

1,250 - 1,270 SF AVAILABLE
4508-4730 Parnell Ave., Fort Wayne, IN 46825

FOR LEASE

VIRTUAL TOUR



Parnell Plaza Shopping Center

- Recent renovations include HVAC, roofing, and structure
- Move-in Ready
- The city of Fort Wayne is currently in the process of putting in a new intersection at the entrance of the shopping center on Parnell Ave.; this will dramatically increase access to the shopping center
- Units can be combined

CONTACT

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PROPERTY
DESCRIPTION



Property Description

Parnell Plaza Shopping Center is an excellent location for National, Regional, and Local tenants. Units can be combined to allow for more square footage. Lease terms can be negotiated. These spaces are turnkey and move-in ready.



Location Description

Arnold Meyer Commercial Real Estate is pleased to announce that they have acquired Parnell Plaza Shopping Center in Fort Wayne, Indiana's largest retail hub. The immediate area is anchored by Parkview Stadium, a highly visited mall, and many major retailers. Parnell Plaza is located on the Northside of Fort Wayne, at the intersection of Parnell Ave. and E. California Rd.



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LEASE SPACES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 - 1,270 SF	Lease Rate:	\$14.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
4514	Available	1,270 SF	NNN	\$14.00 SF/yr
4516	Available	1,250 SF	NNN	\$14.00 SF/yr

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RETAILER MAP



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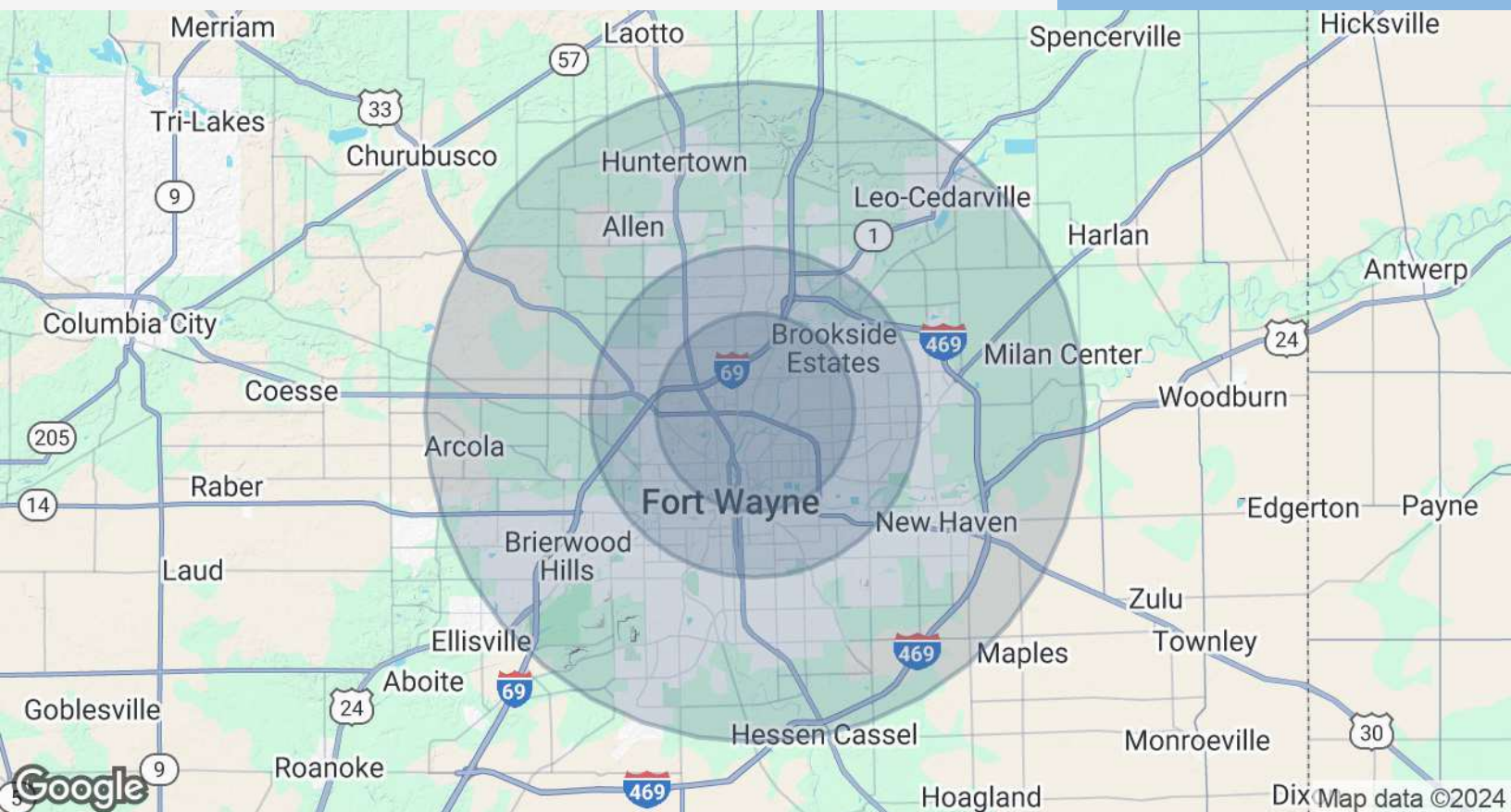
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**DEMOGRAPHICS
 MAP & REPORT**



Population	3 Miles	5 Miles	10 Miles
Total Population	78,849	178,692	334,273
Average Age	36.2	35.7	36.9
Average Age (Male)	34.7	34.1	35.5
Average Age (Female)	37.7	37.2	38.2

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	36,753	79,953	144,277
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$54,917	\$56,709	\$65,971
Average House Value	\$100,354	\$112,672	\$133,211

2020 American Community Survey (ACS)

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