



# FOR SALE / LEASE

## RETAIL PROPERTY



6410 Bluffton Rd.  
Fort Wayne, IN 46809

## +/- 6,928 SF Retail Building Available

### About The Property

- Located on busy Bluffton Rd. retail corridor
- +/- 6,928 SF open layout with drop ceiling and overhead door
- Large storefront windows
- Ideal for retail, restaurants, grocery, office, and personal services
- 34 parking spaces
- Nearby retailers include Kroger, Verizon, Chase, Dollar General, AutoZone, and restaurants
- Lease Rate: \$12.75 SF/YR NNN
- Sale Price: Ask Broker



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

**+/- 6,928 SF RETAIL BUILDING AVAILABLE**

## BUILDING SIZE/LOCATION/ZONING

Street Address	6410 Bluffton Rd.
City, State, Zip	Fort Wayne, IN 46809
Total Building Size	+/- 6,928 SF
Site Acreage	+/- 0.83 Acre
Zoning	C3/General Commercial

## PRICE/AVAILABILITY

Sale Price	Ask Broker
Lease Price/SF	\$12.75 SF/YR
Lease Type	NNN
Available	Now

## BUILDING DATA

Date of Construction	2006
Construction Type	Concrete Block
Roof	Built-up
HVAC	Rooftop
Restrooms	2
Parking lot	Asphalt
Sprinkler	Yes

## UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

## TRAFFIC COUNT

Bluffton Road	11,258 VPD
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## POPULATION DEMOGRAPHICS

1 Mile	6,966
3 Miles	47,827
5 Miles	120,334

## PROPERTY TAXES

Parel Number	02-12-27-151-006.000-074
Assessment: Land	\$181,400
Improvements	\$428,000
Total Assessment	\$609,400
Annual Taxes	\$15,465.82 (\$2.23/SF)
Tax Year	2024 Payable 2025



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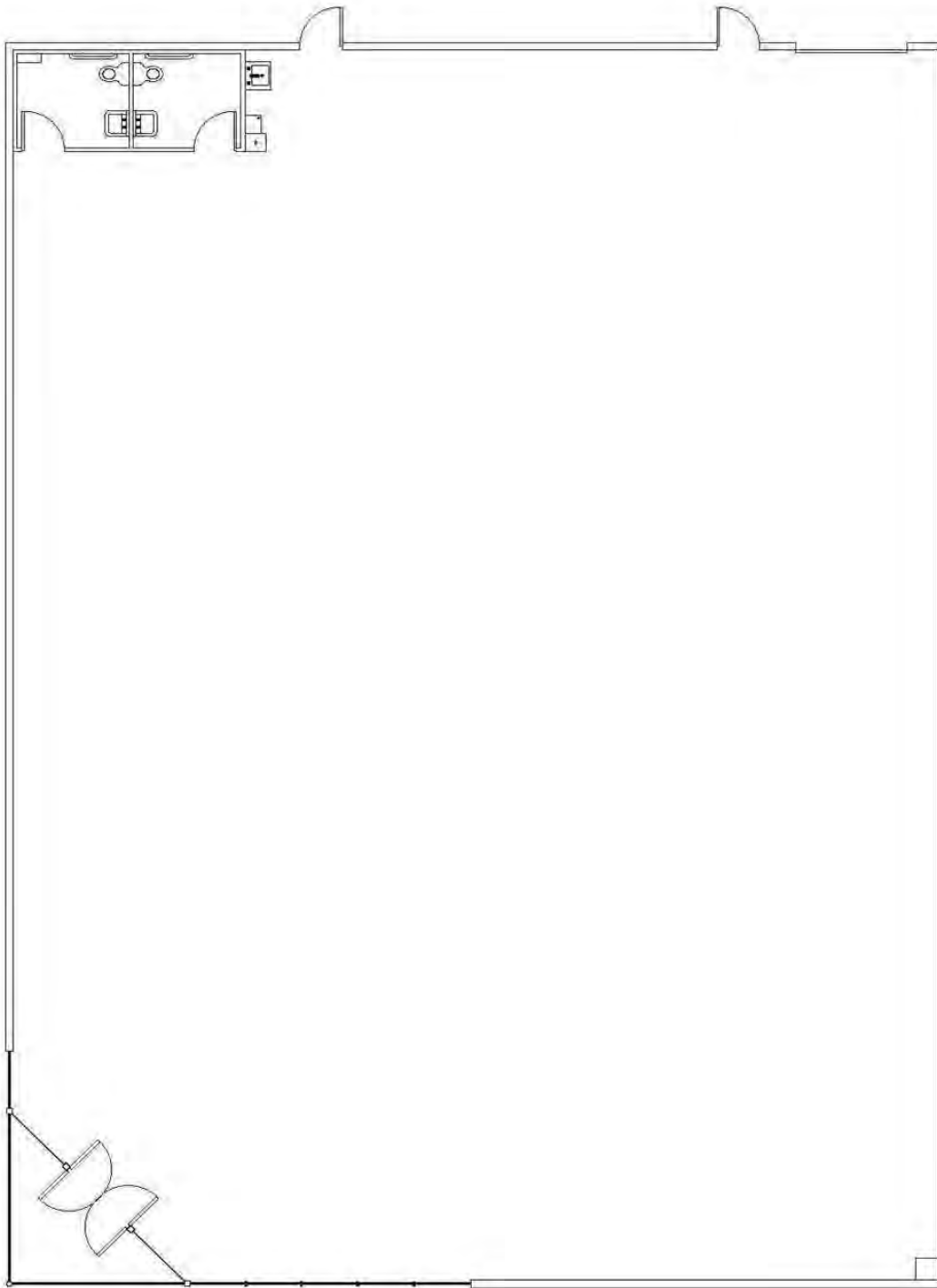
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# FLOOR PLAN

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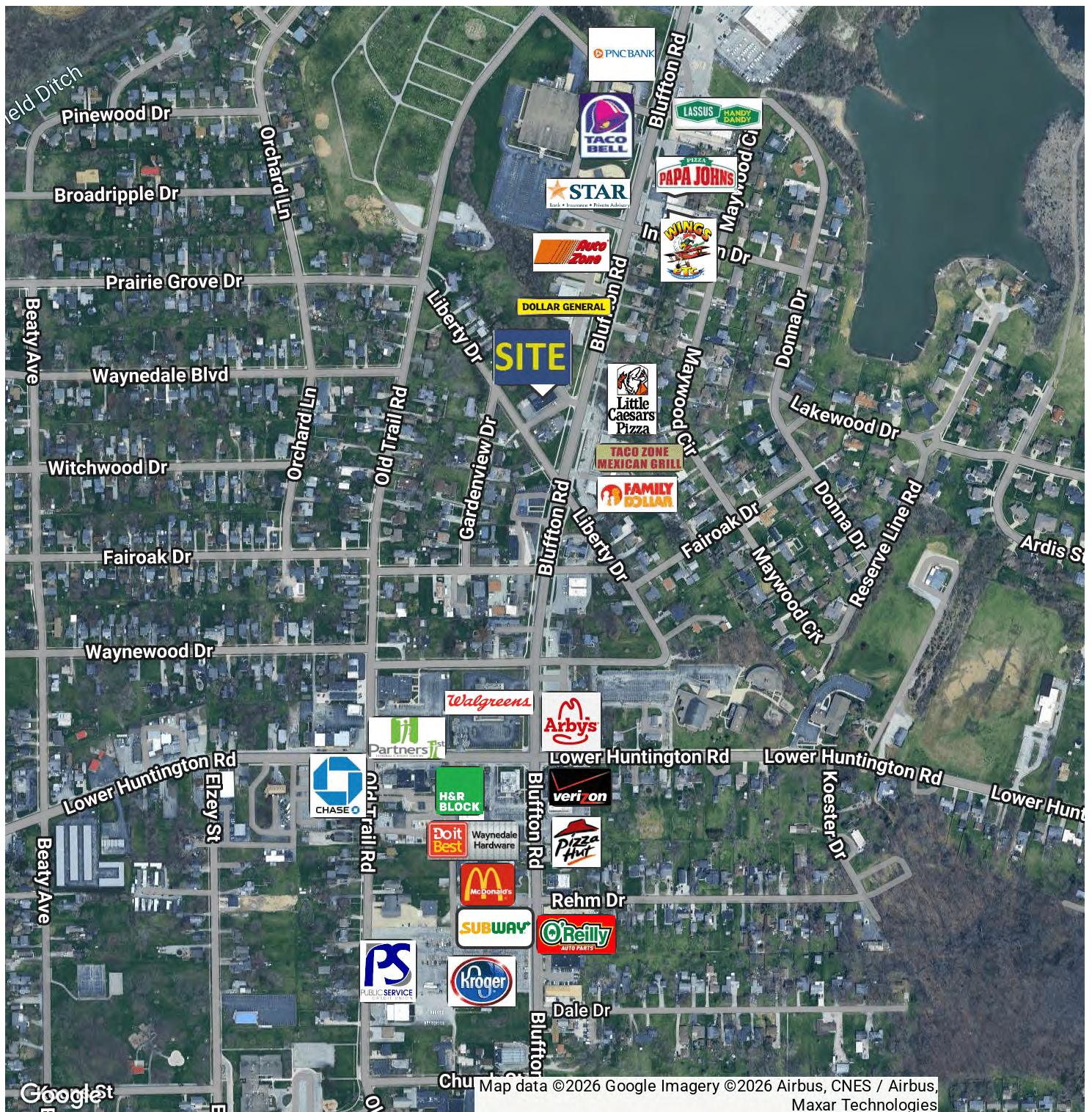


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# RETAILER MAP

+/- 6,928 SF RETAIL BUILDING AVAILABLE



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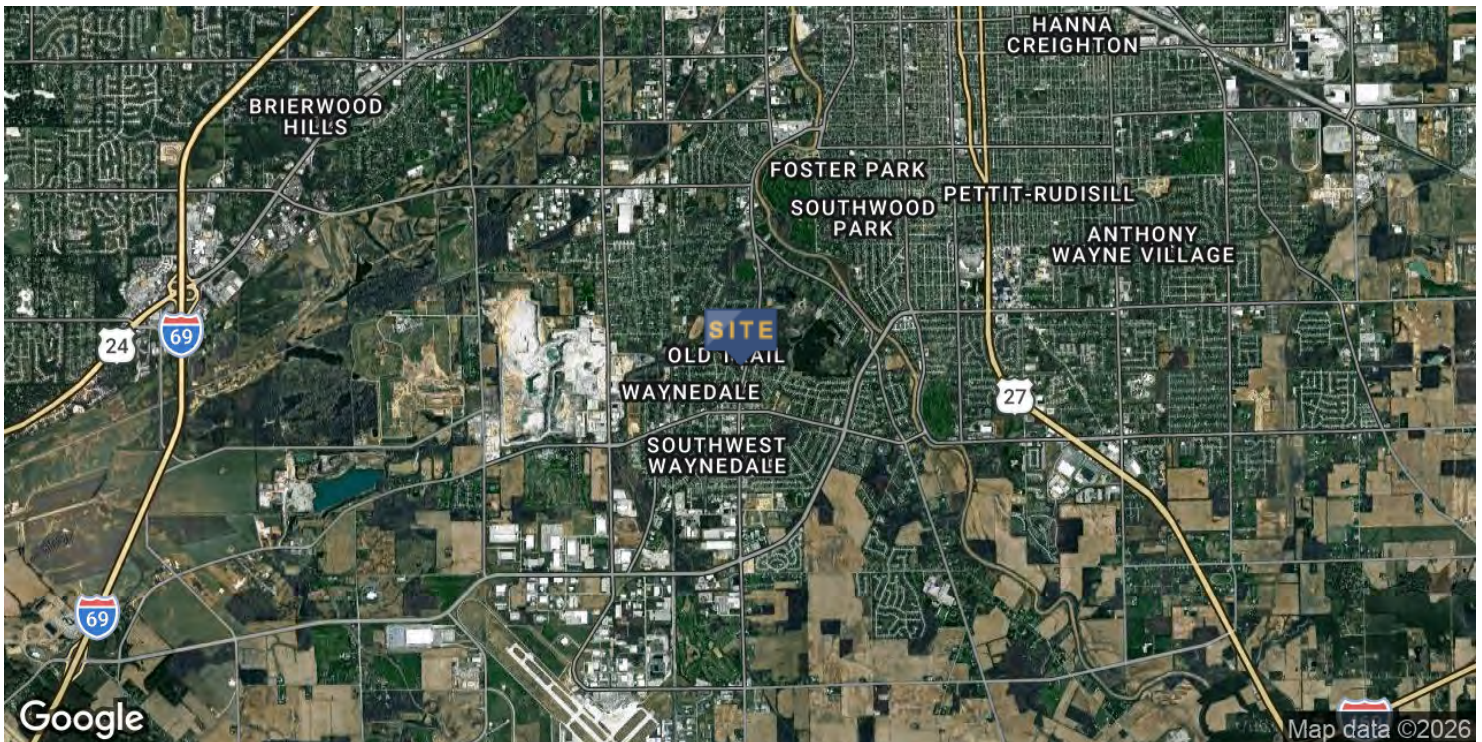


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# LOCATION MAP

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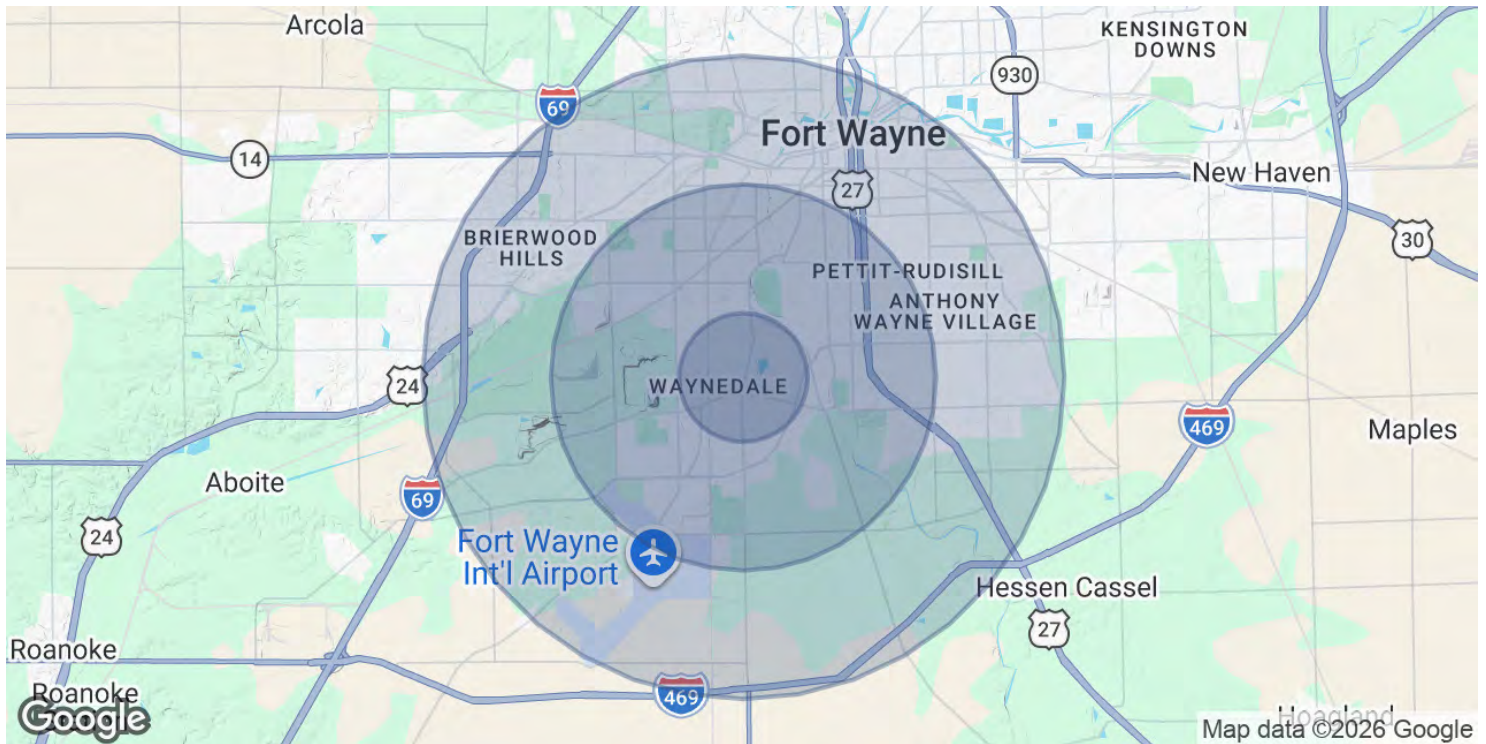


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# DEMOGRAPHICS MAP & REPORT

**+/- 6,928 SF RETAIL BUILDING AVAILABLE**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,966	47,827	120,334
Average Age	41	37	37
Average Age (Male)	40	36	36
Average Age (Female)	42	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,221	19,662	48,872
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$58,505	\$63,165	\$62,540
Average House Value	\$155,748	\$149,249	\$156,874

Demographics data derived from AlphaMap



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