

NNN BRAND NEW BUILDING FOR SALE

JUNGLE GEORGE'S BUILDING

4780 NORTH CLINTON STREET, FORT WAYNE, INDIANA 46825



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WISELY COMMERCIAL REALTY

WWW.WISELYCR.COM

PO BOX 1034, WESTFIELD, IN 46074

4780 N CLINTON BUILDING



OFFERING SUMMARY

List Price: \$2,350,000

NOI: \$192,000

Cap Rate: 8.17%

Square Feet: 19,000

Price Per SQ FT: \$124

Occupancy: 100%

Lease Type: NNN

Total Tenants: 1

Year Built: 2024

PROPERTY OVERVIEW

Wisely Commercial Realty is pleased to offer for sale a brand new NNN building located in Fort Wayne, Indiana. The building consists of one building that is 19,000 Square Feet. The building is brand new; construction was completed in December 2024. The property is 100% occupied and well located on the North side of Fort Wayne at the intersection of Parnell Avenue and N Clinton Street. Exceptional visibility with exposure to over 40,000 vehicles per day on Parnell Avenue, Clinton Street, and Coliseum Boulevard. The tenant Jungle George has been in business since 2013 and has built a solid business with many repeat customers.

INVESTMENT HIGHLIGHTS

- Excellent commercial location East of Northcrest Shopping Center on Fort Wayne's North side
- True NNN Lease with 10 Years remaining on the Initial Lease Term
- 100% Occupied

Offering Procedure

- Provide a Letter of Intent or Purchase Agreement.
- Resume and/or Business Letter indicating assets owned and assets purchased over the past three years.
- Transaction References.
- Source of Equity for the Down Payment and or Purchase.

Property Summary

- Brand new Building that was completed in December 2024.
- The property has a right of ingress and egress across the driveways and access to the parking lot area. (Documentation is in the DD Vault)
- True NNN Lease, Tenant pays for all expenses.
- During the initial 6 years, the tenant pays \$16,000 per month.
- During the subsequent 5 years, the tenant will pay \$17,000 per month.
- 10 Years remain on the initial lease with another 10 years in renewal options.
- Perfect for someone looking for a passive investment.

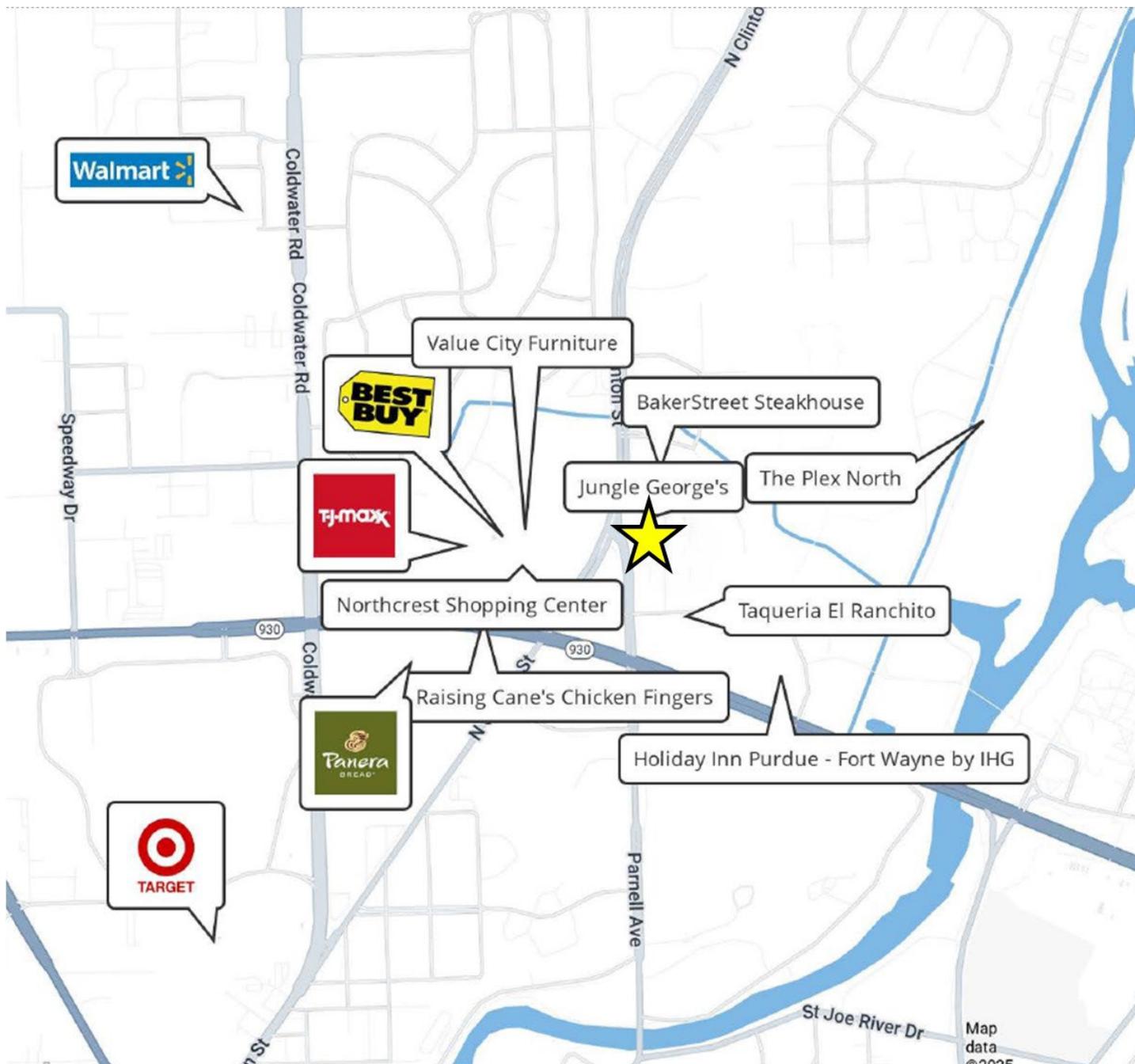
Property Video: <https://youtu.be/TZDQM6X8Ybc?si=vtaAyH7oi52E9mvA>

4780 N CLINTON BUILDING

INVESTMENT OVERVIEW	
List Price	\$2,350,000
Square Feet	19,000
Total Tenants	1
Occupancy	100%
Monthly Rent	\$16,000
Annual Rent	\$192,000
Price Per Square Feet	\$124
Cap Rate:	8.17%
OPERATING DATA	IN-PLACE
Gross Income	\$192,000
Operating Expenses (None NNN Lease)	\$0
Net Operating Income	\$192,000



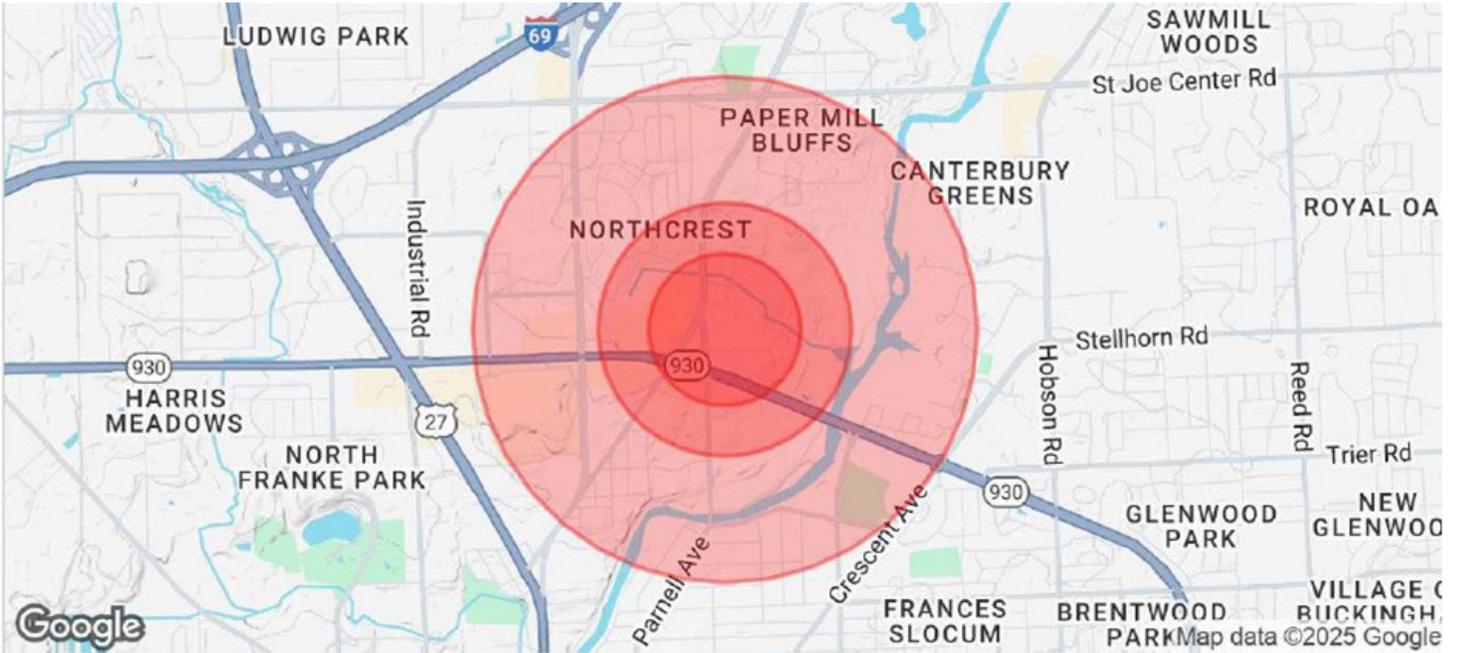
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Property Description & Location	
Property Name:	Jungle George Building
Property Address:	4780 N Clinton Street
Property City/State:	Fort Wayne, IN
Property County:	Allen
Account Number:	02-07-24-451-003.000-073
Location:	The property is located in the northern part of Fort Wayne, a town located in Allen County, Indiana.
Cross Streets:	California Road & N Clinton Street
Nearest Highway:	SR 930 & I-69
Land Area:	The property is situated on 0.8 acres of land.
Zoning:	Commercial
Corner Property:	Yes
Traffic Counts:	Parnell- 10,198 VPD & Clinton- 27,253 VPD
Building Information	
Year Built:	2024
Total Tenants:	1 Tenant (Jungle George's)
Building Size:	19,000 SQ FT

4780 N CLINTON BUILDING



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	360	1,300	6,272
AVERAGE AGE	40	37	36
AVERAGE AGE (MALE)	38	36	35
AVERAGE AGE (FEMALE)	41	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	173	597	2,904
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$72,330	\$62,527	\$61,482
AVERAGE HOUSE VALUE	\$183,554	\$138,347	\$123,331

Demographics data derived from AlphaMap

Tenant Information

- The tenant for the building is Jungle George’s.
- Jungle George’s has been in business since 2013.
- They were in the adjacent building in Parnell Plaza until the middle of 2024, when the new building they occupy was built.
- Gross sales for Jungle George’s have exceeded \$1,000,000 annually.
- The Initial lease term is for 11 years, with two five-year options.
- True NNN Lease, where the tenant is responsible for all expenses.

Lease Term	Lease Start Date	Lease End Date	Monthly Rent	Annual Rent Amount
Years 1-6	5/1/2025	4/30/2031	\$16,000	\$192,000
Years 7-11	5/1/2031	4/30/2036	\$17,000	\$204,000
Option Period 1: Years 12-16	5/1/2036	4/30/2041	\$18,500	\$222,000
Option Period 2: Years 17-21	5/1/2041	4/30/2046	\$19,500	\$234,000

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MARKET

Fort Wayne is the second-largest city in the state of Indiana, and the hub of Northeast Indiana. We are located in Allen County, the largest county east of the Mississippi River.

Fort Wayne makes up 16% of Allen County and the rest of the county is comprised of smaller towns, unincorporated suburban area, parks and nature preserves. 65% of Allen County is agricultural land.

The Fort Wayne Metropolitan Statistical area is comprised of Allen, Wells and Whitley counties.

The 2017 U.S. Census places the population of the three-county Fort Wayne Metropolitan Statistical Area above 430,000. Fort Wayne is home to 265,904 of Allen County's 372,877 residents, making two thirds of the county's resident's city dwellers.

Fort Wayne At-A-Glance

Population: 265,904 (Allen County: 372,877)

Health Care: 6 hospitals

Cost of Living: 9% below the national average

Housing costs: Average home sells for \$145,000

TOP EMPLOYERS

PARKVIEW HEALTH SYSTEMS	7,858	FRONTIER COMMUNICATIONS	1,355
LUTHERAN HEALTH NETWORK	4,768	SWEETWATER	1,300
GENERAL MOTORS TRUCK GROUP	3,900	FORT WAYNE METALS	1,053
LINCOLN FINANCIAL GROUP	1,954	STEEL DYNAMICS	871
BF GOODRICH TIRE MANUFACTURING	1,640	DANA CORP	837

**As of August 2018. Private Sector Only*



Parkview Regional Medical Center

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Parkview Regional Medical Center is dedicated to building a healthier community for you. It's a whole new approach to healthcare. It's smarter, more efficient and with advanced specialties and quiet healing spaces, and amazing new technologies that allow us to spend more time with you, our patient.

Located on an expanded north Fort Wayne campus, Parkview Regional Medical Center features quiet healing spaces, advanced medical specialties and amazing new technologies. The campus is designed for easy access from all major roadways.

This unique medical center provides more than 440 private patient rooms within this home-like environment for the comfort of our patients and their families. Teamwork among physicians, nurses and other professionals supports the facility's status as level II adult and pediatric trauma centers, an accredited pain center and a certified primary stroke center. Parkview Regional Medical Center also features specialty centers for orthopedics, women's and children's health, cancer and cardiovascular care.

Smart Rooms

- Furnished with adjustable lighting in every room that you control.
- Equipped with over-bed lifts in every room. This allows you to be moved in and out of bed more safely.
- Interactive televisions deliver educational health content based on your needs.
- Equipped with swinging "boom" arms that keep equipment off the floor. They are attached to the ceiling, so you can easily move them.



Amazon Fulfillment Center

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Amazon opened in 2022 and employs 1,000 workers. Jobs pay at least \$15 an hour, the company said.

"Amazon choosing Fort Wayne for the location of their new fulfillment center is a sign of continued progress and momentum in our City," said Fort Wayne Mayor Tom Henry. "We wouldn't be where we are today with this significant investment without a strong partnership with Amazon and leadership from the City of Fort Wayne's Community Development Division and the Fort Wayne Redevelopment Commission.

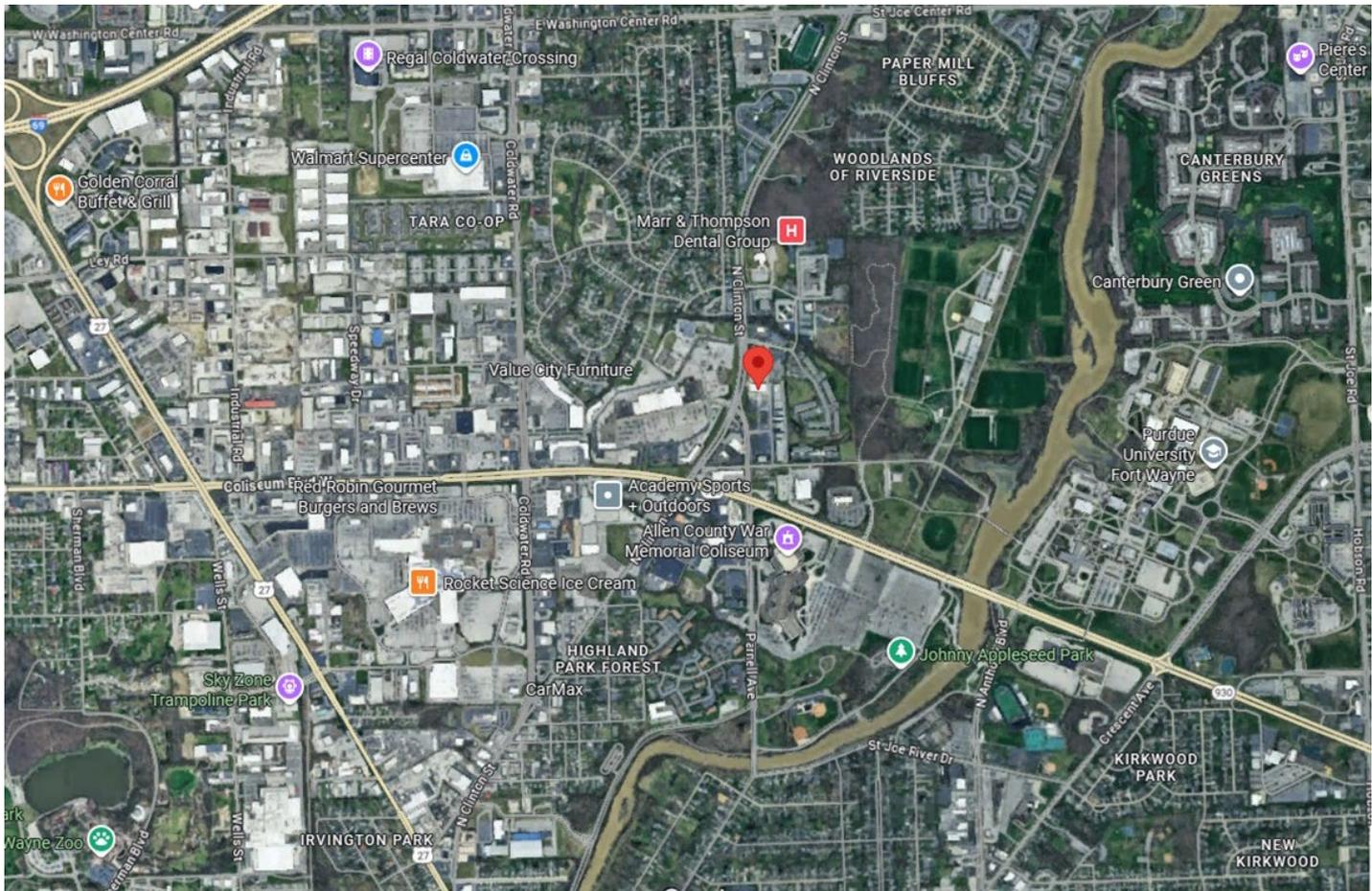
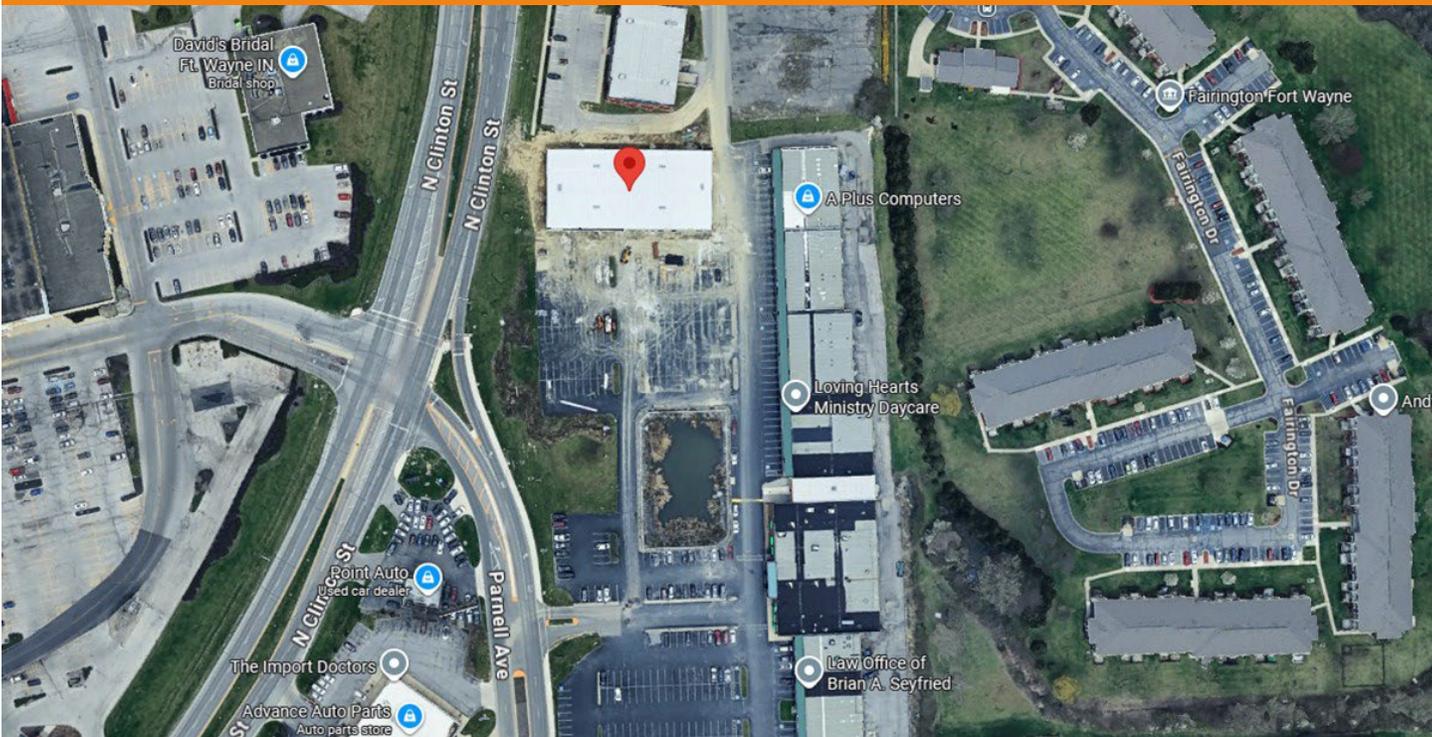
"Offering livable wages through employment opportunities such as this one will position individuals and families in Fort Wayne to be successful."

"Since 2010, Amazon has invested over \$11.9 billion in the state through its local fulfillment center and cloud infrastructure, research facilities, and compensation to thousands of employees in the state," said Alicia Boler Davis, Amazon's vice president of global customer fulfillment. "Indiana has been a source of exceptional talent for Amazon and we're excited to continue our growth by adding additional job opportunities on top of the 20,000 current Amazon employees working across the Hoosier state."

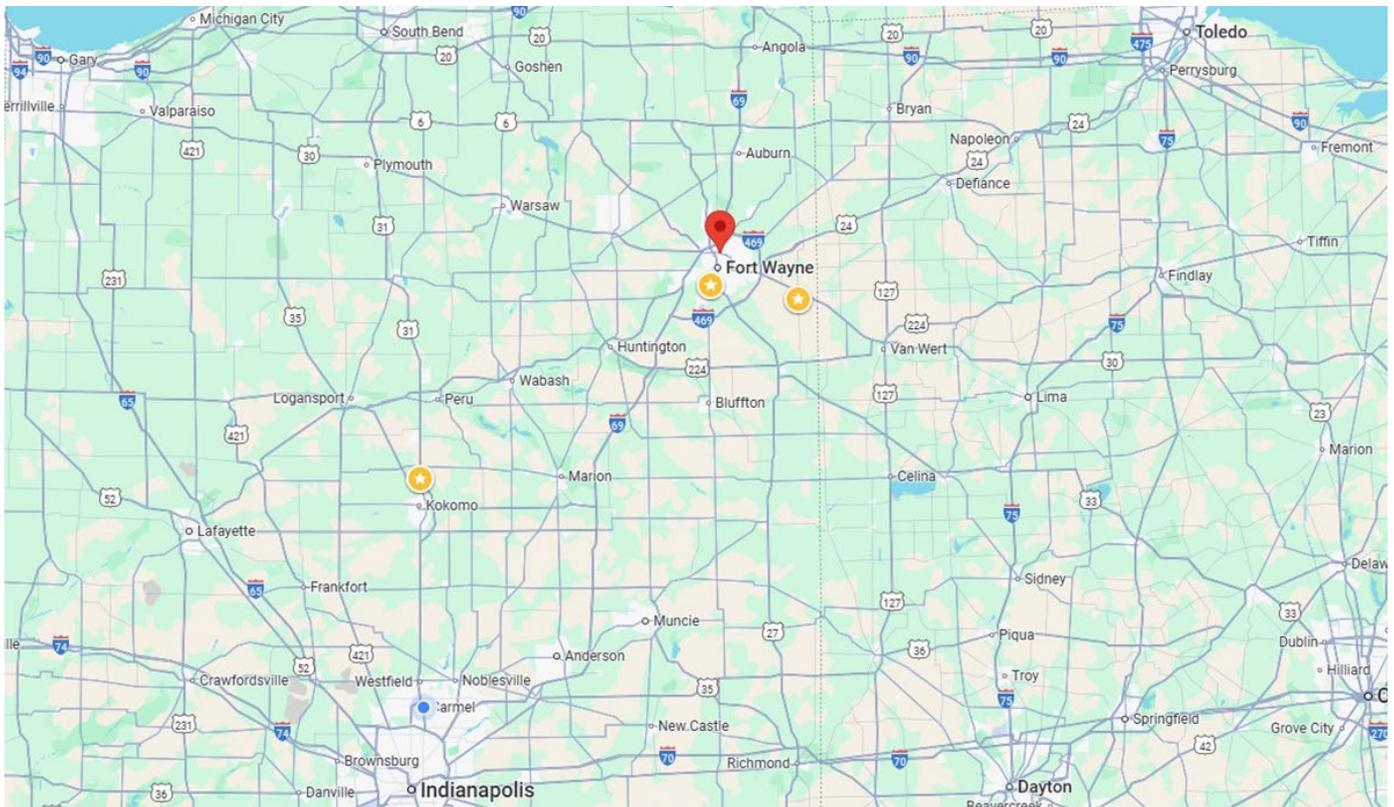
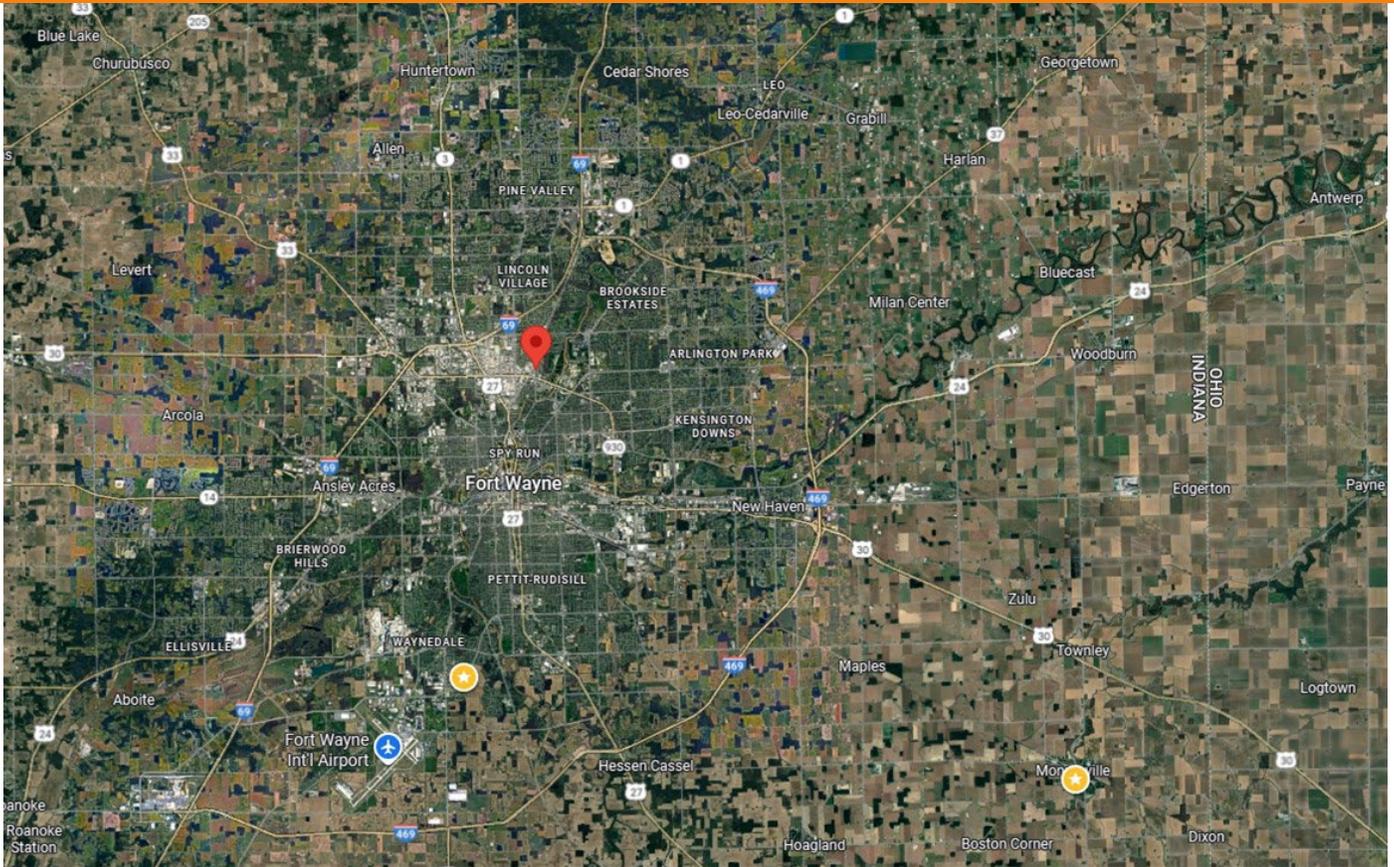
The new building will span more than 630,000 square feet and will be used to store, pack and ship smaller customer items, such as books, electronics and consumer goods.



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For more information please contact:

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