

LEASE

RETAIL



## GATEWAY STRIP CENTER



1575 GOSHEN RD., FORT WAYNE, IN 46808

### PROPERTY HIGHLIGHTS

- 1,256 SF End cap available
- Professionally managed center
- Tenant improvement funds - negotiable
- Signalized intersection on improved corridor
- Just 2 miles from I-69 & Downtown Fort Wayne
- Strong traffic counts near Fort Wayne Children's Zoo
- Break 'N Run and Pro Bowl West are anchor tenants
- National tenants include H&R Block, Papa Johns, and Ace Cash Express

### OFFERING SUMMARY

Lease Rate:	NNN / Negotiable
Available SF:	1,256 SF
Lot Size:	17.72 Acres
Building Size:	5,024 SF
NNN Charges:	\$1.51

#### BRADLEY COMPANY CONNER CALL

127 W. Wayne St., Suite 400  
Fort Wayne, IN 46802  
260.423.4311

Broker | Market Research Analyst  
260.423.4311  
ccall@bradleyco.com



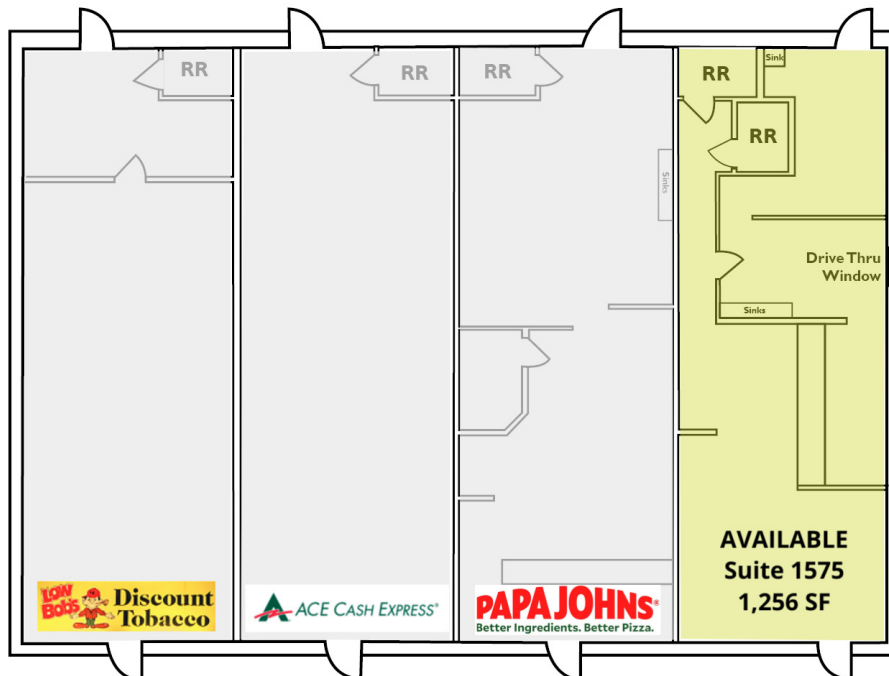
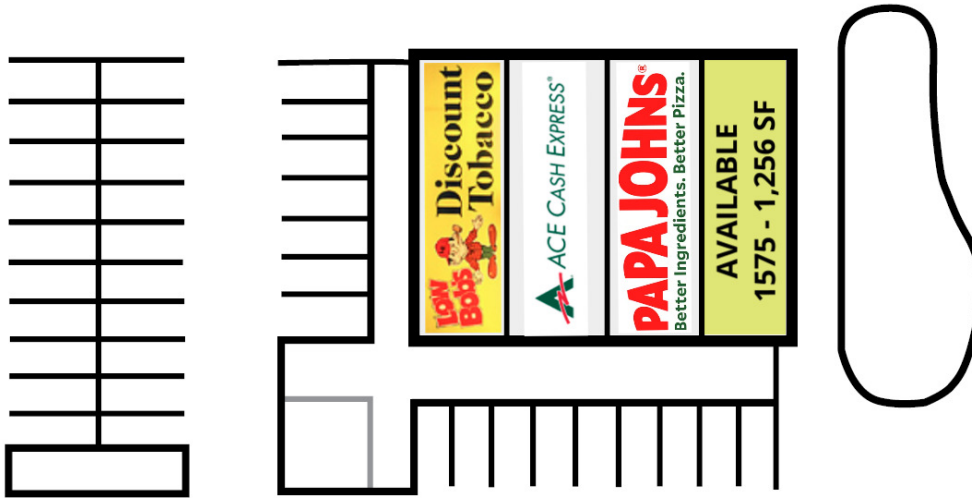
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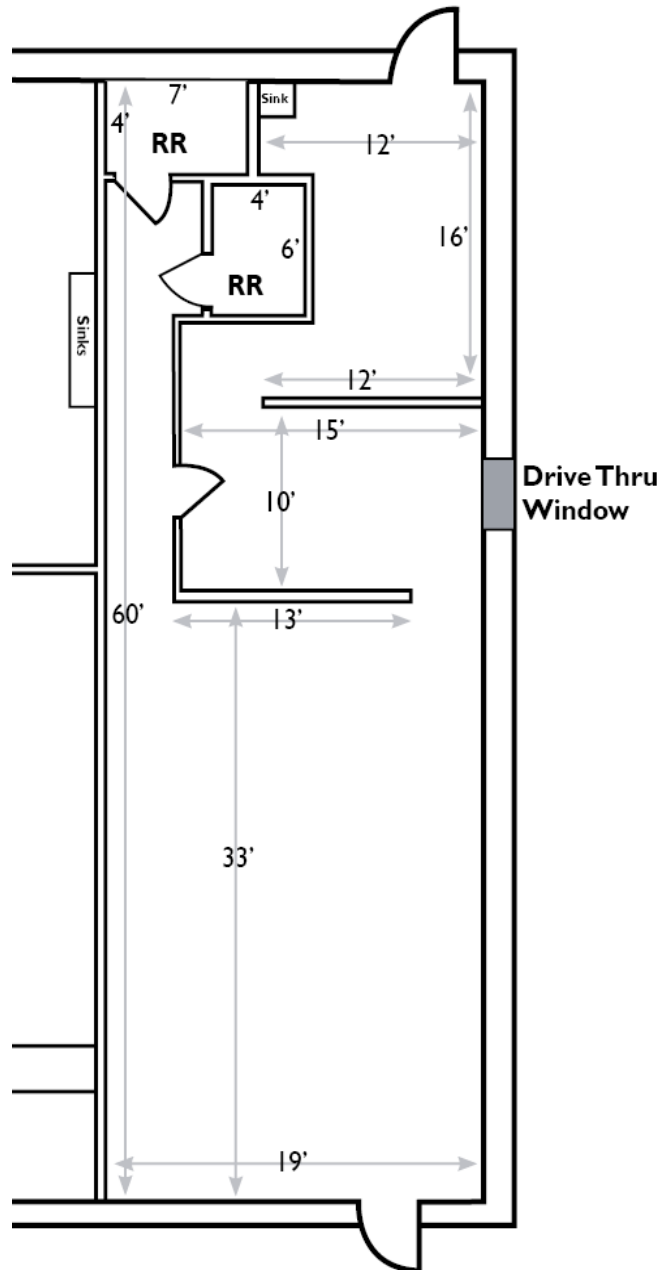
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**1,256 SF APPROXIMATE**  
NOT TO SCALE

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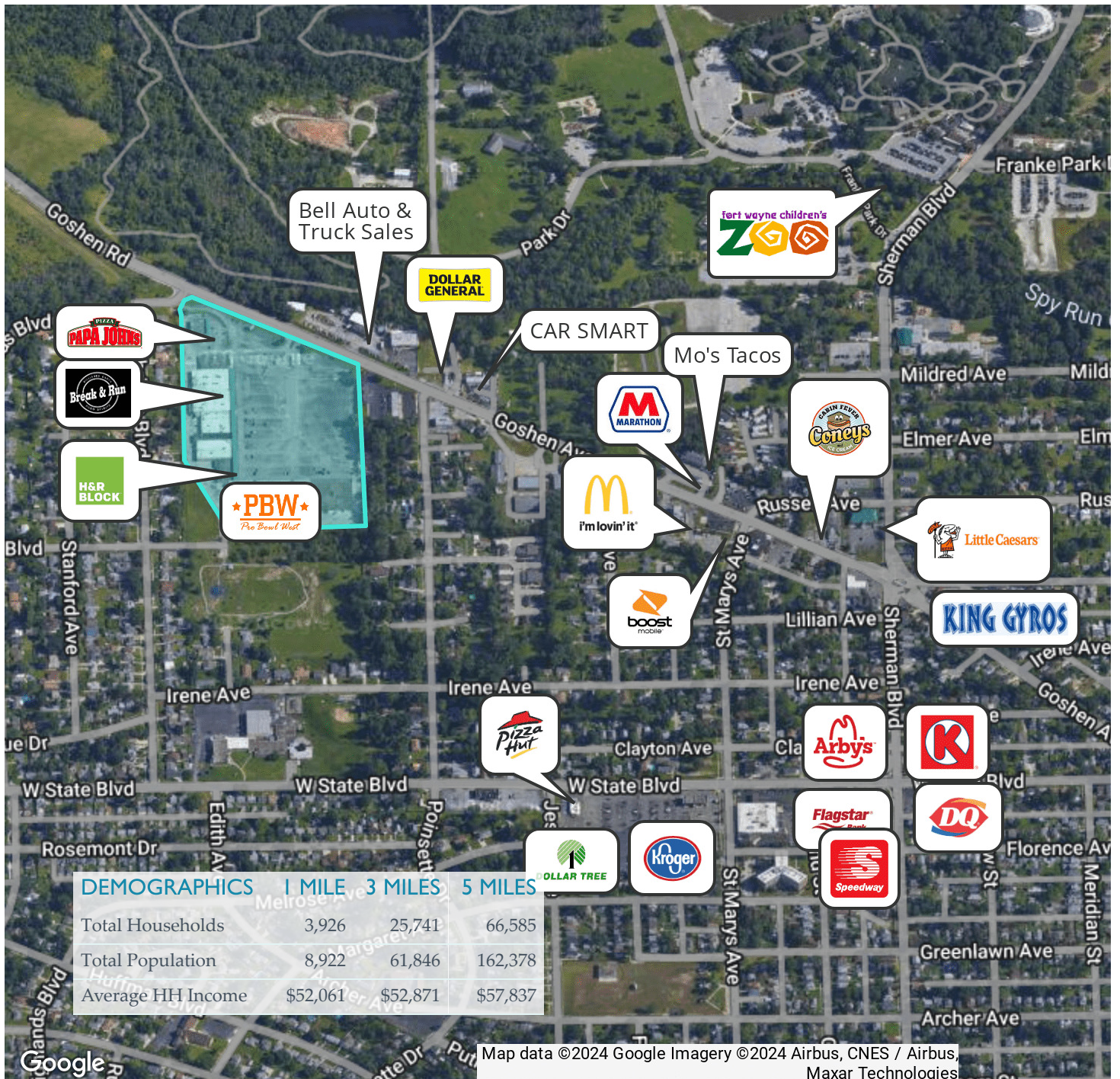




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## BUILDING INFORMATION

Total Building SF	5,024 SF
Number of Buildings	3
Number of Floors	1
Condition	Good
Year Built	1958

## STRUCTURAL INFORMATION

Construction	Brick
Deliveries	Rear of building

## OPERATING INFORMATION

Electricity Source	AEP
Gas Source	NIPSCO
Water/Sewer Source	City of Fort Wayne

## TRANSPORTATION &amp; TRAFFIC\*

Nearest Highway	I-69 - 1.9 Miles
Goshen Road Traffic Count	17,500 VPD
* Data June 2024	

## PROPERTY INFORMATION

Property Type	Strip Center/Retail
Zoning	SC, Shopping Center
Lot Size	17.72 Acres
APN #	02-07-34-201-001.000-073
Annual Taxes: 2020 Pay 2021	\$59,093.85
Parking	Surface, asphalt
Parking Spaces	Ample

## EXPENSES

Utilities	Tenant
Common Area Maintenance (CAM)	Tenant
Maintenance & Repairs	Tenant
Lawn & Snow	Landlord Reimbursement
Real State Taxes	Landlord Reimbursement
Building Insurance	Landlord Reimbursement
Roof & Structure	Landlord

## TENANT EXPENSES: \$1.51

Common Area Maintenance	\$0.83
Real Estate Taxes	\$0.30
Building Insurance	\$0.38

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