



Apple Glen Outparcel

4809 Illinois Road
Fort Wayne, IN 46804



Retail/Office Space For Sale Or Lease

Highly visible building for sale or lease on Illinois Road, directly adjacent to Apple Glen Crossing and Jefferson Pointe. This 15,545 SF property consists of 7,890 SF office/retail on the street side and a 7,655 SF warehouse in the rear. The large 2.45-acre lot offers ample parking and room for growth or redevelopment.

Property Highlights

- ▶ 2.45-acre retail outparcel
- ▶ Located in premier retail subdistrict
- ▶ **FOR SALE: \$3,200,000**
- ▶ Can be divisible
- ▶ **FOR LEASE: \$20/SF/Yr NNN**

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Excellent Location

This property is conveniently located just 1.1 miles east of I-69 in one of Fort Wayne's top-performing retail submarkets. National retailers immediately surrounding the site include Kohl's, DICK'S Sporting Goods, Walmart, Von Maur, Target, Lowe's, Menard's, and dozens of quick-service and sit-down restaurants.

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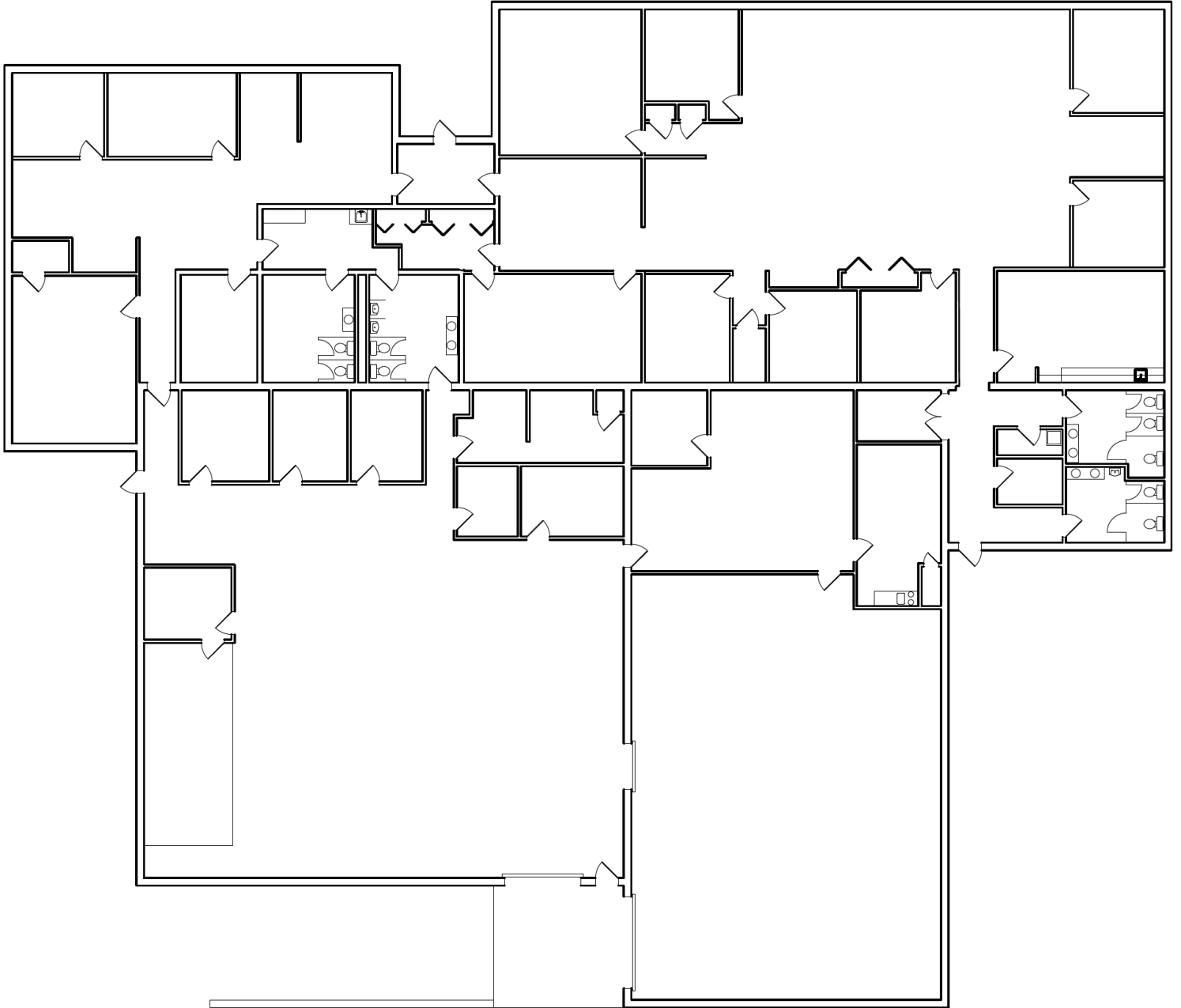
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Floor Plan



Floor plan may not be to scale.
Contact broker for detailed floor plan.

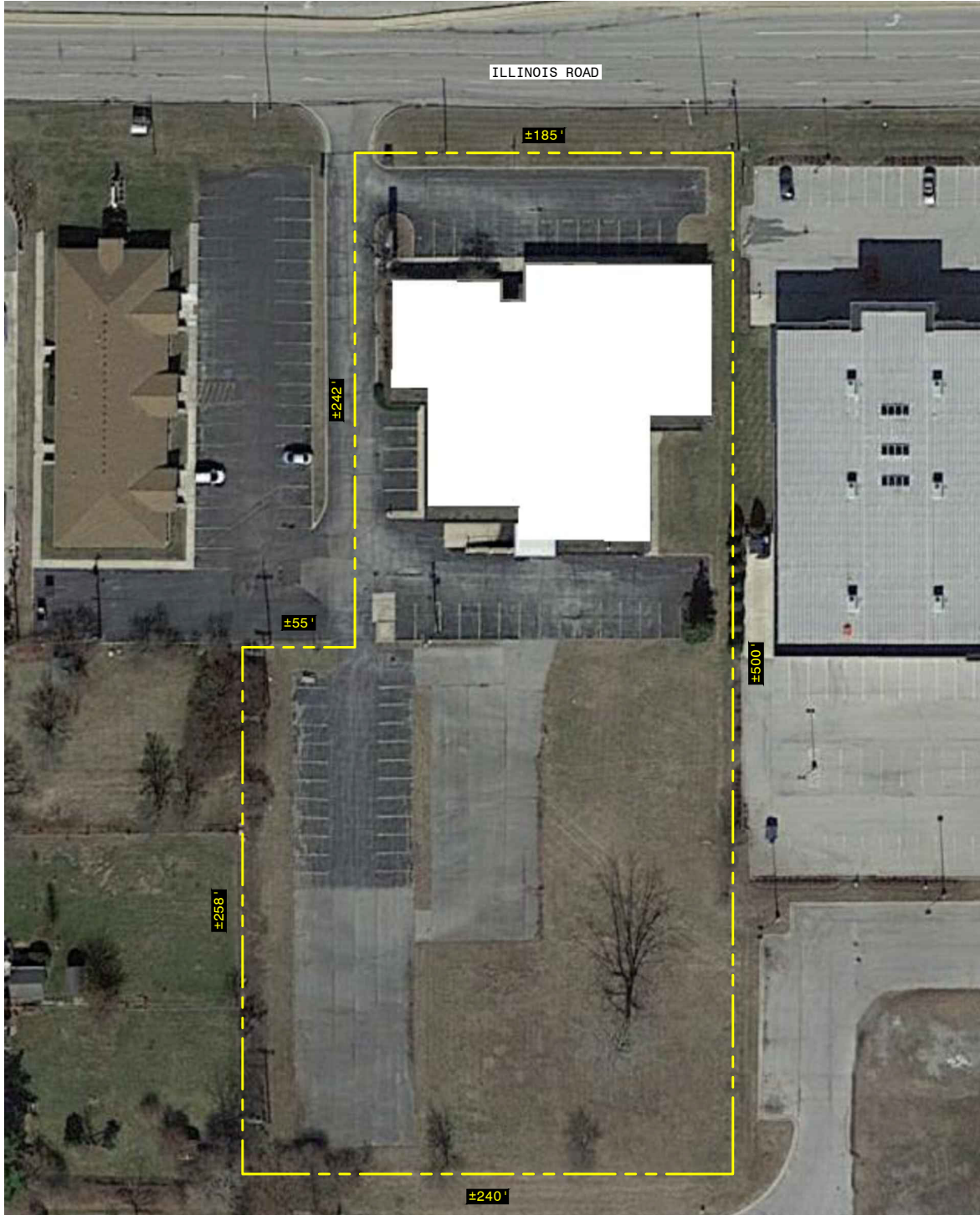
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Site Plan



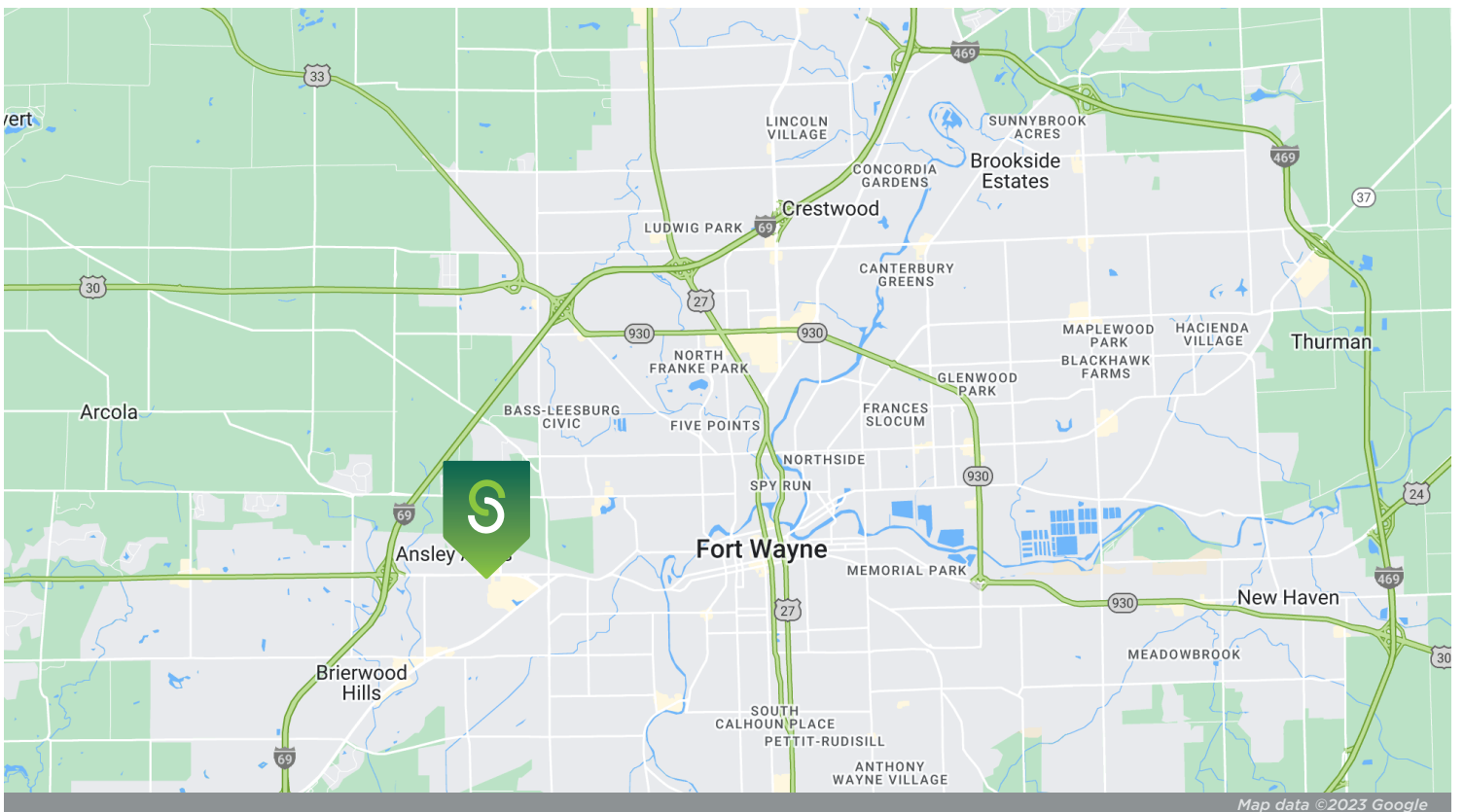
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PROPERTY INFORMATION

| | |
|------------------|--------------------------|
| Address | 4809 Illinois Road |
| City, State, Zip | Fort Wayne, IN 46804 |
| County | Allen |
| Township | Wayne |
| Parcel Number | 02-12-08-126-002.000-074 |



SALE INFORMATION

| | |
|-------|---------------|
| Price | \$3,200,000 |
| Terms | Cash at close |

LEASE INFORMATION

| | |
|-------------------|----------------|
| Lease Rate & Type | \$20/SF/Yr NNN |
| Terms | 5+ years |
| Availability | Immediate |

AVAILABLE UNITS

| | |
|---------------------|------------|
| Total Building Area | 15,545 SF |
| Total Available | 15,545 RSF |
| Max Contiguous | 15,545 RSF |

UTILITIES

| | |
|------------------------|--------------------|
| Electric Provider | AEP |
| Natural Gas Provider | NIPSCO |
| Water & Sewer Provider | City of Fort Wayne |

SITE DATA

| | | | |
|--------------|---------|------------|---------------|
| Site Acreage | 2.45 AC | Interstate | I-69 - 1.1 mi |
| Zoning | C2 | Flood Zone | N/A |
| Parking | Surface | Parking Ct | 105 spaces |

RESPONSIBLE PARTIES

| | |
|-----------------------|----------|
| Utilities | Tenant |
| Lawn & Snow | Tenant |
| Property Taxes | Tenant |
| Property Insurance | Tenant |
| Maintenance & Repairs | Tenant |
| Common Area | Tenant |
| Roof & Structure | Landlord |
| Janitorial | Tenant |

BUILDING INFORMATION

| | |
|-------------------|---------------|
| Property Type | Retail/Office |
| Year Built | 1974 |
| # of Stories | 1 |
| Construction Type | Masonry block |
| Roof | Membrane |
| Heating | RTU |
| A/C | RTU |
| Sprinkler | No |

ADDITIONAL INFORMATION

- Located in premier retail submarket
- Can be divisible

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WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
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Andrew Eckert
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Robert Doyle
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Philip Hagee
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Shelby Wilson
Project Coordinator

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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.