

LEASE

RETAIL



# GATEWAY PLAZA



1421-1575 GOSHEN RD., FORT WAYNE, IN 46808

## PROPERTY HIGHLIGHTS

- Professionally managed center
- Tenant improvement funds - negotiable
- Up to 24,000 SF of contiguous retail space
- Outlot is available for a long-term land lease
- Signalized intersection on improved corridor
- Just 2 miles from I-69 & Downtown Fort Wayne
- Strong traffic counts near Fort Wayne Children's Zoo
- Break 'N Run and Pro Bowl West are regional attractions
- National tenants include H&R Block, Papa Johns, and Ace Cash Express
- Center contains a sit-down and drive-thru restaurant ready for buildout

## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | NNN / Negotiable |
| Available SF:  | 909 - 43,560 SF  |
| Lot Size:      | 17.72 Acres      |
| Building Size: | 1,256 SF         |

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## LEASE INFORMATION

|              |                 |             |            |
|--------------|-----------------|-------------|------------|
| Lease Type:  | NNN; Land Lease | Lease Term: | Negotiable |
| Total Space: | 909 - 43,560 SF | Lease Rate: | Negotiable |

## AVAILABLE SPACES

| SUITE                    | TENANT    | SIZE      | TYPE       | RATE       |
|--------------------------|-----------|-----------|------------|------------|
| ■ 1421 (May be combined) | Available | 9,096 SF  | NNN        | Negotiable |
| ■ 1423 (May be combined) | Available | 9,000 SF  | NNN        | Negotiable |
| ■ 1431 (May be combined) | Available | 6,000 SF  | NNN        | Negotiable |
| ■ 1515                   | Available | 7,805 SF  | NNN        | Negotiable |
| ■ 1523                   | Available | 909 SF    | NNN        | Negotiable |
| ■ 1527                   | Available | 6,020 SF  | NNN        | Negotiable |
| ■ 1531                   | Available | 3,600 SF  | NNN        | Negotiable |
| ■ 1533                   | Available | 2,400 SF  | NNN        | Negotiable |
| ■ 1551                   | Available | 14,814 SF | NNN        | Negotiable |
| ■ 1571                   | Available | 8,000 SF  | NNN        | Negotiable |
| ■ 1575D                  | Available | 1,256 SF  | NNN        | Negotiable |
| ■ Outlot (Divisible)     | Available | 1 Acres   | Land Lease | Negotiable |

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## BUILDING INFORMATION

|                     |            |
|---------------------|------------|
| Total Building SF   | 179,748 SF |
| Number of Buildings | 1          |
| Condition           | Good       |
| Number of Floors    | 1          |
| Year Built          | 1958       |

## STRUCTURAL INFORMATION

|              |                  |
|--------------|------------------|
| Construction | Brick            |
| Deliveries   | Rear of building |

## OPERATING INFORMATION

|                    |                    |
|--------------------|--------------------|
| Electricity Source | AEP                |
| Gas Source         | NIPSCO             |
| Water/Sewer Source | City of Fort Wayne |

## DEMOGRAPHICS\*

|                   | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Total Population  | 8,922    | 51,846   | 162,378  |
| Total Households  | 3,926    | 25,741   | 66,585   |
| Average HH Income | \$52,061 | \$52,871 | \$57,837 |

\* June 2021

## PROPERTY INFORMATION

|                             |                          |
|-----------------------------|--------------------------|
| Property Type               | Strip Center/Retail      |
| Zoning                      | SC, Shopping Center      |
| Lot Size                    | 17.72 Acres              |
| APN #                       | 02-07-34-201-001.000-073 |
| Annual Taxes: 2020 Pay 2021 | \$59,093.85              |
| Parking                     | Surface, asphalt         |
| Parking Spaces              | Ample                    |

## EXPENSES

|                               |                        |
|-------------------------------|------------------------|
| Utilities                     | Tenant                 |
| Common Area Maintenance (CAM) | Tenant                 |
| Maintenance & Repairs         | Tenant                 |
| Lawn & Snow                   | Landlord Reimbursement |
| Real State Taxes              | Landlord Reimbursement |
| Building Insurance            | Landlord Reimbursement |
| Roof & Structure              | Landlord               |

## TENANT EXPENSES

|                    |        |
|--------------------|--------|
| CAM                | \$1.00 |
| Real Estate Taxes  | \$0.36 |
| Building Insurance | \$0.15 |

## TRANSPORTATION &amp; TRAFFIC

|                           |                  |
|---------------------------|------------------|
| Nearest Highway           | I-69 - 1.9 Miles |
| Goshen Road Traffic Count | 17,500 VPD       |

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