

BND

COMMERCIAL

RETAIL > FOR LEASE
1,260 SF END CAP SPACE
720 E TILLMAN ROAD
FORT WAYNE, INDIANA



HIGHLIGHTS:

High-Visibility End Cap Location

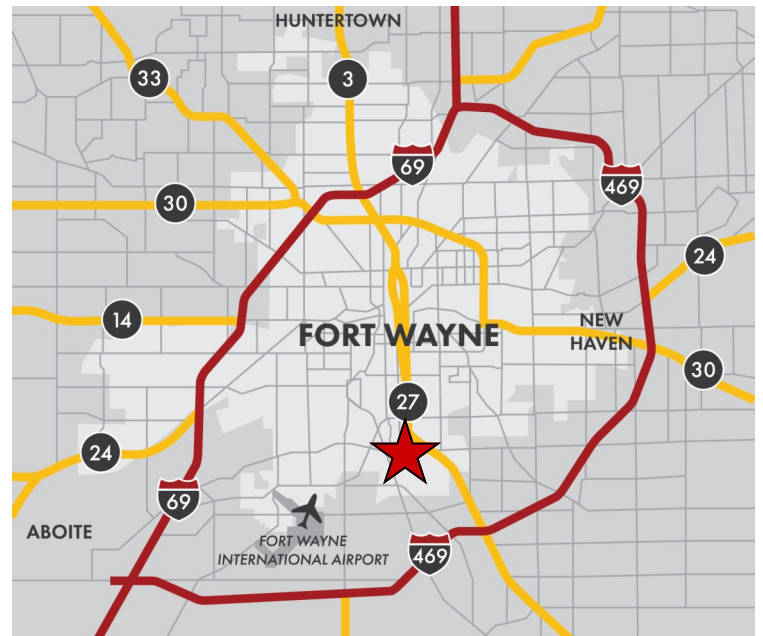
End Cap Space - 1,260 SF

Shell Convenience Store Center

VPD: 10,426 (2025)

Zoning: C-4 General Commercial

Lease Rate: \$20 / SF / NNN



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FORT WAYNE, INDIANA**Property Highlights**

Parcel Number	02-12-36-126-001.000-074
Address	720 E. Tillman Road
City / State / Zip	Fort Wayne, Indiana 46816
Sale / Lease	Lease
Available Space	1,260 SF
Total Building Size	4,990 SF
Zoning	C- 4
Frontage	610 ft.
Parking	39 Spaces
Traffic Count	± 10,426 (2025)
Nearest Highway	US 27
Distance to Interstate	± 2 Miles to I-69

Building Information

Construction Type	Masonry
Construction Year	2014
Number of Floors	1
Roof	Built-Up
Foundation	Concrete
Lighting	Fluorescent
Heating System	GFA
Electric	200 amp
Air Conditioning	Central
Restrooms	1
Ceiling Height	10 ft.

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Lease Information

Lease Rate RSF / Year	\$25,200 RSF / Year
Lease Rate / Month	\$2,100 / Month
Term of Lease	3 - 10 Years
Type of Lease	NNN

Utilities

	Company
Electric	I & M Power
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Building Expenses

	Responsible Party (Landlord / Tenant)	
Utilities	Tenant	Tenant
Property Tax	Tenant	Part of NNN Expense
Building Insurance	Tenant	Part of NNN Expense
Interior Maintenance	Tenant	Tenant
Roof / Structure	Landlord	Landlord
Common Area	Tenant	Part of NNN Expense
Lawn / Snow	Tenant	Part of NNN Expense
Shared Dumpster	Tenant	Part of NNN Expense

Year 1 - Total NNN are estimated at \$6.00 PSF

2025 DEMOGRAPHICS

	3 Miles	5 Miles
Population	65,077	104,089
Avg. H/H Income	\$62,044	\$62,065

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