RETAIL FOR LEASE
OUTLOTS FOR SALE

7500 S. ANTHONY BLVD, FORT WAYNE, IN

DESCRIPTION

Located in a bustling shopping center with high visibility, this prime retail space offers an excellent opportunity for businesses looking to establish themselves in a well-trafficked area. The property is situated on S Anthony Boulevard, one of Fort Wayne's key commercial corridors, ensuring steady foot traffic and easy access for both local residents and visitors. The shopping center is a hub of activity with a diverse mix of tenants, creating a vibrant and thriving environment for your business. Whether you're looking to open a retail shop, office, or service-based business, this space offers the perfect foundation for success.

OVERVIEW

Price:	Retail - $12/SF/year Outlots - Price Negotiable
Size:	Retail - 1,500 SF Lot 1 & 2 - 1.0 / 0.9 Acres
Number of Stories:	1
Space Type:	Retail / Office
Zoning:	SC

FEATURES

- High-visibility storefront with large windows for optimal exposure
- Excellent visibility along Highway 27
- Key anchors include: Extra Space Storage, Planet Fitness, and Smile Works Youth Dentistry
- Ample parking available for customers
- Competitive lease terms

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LEASE INFORMATION

Date Available:	Immediate	**Lease Type:**	NNN
Lease Rate:	$12/SF/Year	**Total Space:**	1,500 SF

FINANCIAL RESPONSIBILITIES

CAM / Ins. / Taxes:	Tenant	**Utilities:**	Tenant
Maint. / Repairs:	Tenant	**Roof / Structure:**	Landlord

SPACES AVAILABLE

SPACE	RATE	TYPE	SIZE (SF)	COMMENTS
7514	$12/SF/YR	NNN - $2/SF/YR	1,500 SF	Near white box condition

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SPACE	PRICE	ACRES	COMMENTS
Lot 1	TBD	+/- 1.0	
Lot 2	TBD	+/- 0.9	

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LOT 1
1.0 ACRES

LOT 2
0.9 ACRES

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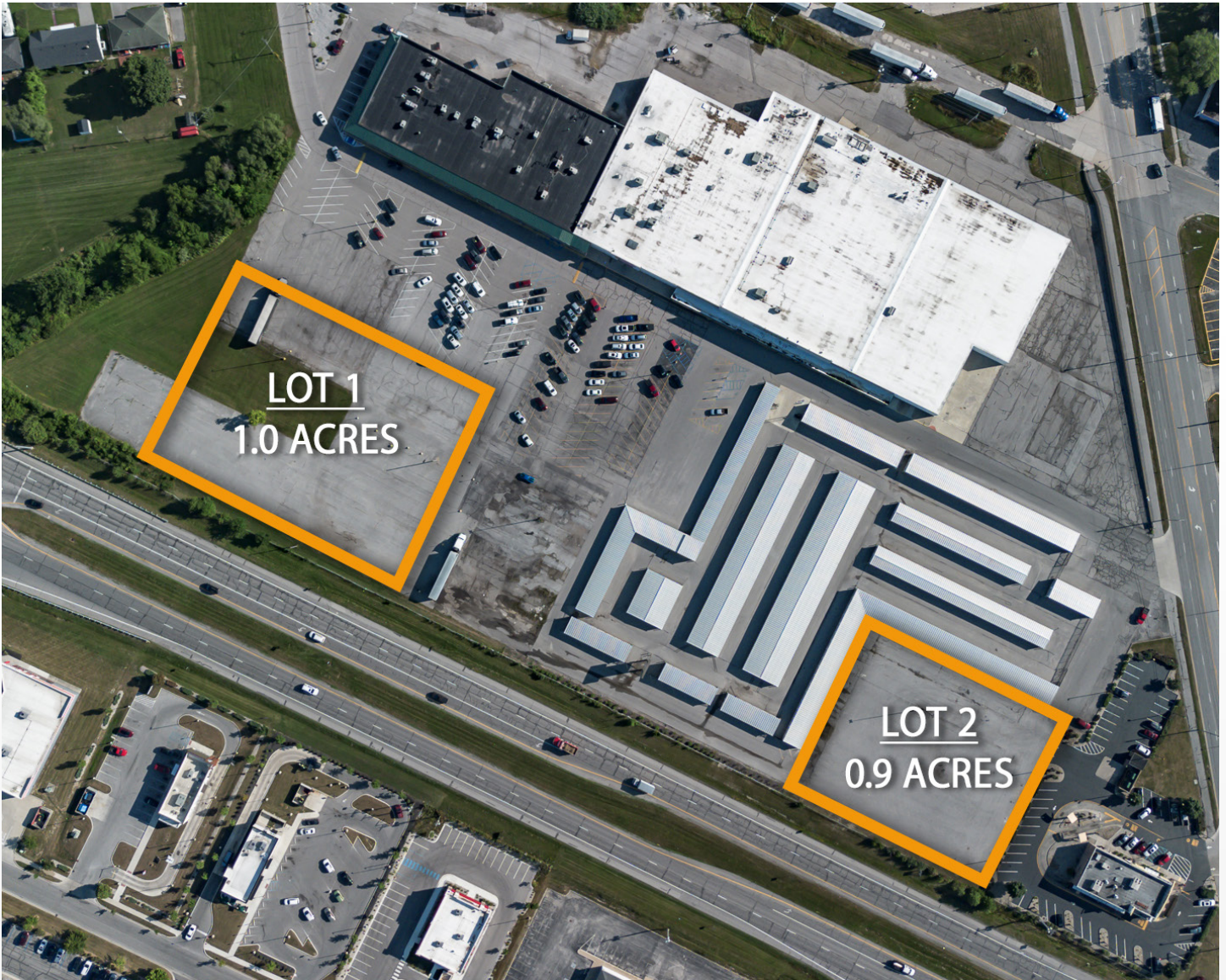E | JILL.HIEBER@STEFFENGRP.COM

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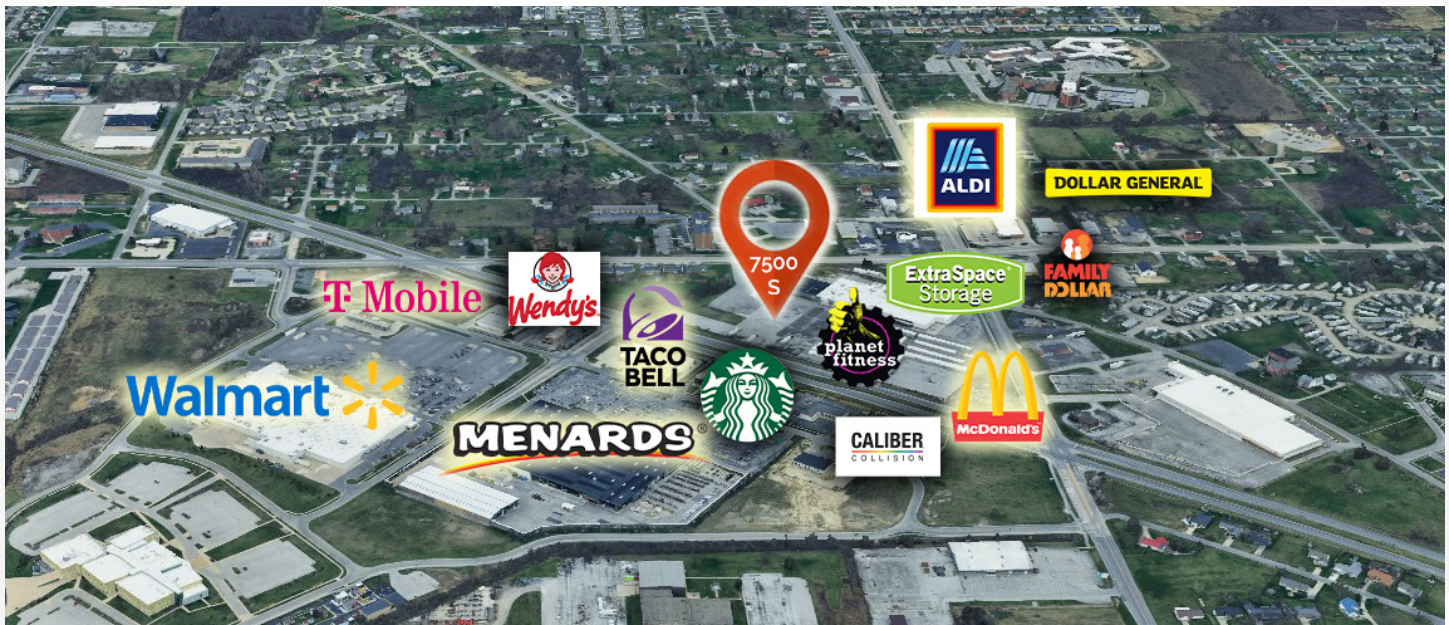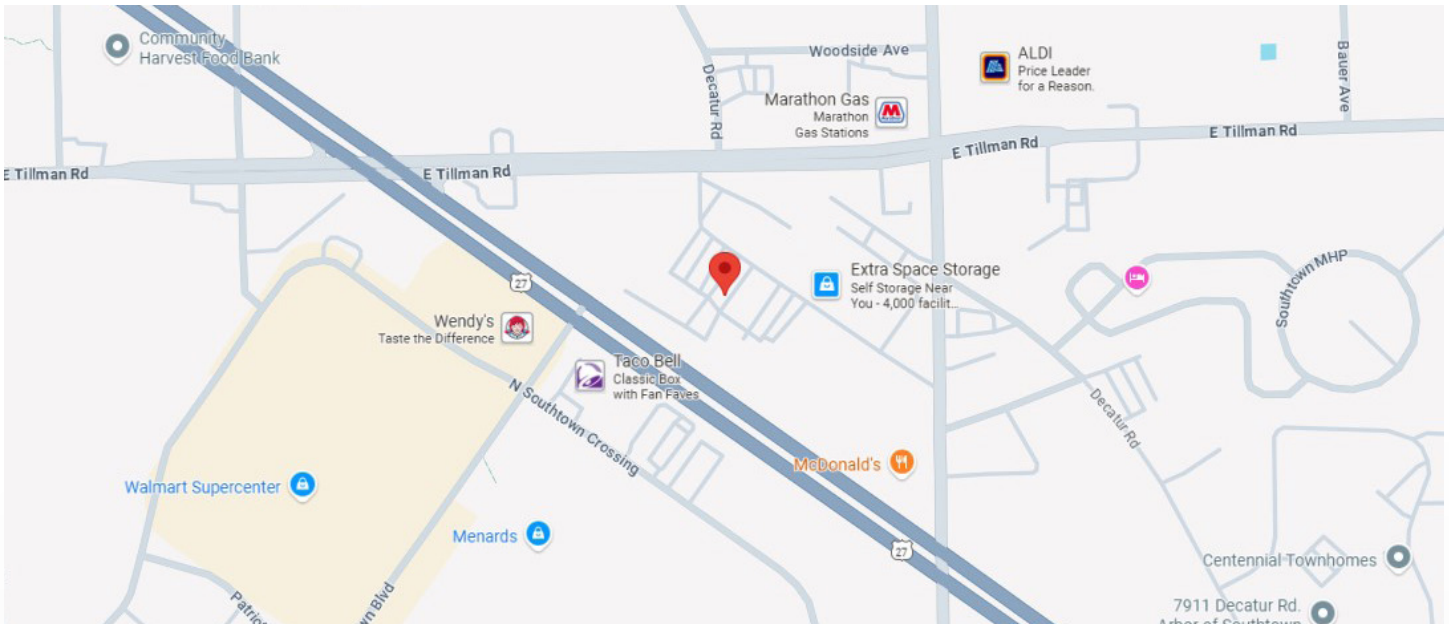

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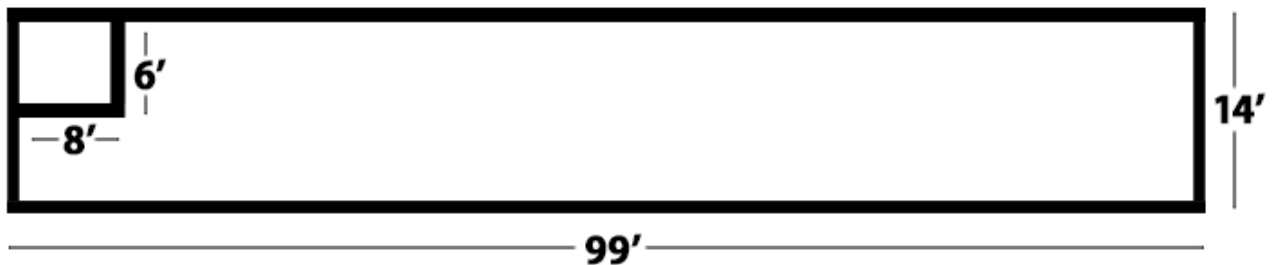
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7500 S. ANTHONY BLVD, FORT WAYNE, IN

Unit 7514

6'
8'
14'
99'

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