



**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



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

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

POPULATION DEMOGRAPHICS

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

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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PROPERTY TAXES

Parcel 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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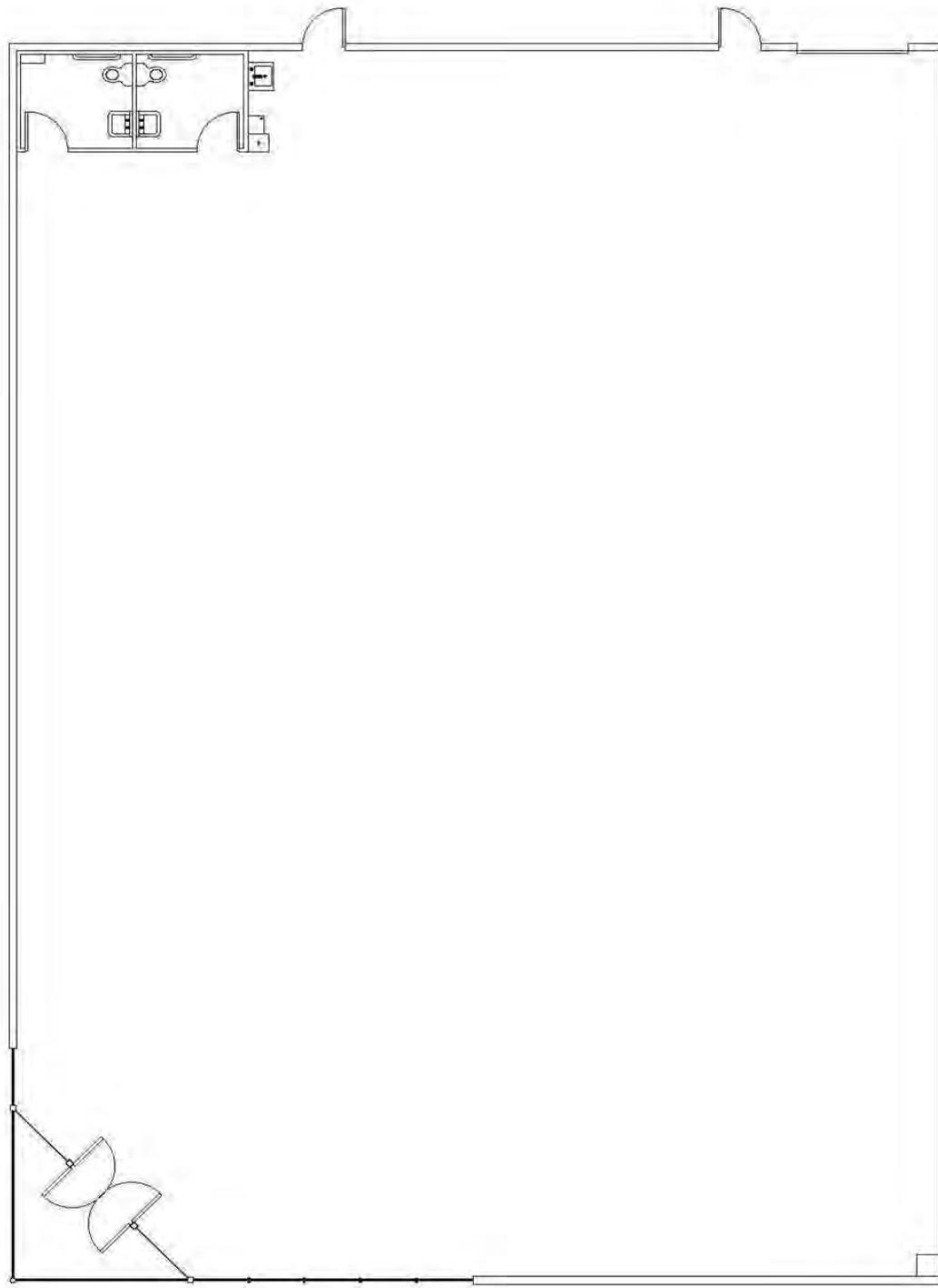
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FLOOR PLAN

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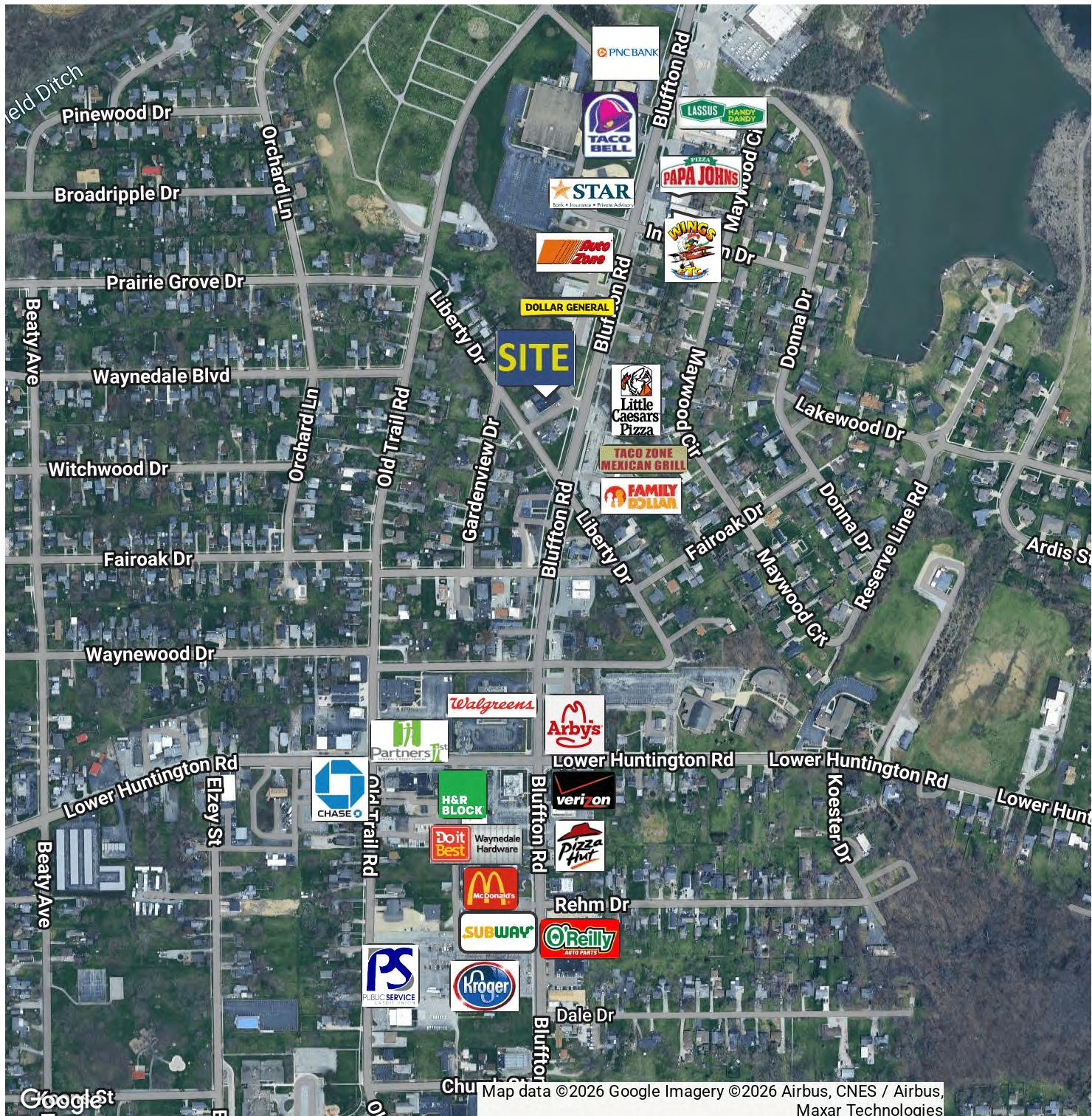
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RETAILER MAP

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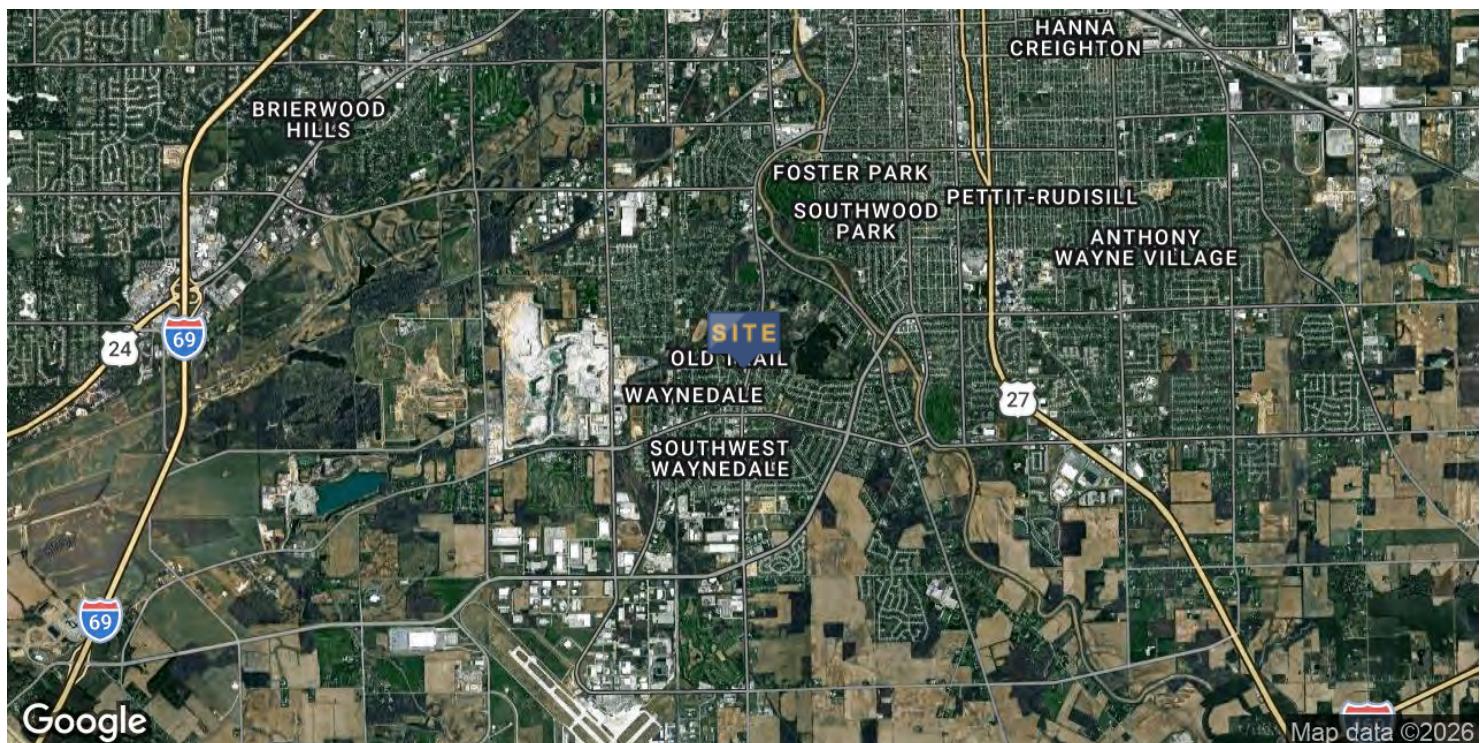
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LOCATION MAP

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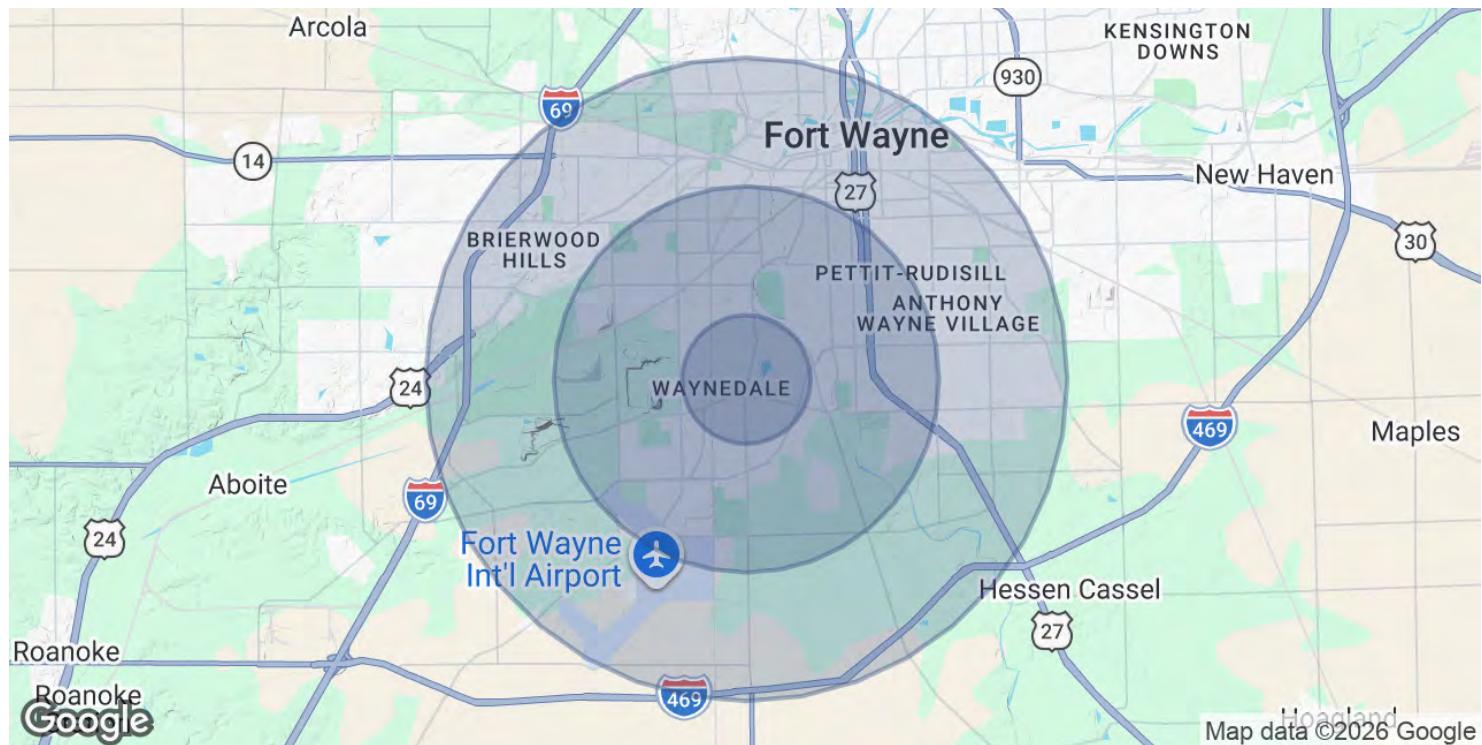
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DEMOCRAPHICS MAP & REPORT

+/- 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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