



RETAIL

FOR LEASE

Standalone Retail Space in Busy Downtown Corridor

Retail space available for lease on Wells Street. This 2,644 SF building at the corner of 5th Street and Wells Street has large windows on the front side of the building that allow a large amount of natural light to enter the space. The building also has 14 on-site parking spaces that are exclusively dedicated to the property.

Property Highlights

- ▶ 2,644 SF
- ▶ 14 uncovered parking spaces
- ▶ Street parking is also available
- ▶ Large windows on the front of the building
- ▶ **FOR LEASE: \$13.50/SF/Yr NNN**

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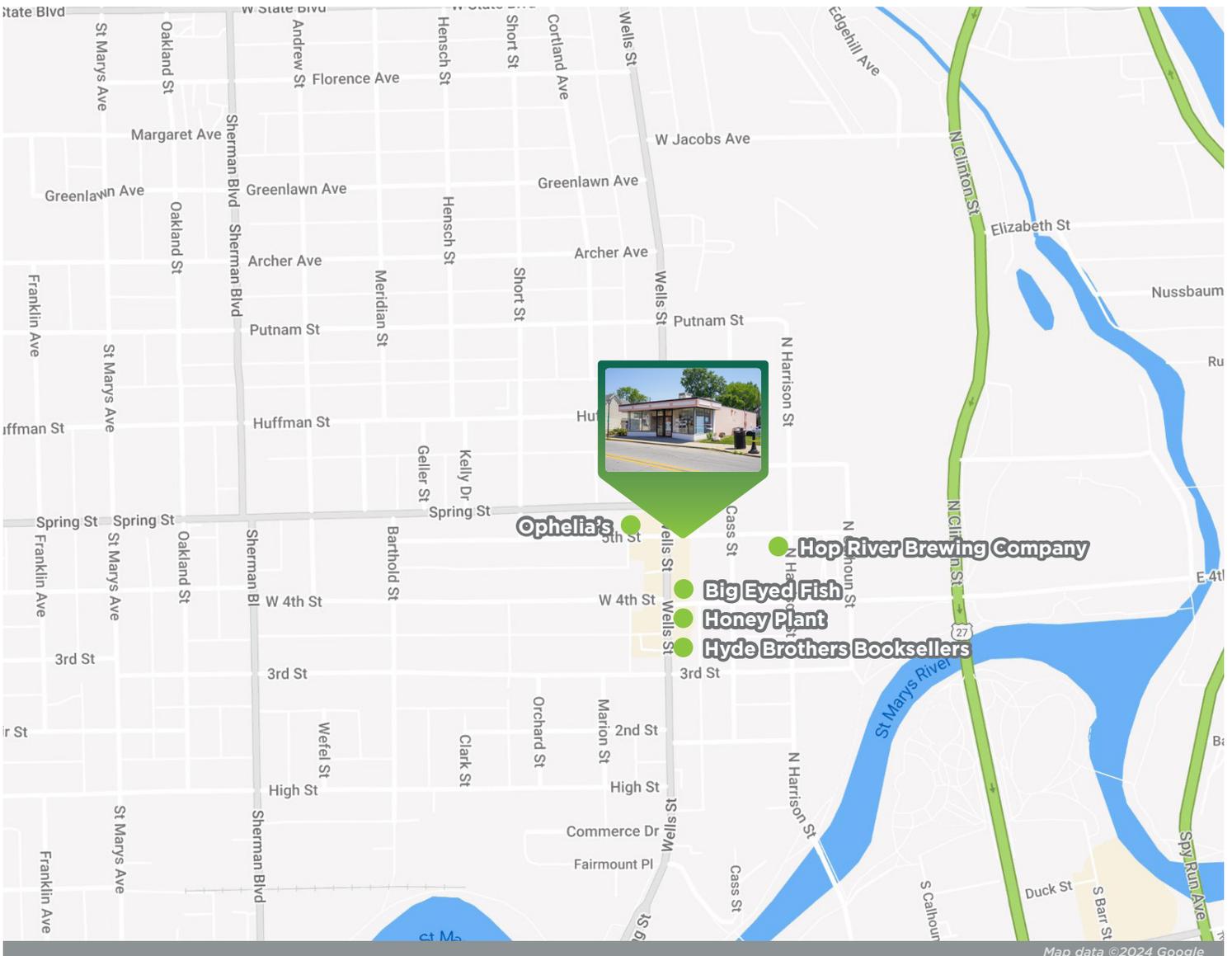
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Wells Street Standalone Building

1530 Wells Street
Fort Wayne, IN 46808



Excellent Location

The Wells Street Corridor is one of Fort Wayne's most vibrant and eclectic neighborhoods, known for its mix of local businesses, residential spaces, industrial zones, and artistic flair. The area is home to beloved establishments such as G.I. Joe's Army Surplus, Honey Plant, Don Chava's, Hyde Brother Booksellers, and Ophelia's, and it continues to attract new energy and investment. Located just minutes from downtown, the corridor benefits from a diverse demographic, high visibility, and a daily traffic count exceeding 15,000 vehicles per day. It is also near University of Saint Francis, Fort Wayne Zoo, and Promenade Park.

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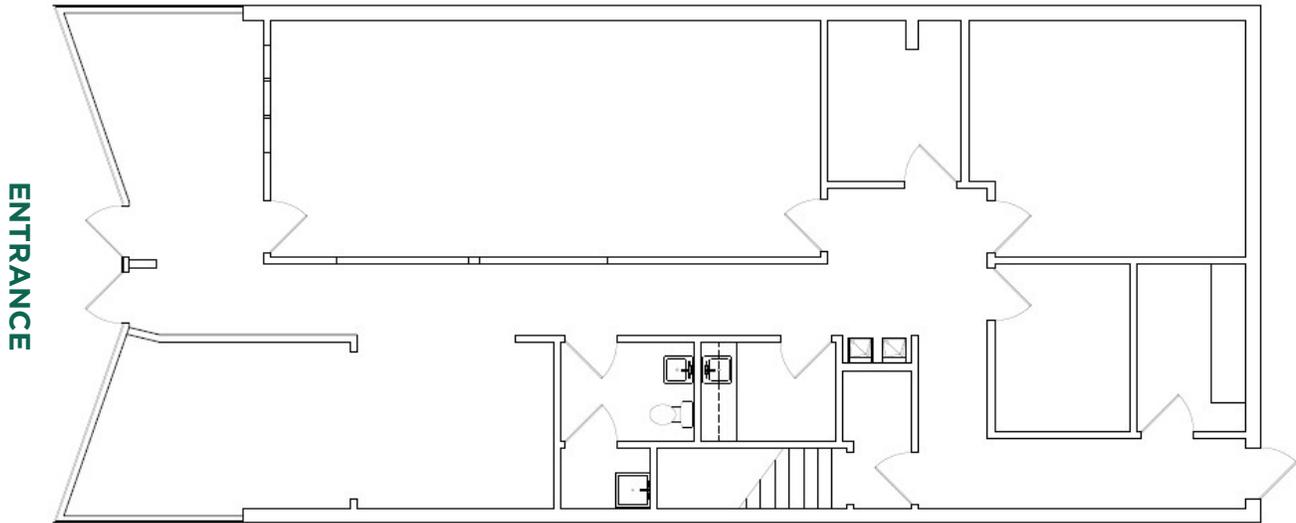
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Unit Available - 2,644 SF



Floor plan may not be to scale. Contact broker for detailed floor plan.



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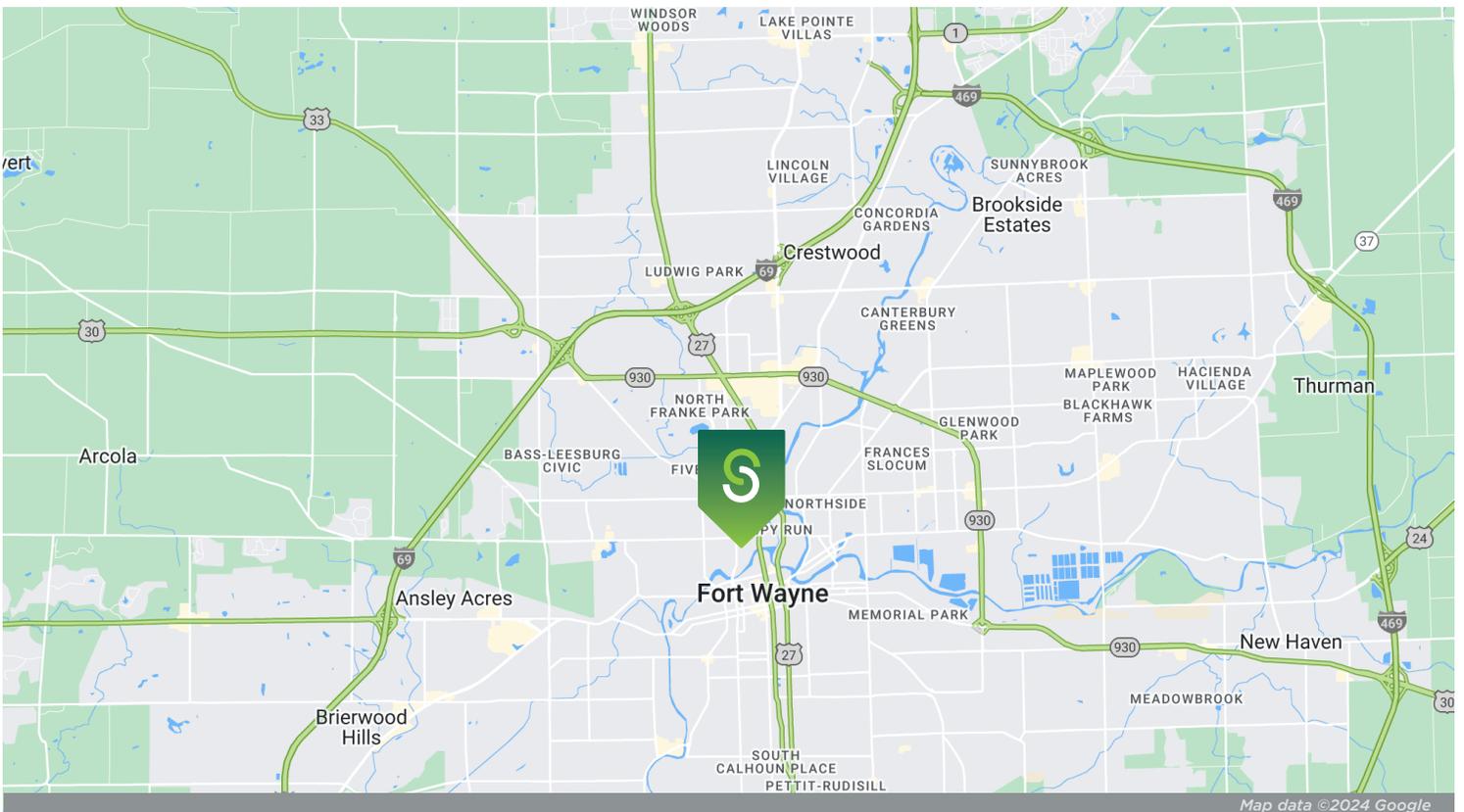
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PROPERTY INFORMATION

Address	1530 Wells Street
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Wayne
Parcel Number	02-12-02-134-001.000-074

LEASE INFORMATION

Lease Rate & Type	\$13.50/SF/Yr NNN
Terms	2 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	2,644 SF	
Total Available	2,644 RSF	
Max Contiguous	2,644 RSF	
Unit Available	RSF	Monthly Rate
• 1530	2,644	\$2,974.50

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

SITE DATA

Site Acreage	0.15 AC
Zoning	UC - Urban Corridor
Parking	14 Spaces

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail
Year Built	1965
# of Stories	1
Construction Type	Cinder Block
Roof	Membrane
Heating	Package System
A/C	Package System
Sprinkler	No
ADA Compliant	Yes
Signage	Store Front

ADDITIONAL INFORMATION

- Street parking available for extra parking
- Small basement for storage

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