

For Lease

Retail/Office - 1,255 SF Available



Shoppes of Illinois Road 5129-5215 Illinois Rd.

Fort Wayne, IN, 46804

Discover Shoppes of Illinois Road, offering retailers and small professional office users access to a vibrant, thriving southwest location. Surrounded by national retailers, local boutiques, and nearby high-traffic Jefferson Pointe and Apple Glen Crossing, this location offers retailers and office users high visibility, strong traffic, and a vibrant setting to establish a dynamic presence.

Only One Suite Available!

- Ideal for retail, or professional small office use
- Upscale southwest center with excellent visibility and accessibility
- High daily traffic count of 34,000 vehicles and strong surrounding demographics
- Join successful co-tenants including Haft Hair, Rise 'N Roll, Three Fires Pizza, Wingstop, Firehouse Subs, and Crispy Cones — a winning Shark Tank-featured brand
- 1/2 mile west of the bustling Jefferson Pointe Mall and Apple Glen Crossing

Property Type	Office, Retail
Transaction Type	For Lease
Lease Rate	\$22.00 SF/yr (NNN)
Availability	1,255 SF
Building Size	25,714 SF
Tenant NNN Expenses*	\$7.36/SF
Common Area Maintenance (CAM)	\$3.74/SF
Insurance	\$0.44/SF
Real Estate Taxes	\$3.18/SF

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Property Details

5129-5215 Illinois Rd., Fort Wayne, IN 46804



Property Information

Property Type	Retail, Office
Property Subtype	Shopping Center
Zoning	C2
Lot Size	4.26 Acres
APN #	02-12-08-101-008.000-074
County	Allen

Building Information

Building Size	25,714 SF
Tenancy	Multiple
Ceiling Height	10 ft
Year Built	2007
Number of Floors	1
Framing	Steel
Bay Spacing	20 ft
Condition	Good
Number of Buildings	2
Deliveries	Rear of building

Parking

Parking Type	Surface
# of Parking Spots	Ample

Mechanical /Operation Information

Heating System	Gas forced air
A/C System	Electric
Electric Source	AEP
Gas Source	NIPSCO
Water/Sewer	Municipal

Expenses

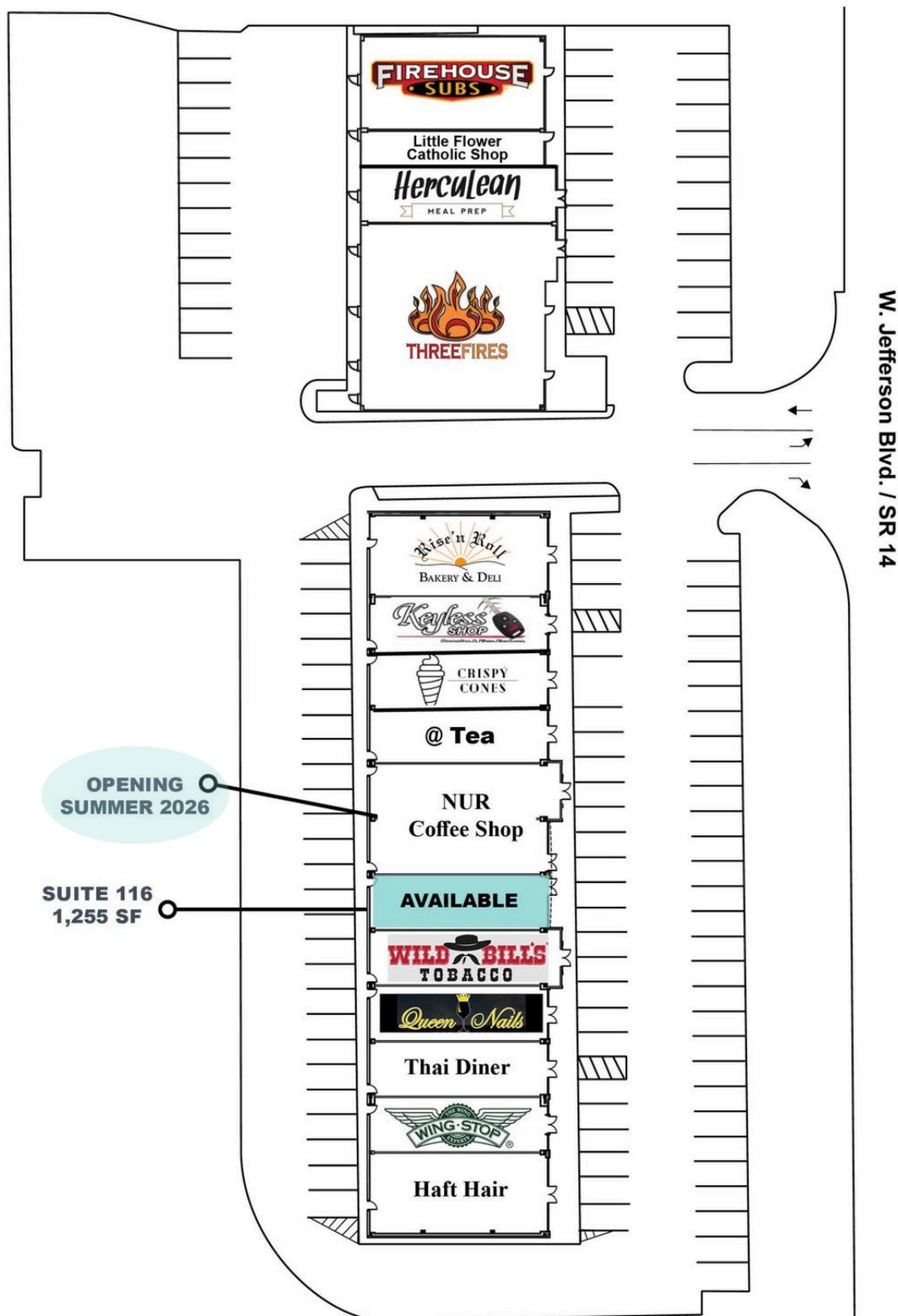
Utilities	Tenant
Lawn & Snow	Landlord / Reimbursed by Tenant
Real Estate Taxes	Landlord / Reimbursed by Tenant
Building Insurance	Landlord / Reimbursed by Tenant
Maintenane & Repairs	Landlord / Reimbursed by Tenant
Roof & Structure	Landlord

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	3,006	39,751	131,571
Total Households	1,548	17,314	55,051
Average Household Income	\$65,764	\$100,805	\$94,603

Site Plan

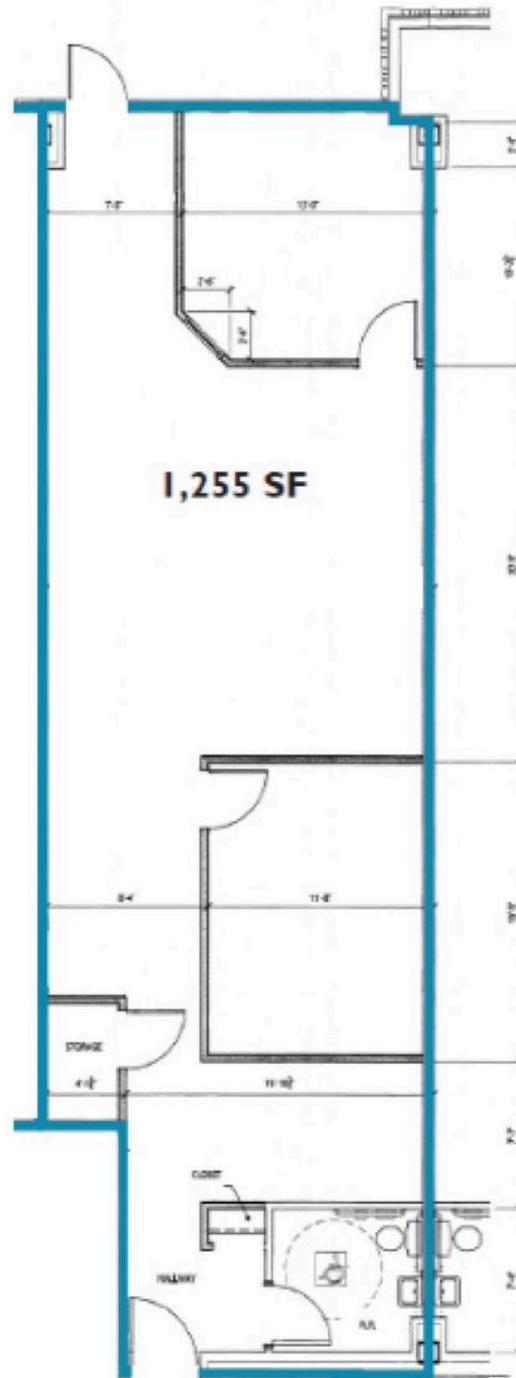
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Floor Plan

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Suite 116

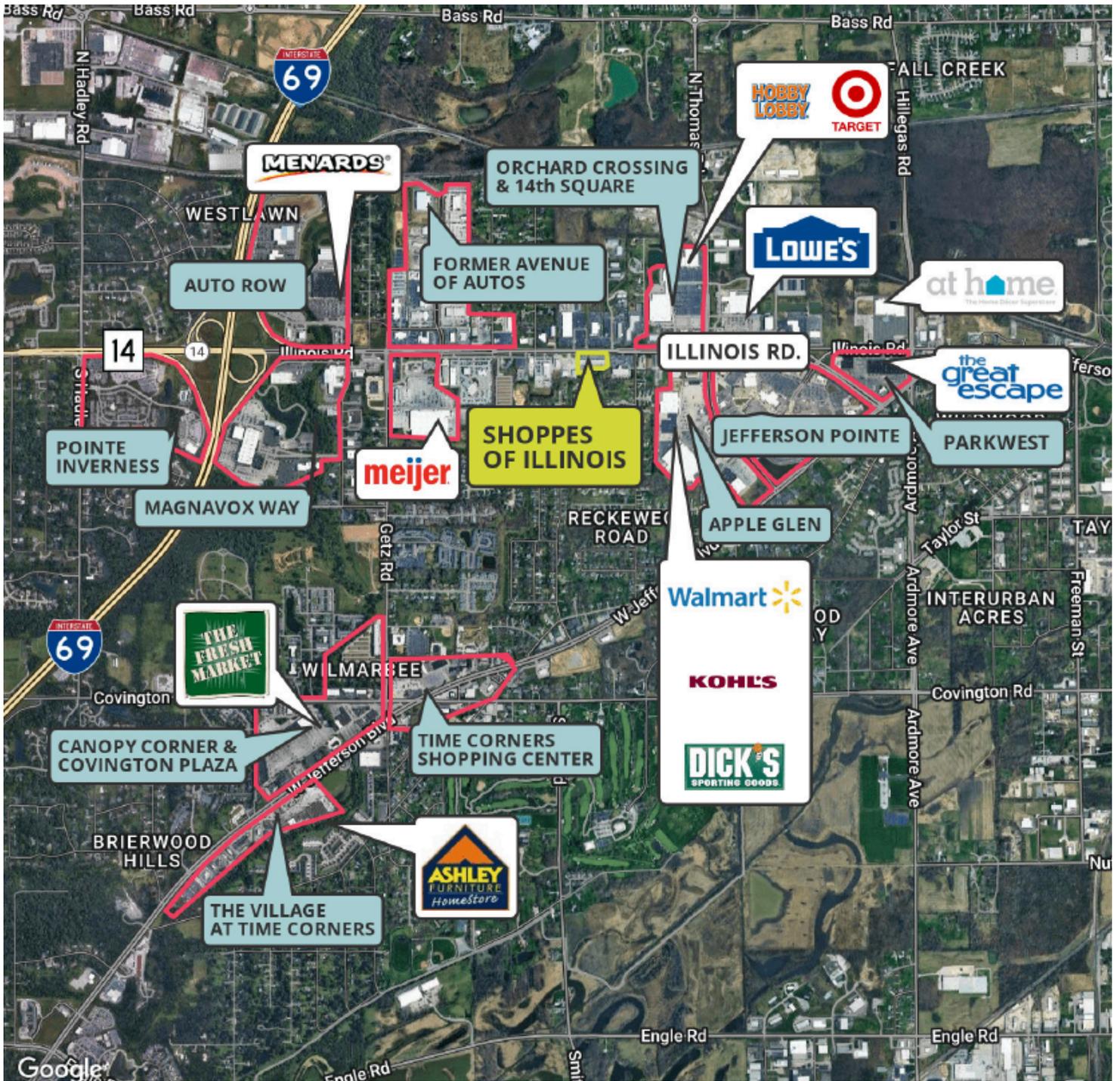


Not To Scale



Area Map

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