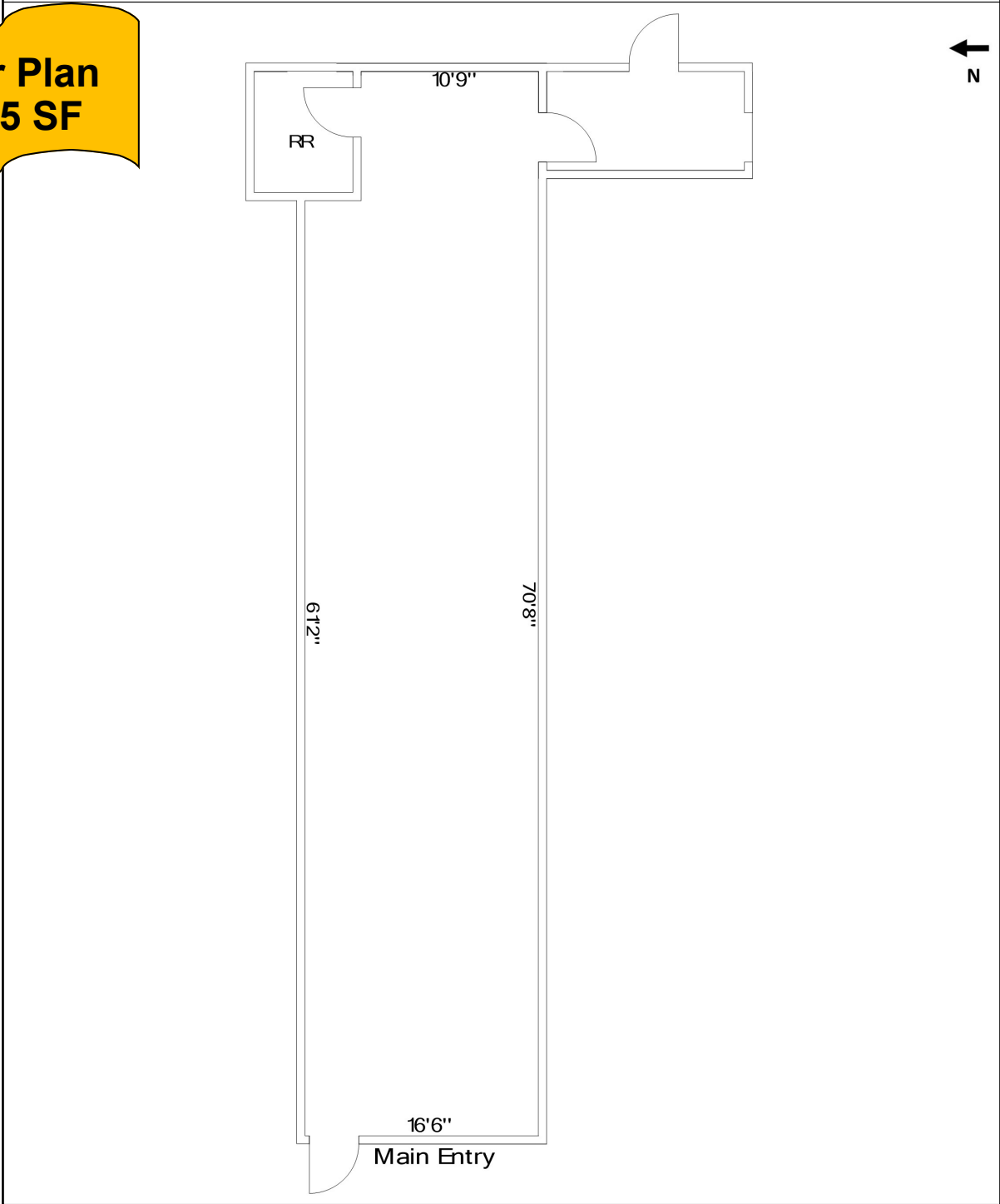
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Floor Plan
1,125 SF



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Property Highlights

Parcel Number	02-08-30-200-004.000-072
Address	4210 Crescent Avenue
City / State / Zip	Fort Wayne, IN 46815
Sale / Lease	Lease
Available Space	1,020 SF
Total Building Size	7,645 SF
Land Size	1.0 acre
Zoning	C-2
Parking	Paved parking for 65 vehicles
Traffic Count	25,600 VPD
Anchor Tenant(s)	Jimmy John's / Don Taco
Exclusions	Sandwich restaurant

2021 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,413	81,402	178,642
Avg. H/H Income	\$61,131	\$61,901	\$62,394

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Building Information

Construction Type	Steel/wood frame; brick EIFS exterior
Construction Year	2014
Number of Floors	One
Roof	EPDM membrane
Foundation	Reinforced concrete
Heating System	Gas forced air (separate rooftop units)
Air Conditioning	Central (separate rooftop units)
Electric	Standard
Sprinkler System	Yes
Handicap Access	Yes
Signage	Yes

Lease Information

Lease Rate RSF / Year	\$17 / SF (1,020 SF)
Lease Rate / Month	1,020 SF = \$1,445.00 / Month
Term of Lease	5-10 Years
Type of Lease	Triple Net

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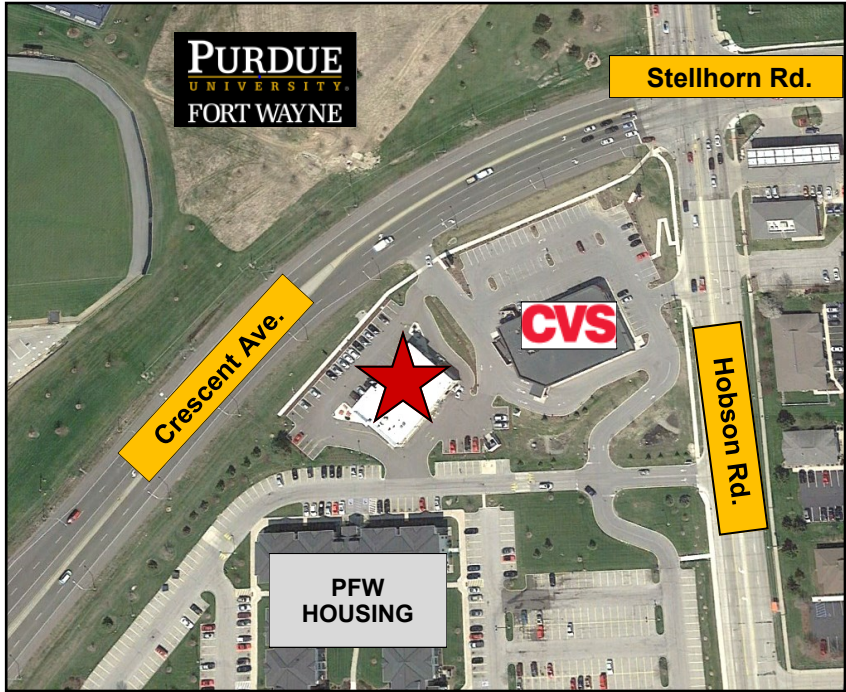
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Building Expenses		
	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax	Tenant	\$2.30/SF
Building Insurance	Tenant	\$0.35/SF
Janitorial	Tenant	
Interior Maintenance	Tenant	
Common Area	Tenant	\$0.80/SF
Roof / Structure	Landlord	
Lawn / Snow	Landlord	
\$3.45/SF Total CAM		

Utilities	
	Company
Gas	NIPSCO
Electric	AEP
Water	City of Fort Wayne
Sewer	City of Fort Wayne



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