

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 Broker | Market Research Analyst
Fort Wayne, IN 46802 260.423.4311
260.423.4311 ccall@bradleyco.com

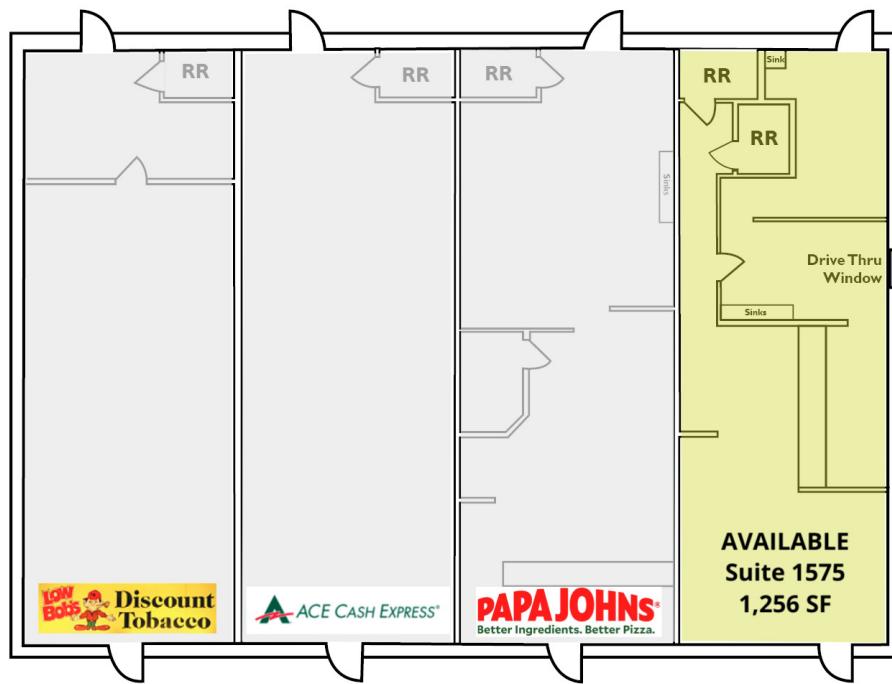
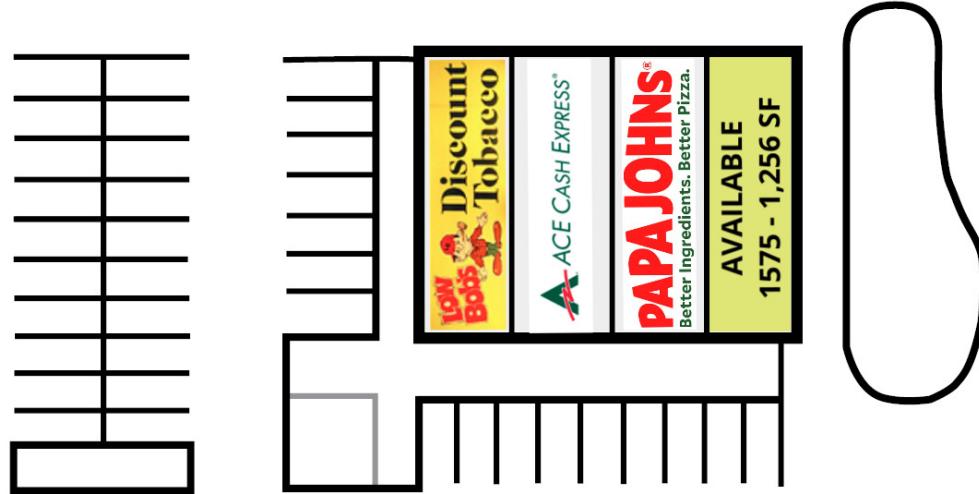




1575 GOSHEN RD., FORT WAYNE, IN 46808

LEASE

RETAIL



CONNER CALL

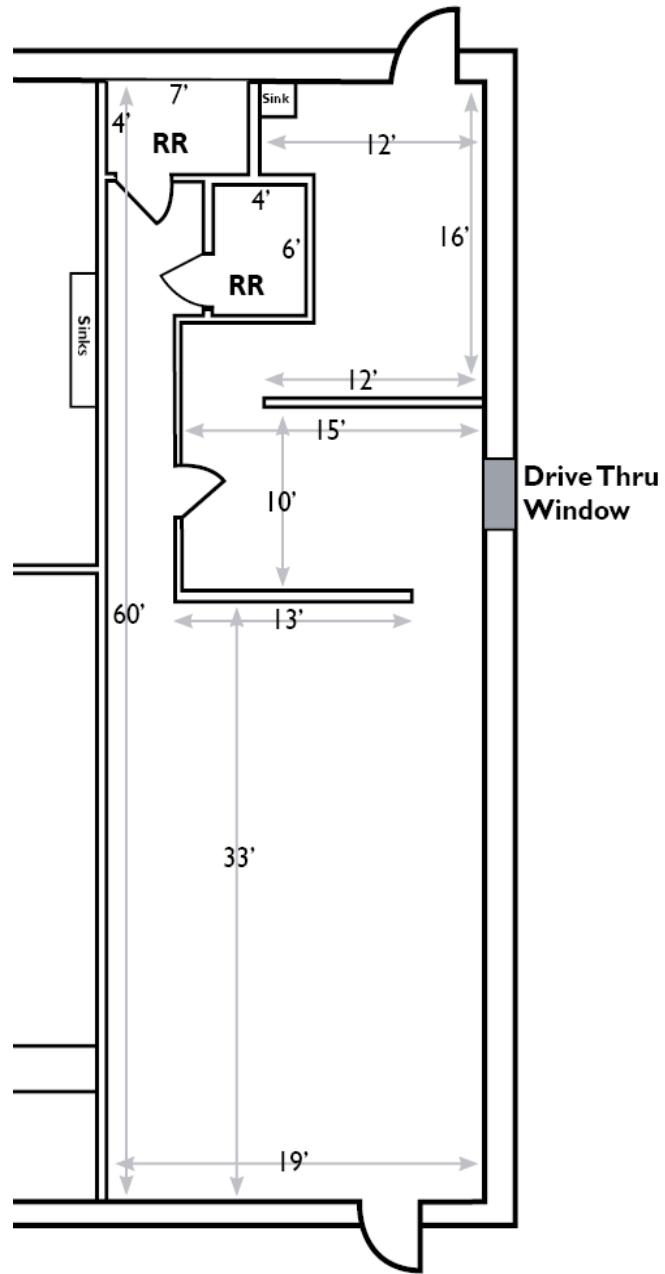
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



1575 GOSHEN RD., FORT WAYNE, IN 46808

LEASE

RETAIL



1,256 SF APPROXIMATE
NOT TO SCALE

CONNER CALL

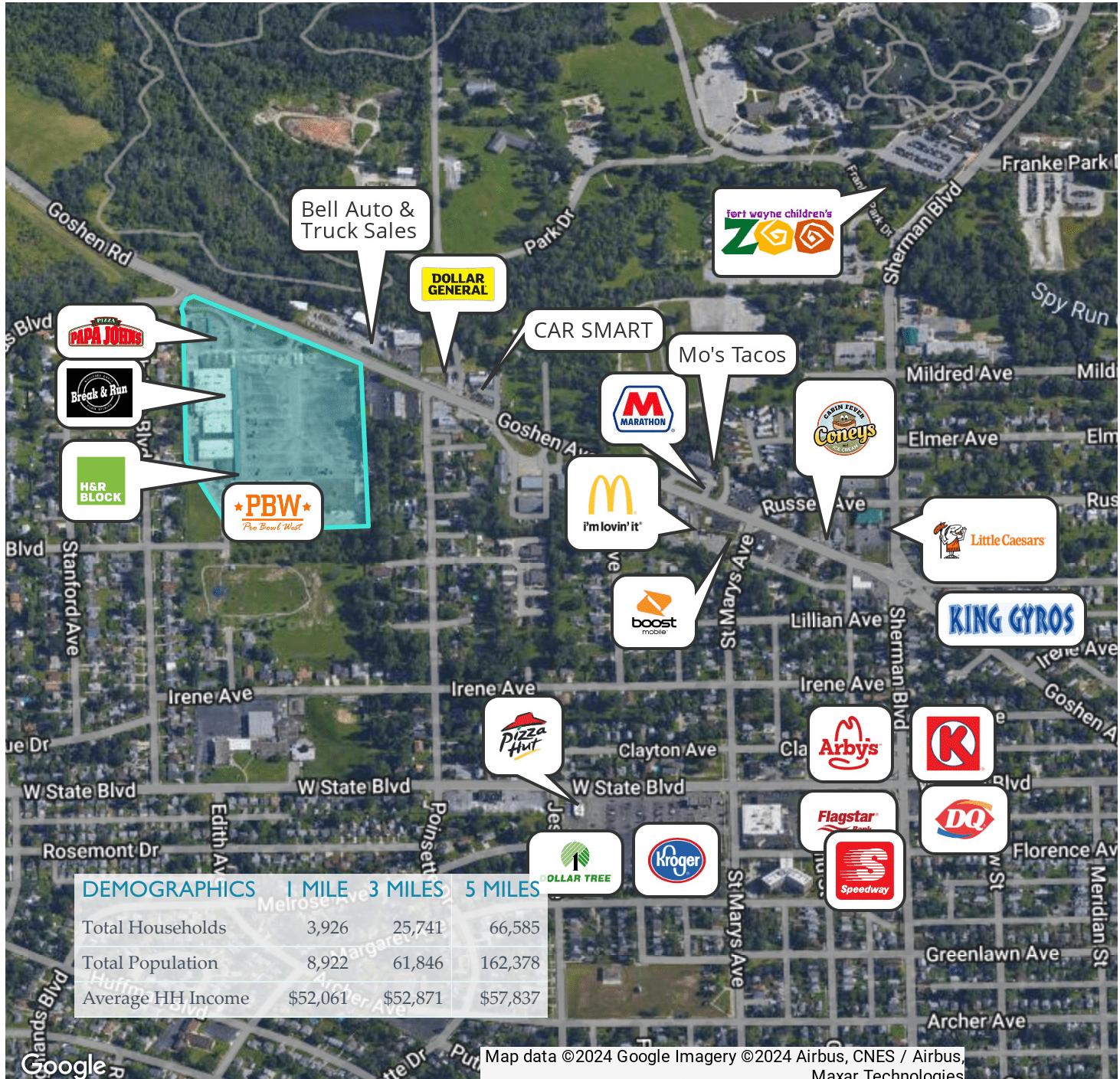
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



1575 GOSHEN RD., FORT WAYNE, IN 46808

LEASE

RETAIL



CONNER CALL

Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



1575 GOSHEN RD., FORT WAYNE, IN 46808

LEASE

RETAIL

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 & 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

CONNER CALL

Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com