

LEASE



RETAIL/OFFICE

5129-5215 ILLINOIS RD, FORT WAYNE



Suite 116 - 1,255 SF

SHOPPES OF ILLINOIS ROAD

Discover Shoppes of Illinois Road, offering retailers and small professional office users access to a vibrant, thriving southwest location. Surrounded by national retailers, local boutiques, and nearby high-traffic Jefferson Pointe and Apple Glen Crossing, this location offers retailers and office users high visibility, strong foot traffic, and a vibrant setting to establish a dynamic presence.

ONLY ONE SUITE AVAILABLE!

- 1,255 SF ideal for retail, or professional small office use
- Upscale southwest center with excellent visibility and accessibility
- High daily traffic count of 34,363 vehicles and strong surrounding demographics
- Join successful co-tenants including Haft Hair, Rise 'N Roll, Three Fires Pizza, Wingstop, Firehouse Subs, and Crispy Cones — a winning Shark Tank-featured brand
- 1/2 mile west of the bustling Jefferson Pointe Mall and Apple Glen Crossing

LEASE RATE \$22.00 SF/YR (NNN)

Available SF:	1,255 SF
Building Size:	25,714 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,548	17,314	55,051
Total Population	3,006	39,751	131,571
Average HH Income	\$65,764	\$100,805	\$94,603



BRADLEY COMPANY **STANLEY C. PHILLIPS**
127 W. Wayne St., Suite 400 Senior Broker
Fort Wayne, IN 46802 260.423.4311
260.423.4311 sphillips@bradleyco.com



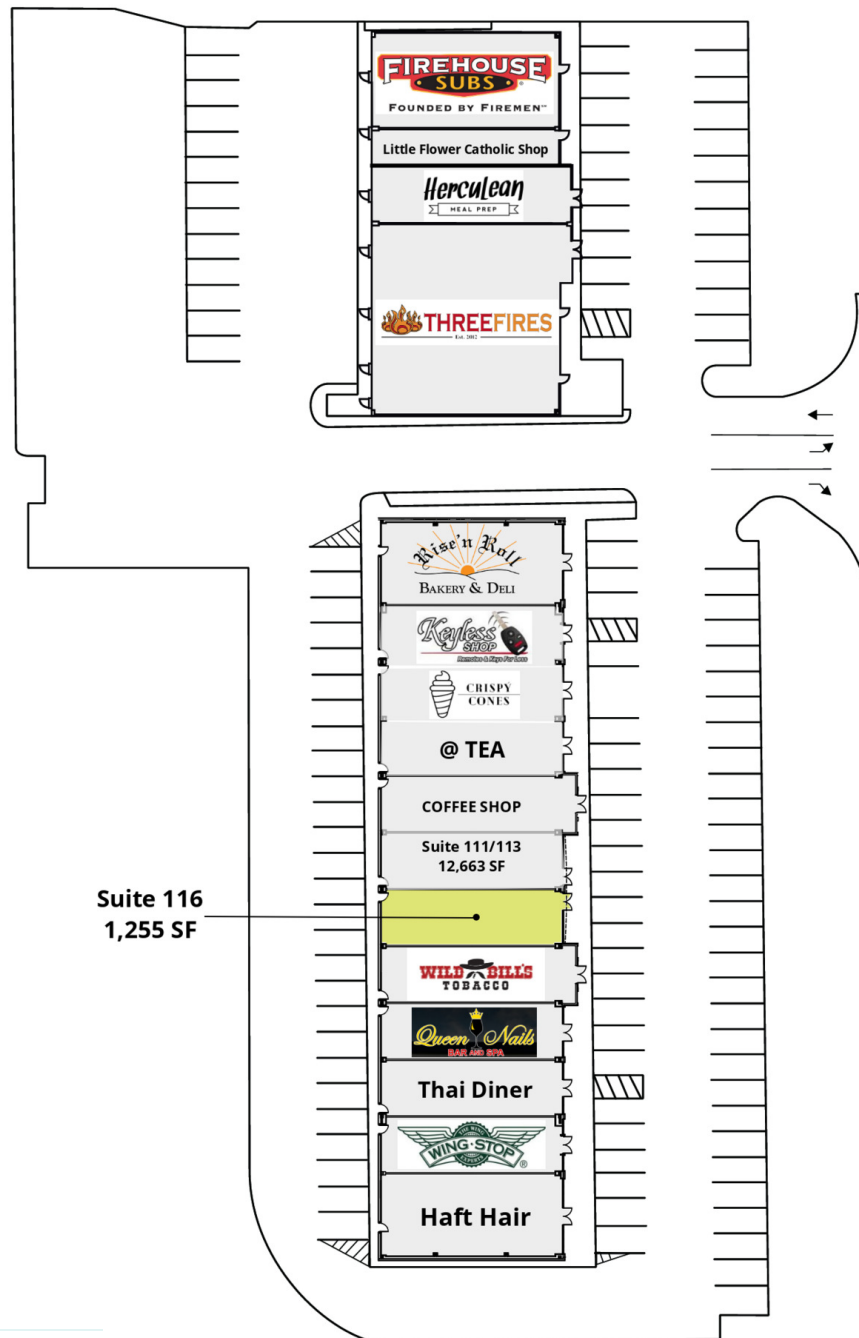
BRADLEYCO.COM



5129-5215 ILLINOIS RD., FORT WAYNE, IN 46804

LEASE

RETAIL



LEGEND

- Available
- Unavailable

STANLEY C. PHILLIPS

Senior Broker

260.423.4311

sphillips@bradleyco.com



LOCATION MAP

5129-5215 ILLINOIS RD., FORT WAYNE, IN 46804

LEASE

RETAIL



STANLEY C. PHILLIPS

Senior Broker

260.423.4311

sphillips@bradleyco.com



5129-5215 ILLINOIS RD., FORT WAYNE, IN 46804

LEASE

RETAIL



STANLEY C. PHILLIPS

Senior Broker

260.423.4311

sphillips@bradleyco.com



5129-5215 ILLINOIS RD., FORT WAYNE, IN 46804

LEASE

RETAIL

LOCATION INFORMATION

Building Name	Shoppes of Illinois Road
Street Address	5129-5215 Illinois Rd.
City, State, Zip	Fort Wayne, IN 46804
County	Allen County

BUILDING INFORMATION

Building Size	25,714 SF
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	1
Year Built	2007
Construction Status	Existing
Framing	Steel
Bay Spacing	20 ft
Condition	Good
Number of Buildings	2
Deliveries	Rear of building

MECHANICAL / OPERATING INFORMATION

Heating System	Gas forced Air
A/C System	Electric
Electricity Source	AEP
Gas Source	NIPSCO
Water/Sewer Source	Municipal

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Shopping Center
Zoning	CM2
Lot Size	4.26 Acres

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Spaces	Ample

EXPENSES

Utilities	Tenant
Lawn & Snow	Landlord / Reimbursed by Tenant
Real Estate Taxes	Landlord / Reimbursed by Tenant
Building Insurance	Landlord / Reimbursed by Tenant
Maintenance & Repairs	Landlord / Reimbursed by Tenant
Roof & Structure	Landlord

TENANT EXPENSES: \$6.72

Common Area Maintenance	\$3.05
Insurance	\$0.43
Real Estate Taxes	\$3.24
(2024 Fees)	

STANLEY C. PHILLIPS

Senior Broker

260.423.4311

sphillips@bradleyco.com