

Parkwest Center

3800 W. Jefferson Blvd., Fort Wayne IN 46804

Retail Space for Lease

the
great escape
pools spas billiards patio

Prepared By:

Whitney Peterson

Via Developments

Broker

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THE SPACE

Location	3800 W. Jefferson Blvd. Fort Wayne, IN 46804
County	Allen
Cross Street	Illinois Road
Traffic Count	32,907

HIGHLIGHTS

- Adjacent to Jefferson Pointe Mall
- Surrounded by Busy Retail and Restaurants
- High Traffic Counts
- Excellent Visibility with Signalized Corners
- New Pylon Signage and Exterior Renovations
- Office and Retail Options Available
- Easy Access with Ample Parking



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
3811	Suite 3811 (Former AT&T)	1	38,892	\$10	NNN	Former AT&T office space. Suite includes numerous offices, training rooms, open concept work spaces and a large cafe.
3835	Suite 3835	1	2,138	\$13	NNN	Interior office space, accessed by the common area hallway next door to The Great Escape. Current white box space that needs to be built-out.
3847	Suite 3847	1	1,379	\$13	NNN	Interior office space, accessed by the common area hallway next door to the Great Escape. Needs new flooring and paint.

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
3958	Suite 3958 (Former Big Lots)	1	32,874	\$10	NNN	Former Big Lots store. Open concept retail area with a loading dock. Date available to be determined. Space can be combined with suite 3962 for a total of 41,867 sf.
3962	Suite 3962	1	8,993	\$14	NNN	Former Tuesday Morning space with 8,993 sf. Space includes large open retail area, back storage room, breakroom, office and two restrooms.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,721	55,993	152,232

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$64,412	\$58,889	\$61,520

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,294	23,394	61,360

PROPERTY FEATURES

GLA (SF)	191,327
LAND SF	588,060
LAND ACRES	13.50
YEAR BUILT	1975 and 1999
YEAR RENOVATED	2015
ZONING TYPE	SC
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
CORNER LOCATION	Yes
NUMBER OF INGRESSES	5
NUMBER OF EGRESSES	5

ACCESS & PARKING

NEAREST HIGHWAY/INTERSTATE	I-69
DISTANCE	2.7 miles
DISTANCE TO AIRPORT	8.5 miles
PARKING LOT	Asphalt
NUMBER OF SPACES	888

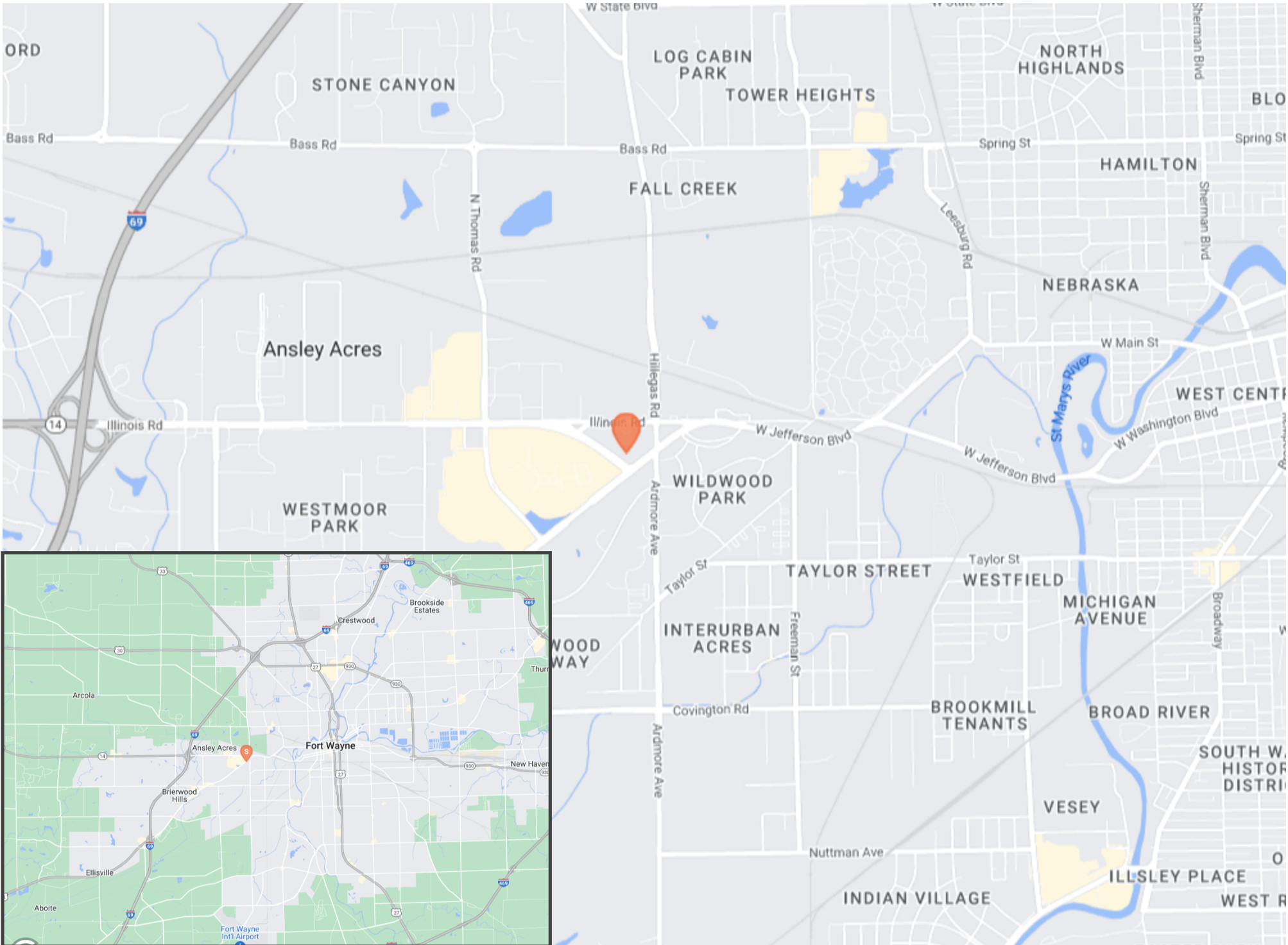
OPERATING COSTS

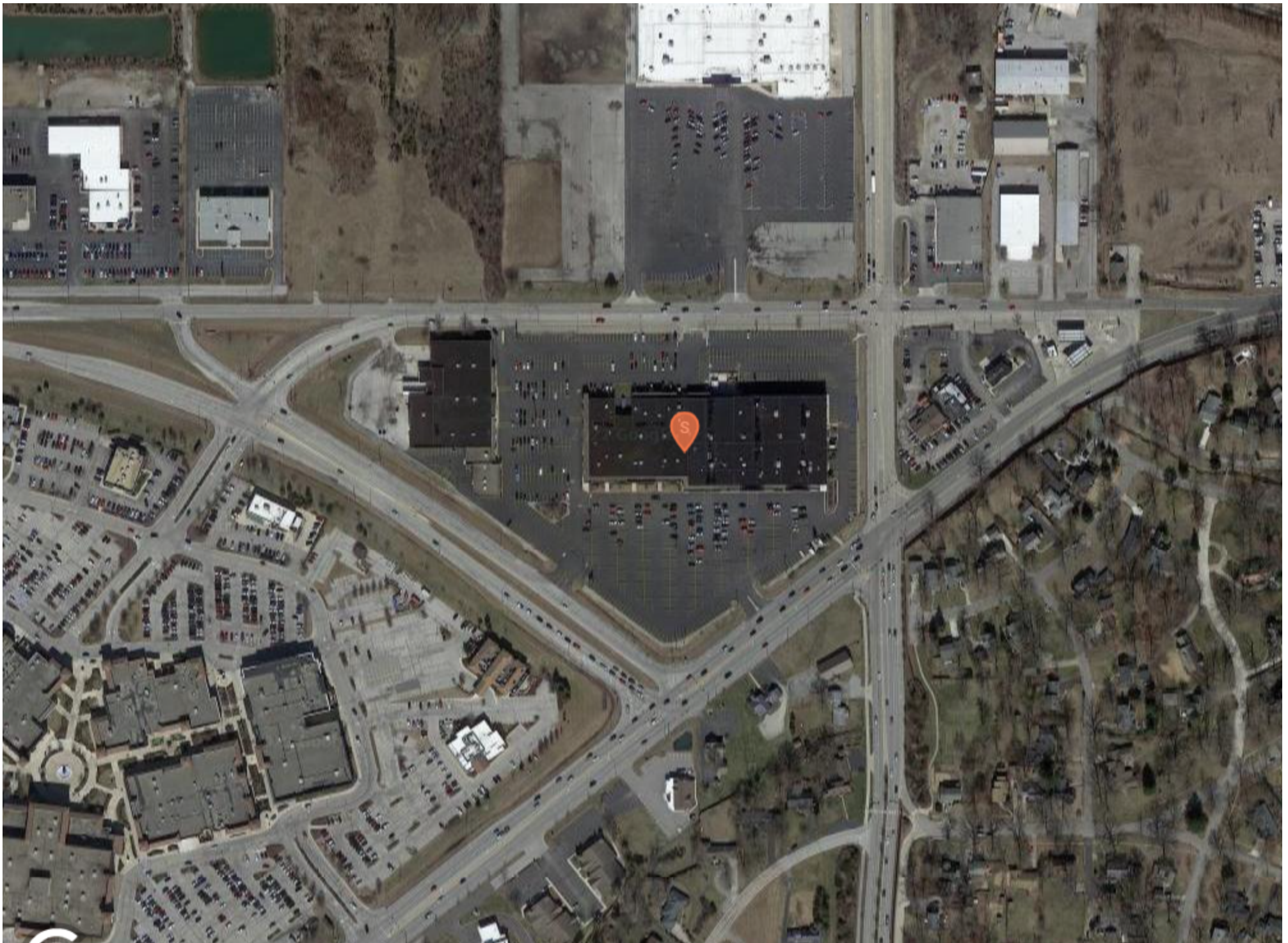
ELECTRICITY SOURCE	I & M
NATURAL GAS SOURCE	NIPSCO
2024 NNN ESTIMATE	\$5.38/SF

TENANT OR LANDLORD EXPENSE

UTILITIES	Tenant
LAWN & SNOW	Tenant
REAL ESTATE TAXES	Tenant
BUILDING INSURANCE	Tenant
MAINTENANCE AND REPAIRS	Tenant
ROOF & STRUCTURE	Landlord



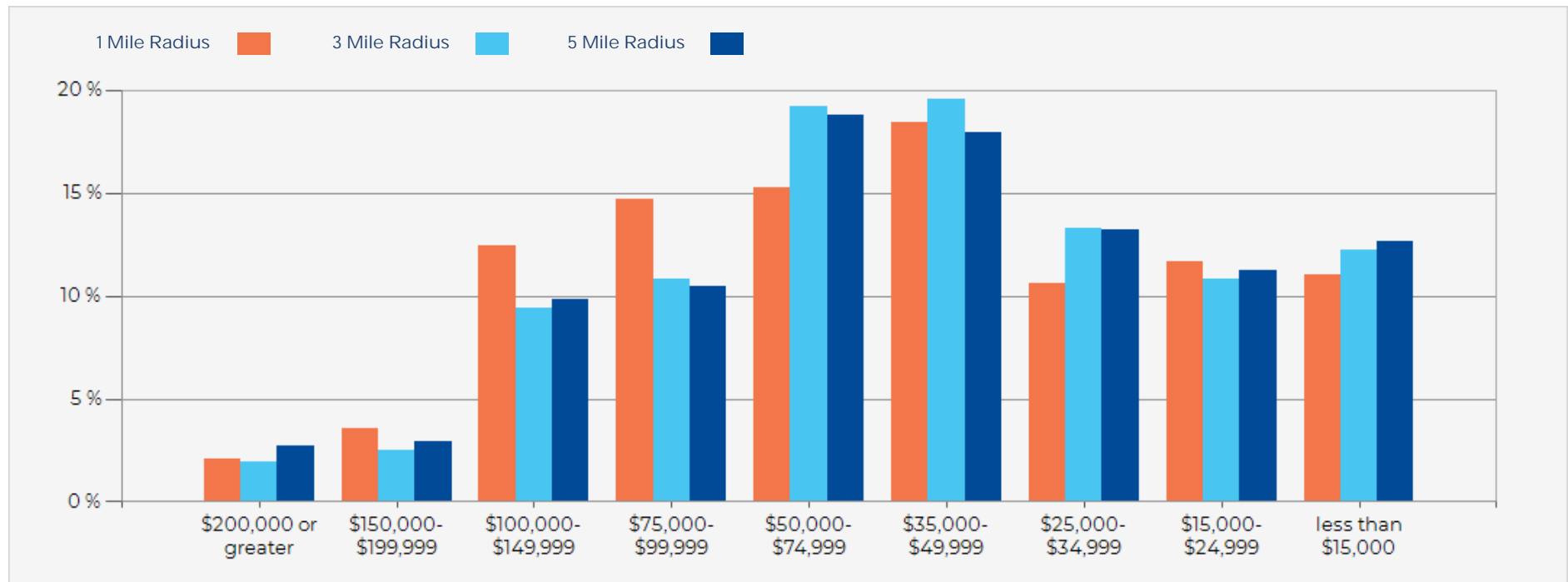




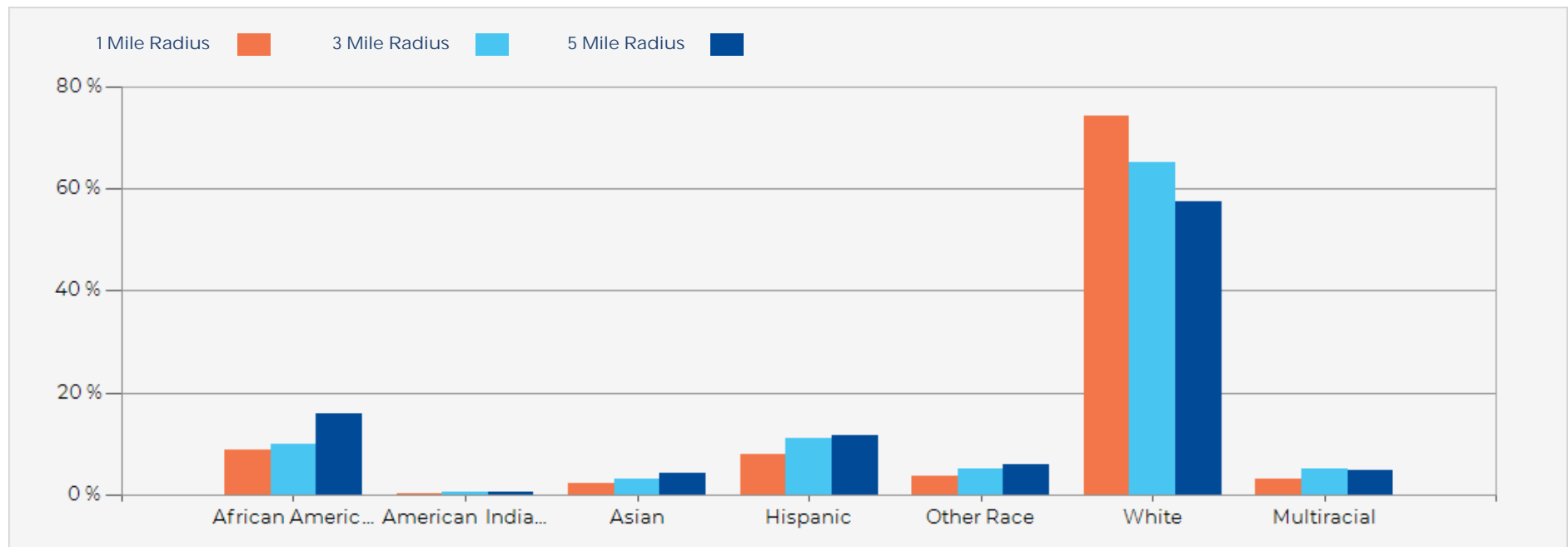


1. Phil's Hobby Shop	#3938	17. Miracle in Motion	#3818-B
2. Land Cruise, Inc.	#3926	18. SRT Prosthetics and Orthotics, LLC	#3841
3-4. H&R Block	#3916-3922	19. AVAILABLE - 2,138 SF	#3835
5-8. Fred Toenges Shoes & Pedorthics	#3910-3914	20. The Great Escape	#3812
7. Charles Hair Today	#3942	21. AVAILABLE - 1,379 SF	#3847
9. Shiatsu Massage	#3946	50. AVAILABLE - 32,874 SF	#3958
10. Dollar General	#3902-3906	51. AVAILABLE - 8,993 SF	#3962
11. Barbers United	#3950	52. Labor Ready	#3968
13. Wixporium	#3954	53. Heartland Vision	#3972-B
14. Great Wall Buffet	#3824	54. HOTWORX	#3972-A
15. AI Tech Solutions	#3822	70. AVAILABLE - 38,892 SF	#3811
16. ProFloor Designs	#3820		

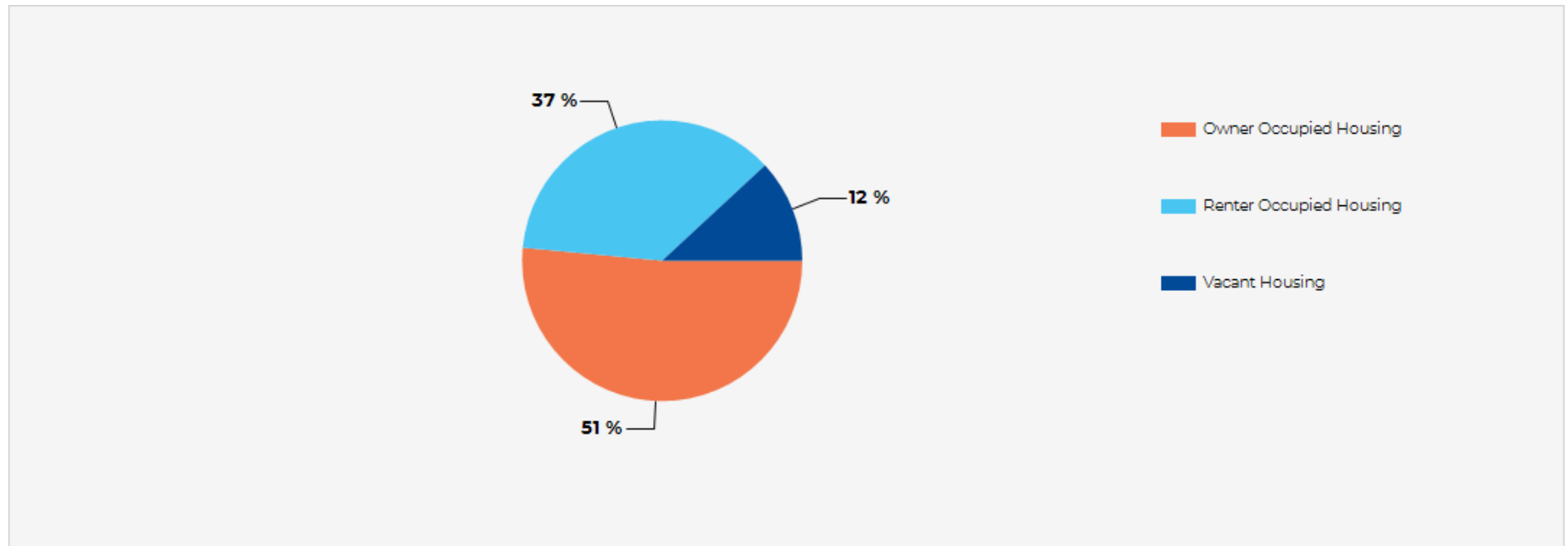
2021 Household Income



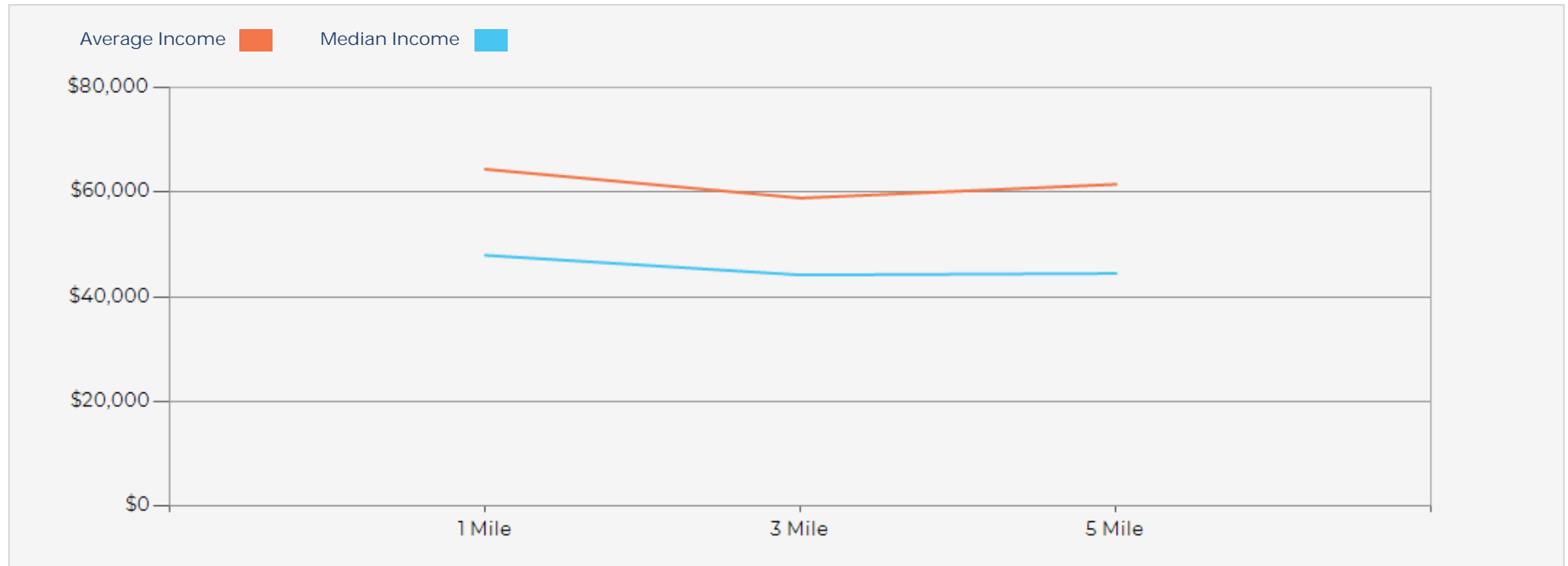
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median





Whitney Peterson
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

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