



Shorewood Shops

9902 - 9930 Illinois Road
Fort Wayne, IN 46804

One Retail Suite For Lease

1,600 SF retail space available for lease in Shorewood Shops. This center is conveniently located on Illinois Road, one of Fort Wayne's major commuter routes, with traffic counts exceeding 24,000 vehicles per day. Income demographics are some of the strongest in the state. Join neighboring tenants Shoccu, Great Clips, Barre Unlimited, Kanela, and many others.

Property Highlights

- ▶ 1,600 SF retail space for lease
- ▶ Excellent income demographics and traffic counts
- ▶ Professionally managed and well-maintained
- ▶ Strong mix of existing tenants
- ▶ **FOR LEASE: \$20.00/SF/Yr NNN**



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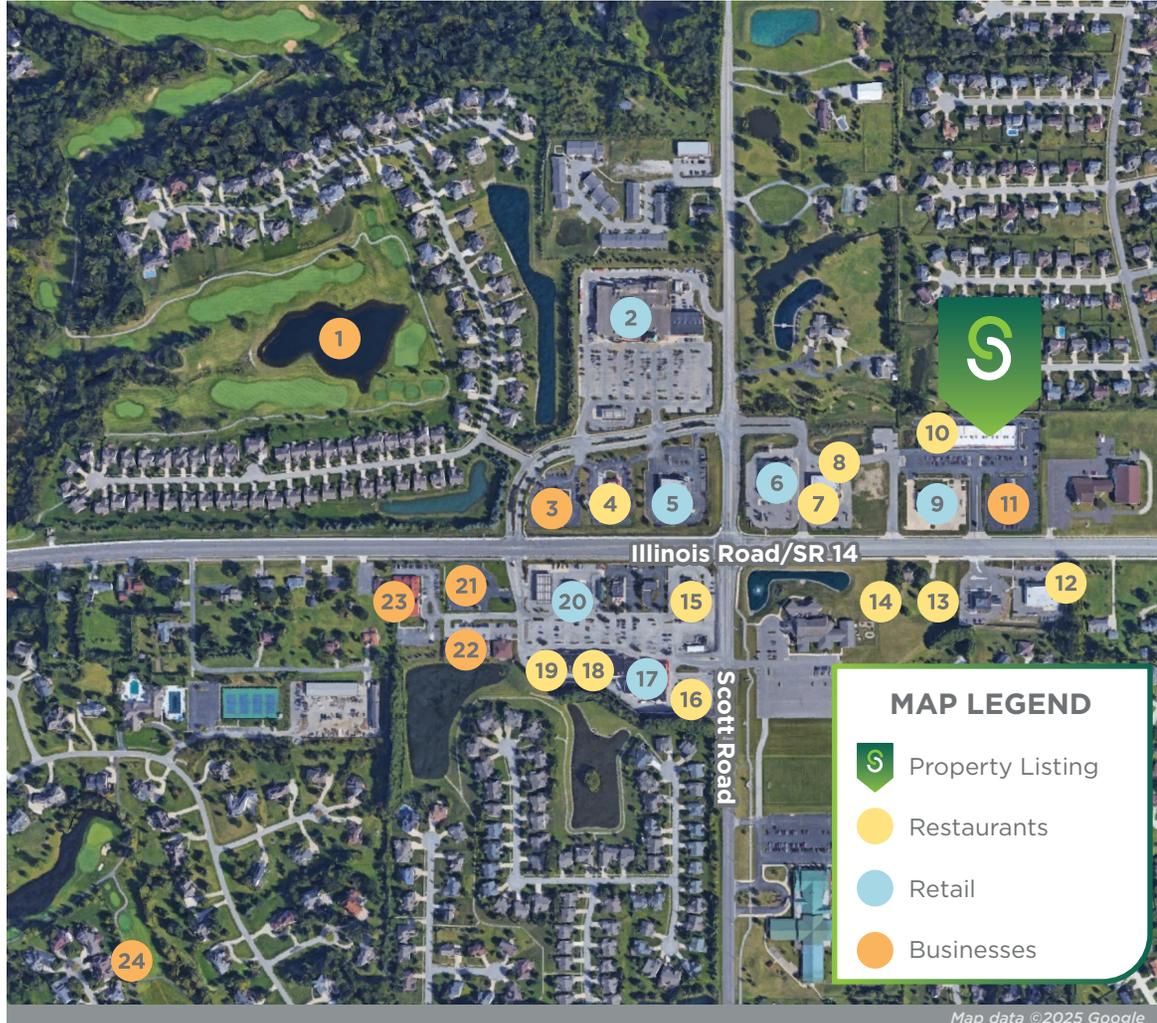
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Excellent Location

Shorewood Shops is located at the northeast corner of Scott Road and Illinois Road/SR 14, 2.2 miles west of I-69 on Fort Wayne's southwest side. It is located near the following businesses:

- | | | |
|------------------------------------|---|--------------------------------------|
| 1. Chestnut Hills Golf Club | 11. Old National Bank | 18. Salvatori's |
| 2. Kroger | 12. Starbucks | 19. Marco's Pizza |
| 3. Flagstar Bank | 13. Parlor Doughnuts | 20. Lassus |
| 4. McDonald's | 14. Jimmy John's | 21. Lake City Bank |
| 5. Walgreens | 15. Burger King | 22. State Farm |
| 6. CVS | 16. Subway | 23. Parkview Physicians Group |
| 7. Dunkin' | 17. Connolly's Do It Best Hardware | 24. Sycamore Hills Golf Club |
| 8. Pizza Hut | | |
| 9. S&V Liquors | | |
| 10. Shoccu | | |

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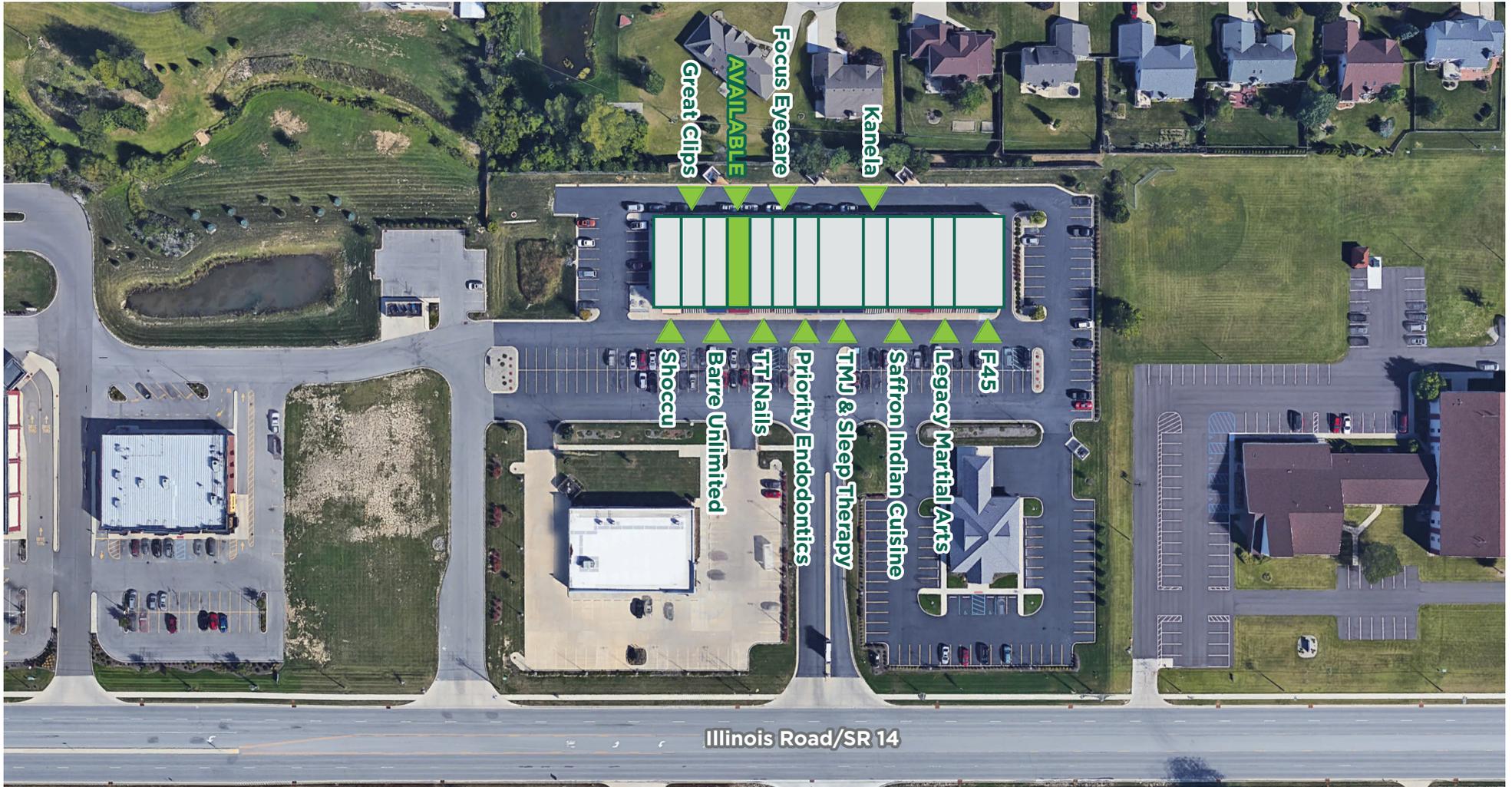
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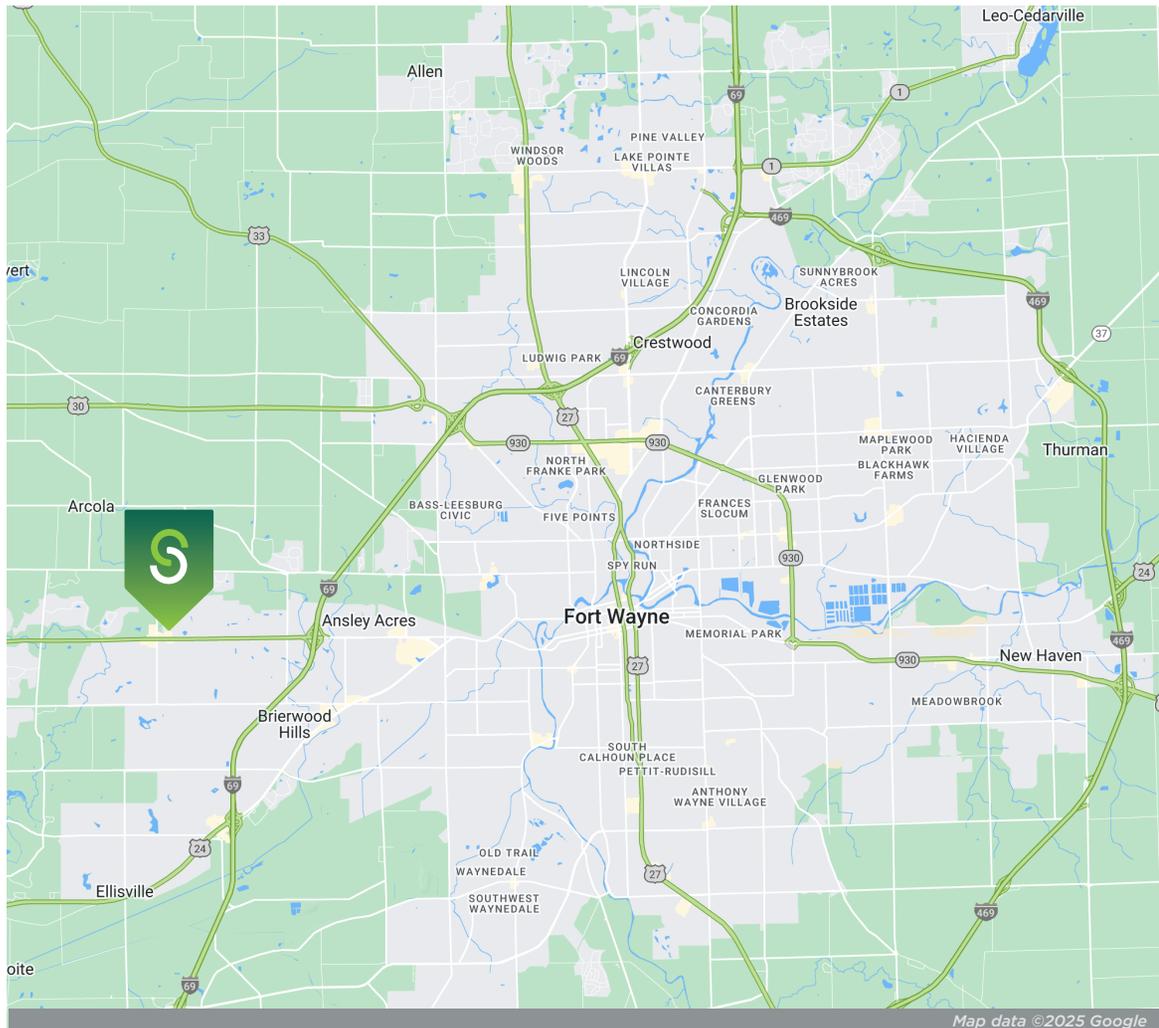
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46804 DEMOGRAPHICS

Population	29,177
Median Age	41.5
Avg. Household Income	\$84,778
Number of Households	28,358

Source: 2020 Census



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PROPERTY INFORMATION

Address	9902-9930 Illinois Road
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-03-454-010.000-075

ADDITIONAL INFORMATION

- 1,600 SF retail space available
- Excellent income demographics and traffic
- Strong mix of existing tenants
- Professionally managed

AVAILABLE UNITS

Total Building SF	24,000 SF	
Total Available	1,600 RSF	
Max Contiguous	1,600 RSF	
Units Available	RSF	Rate/Mo
• 9924	1,600	\$2,666.67

BUILDING INFORMATION

Property Type	Retail
Year Built	2007
# of Stories	1
Construction Type	Steel frame
Roof	Membrane
Heating	Package system
A/C	Package system
Sprinklered	No
ADA Compliant	Yes
Elevators	No
Signage	Building, pylon

LEASE INFORMATION

Lease Rate & Type	\$20.00/SF/Yr NNN
Terms	3 year minimum
Availability	Contact broker

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage	3.34 AC
Zoning & Description	NC - Neighborhood Center
Parking Description	Surface, ample
Parking Count	135 - 5.63/1,000 SF
Traffic Count	24,900 VPD (Illinois Rd)

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Aqua Indiana

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About Fort Wayne

As one of the *fastest growing metropolitan areas in the Great Lakes region*, Fort Wayne, Indiana 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 local 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 The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

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.



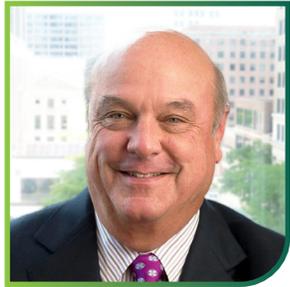
#1
Best Place
to Move
(Reader's Digest, 2022)

2nd
Largest City
in Indiana



7+
Million
Visitors
Annually





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