

LEASE

RETAIL



14 SQUARE SHOPPING CENTER



4916 ILLINOIS RD., FORT WAYNE, IN 46804

PROPERTY HIGHLIGHTS

- Only two suites available!
- Located at signaled intersection of Illinois Rd, ½ mile west of Jefferson Pointe Mall
- Traffic count: 34,000 VPD
- Quality new construction
- Within direct vicinity of Apple Glen Shopping Center, Orchard Crossing and I-469 Auto Mall

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,920 - 2,484 SF
Lot Size:	3.5 Acres
Building Size:	28,072 SF

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

STANLEY C. PHILLIPS
Executive Vice President
260.423.4311
sphillips@bradleyco.com

DAVE HORACEK
Broker
260.755.7824
dhoracek@bradleyco.com



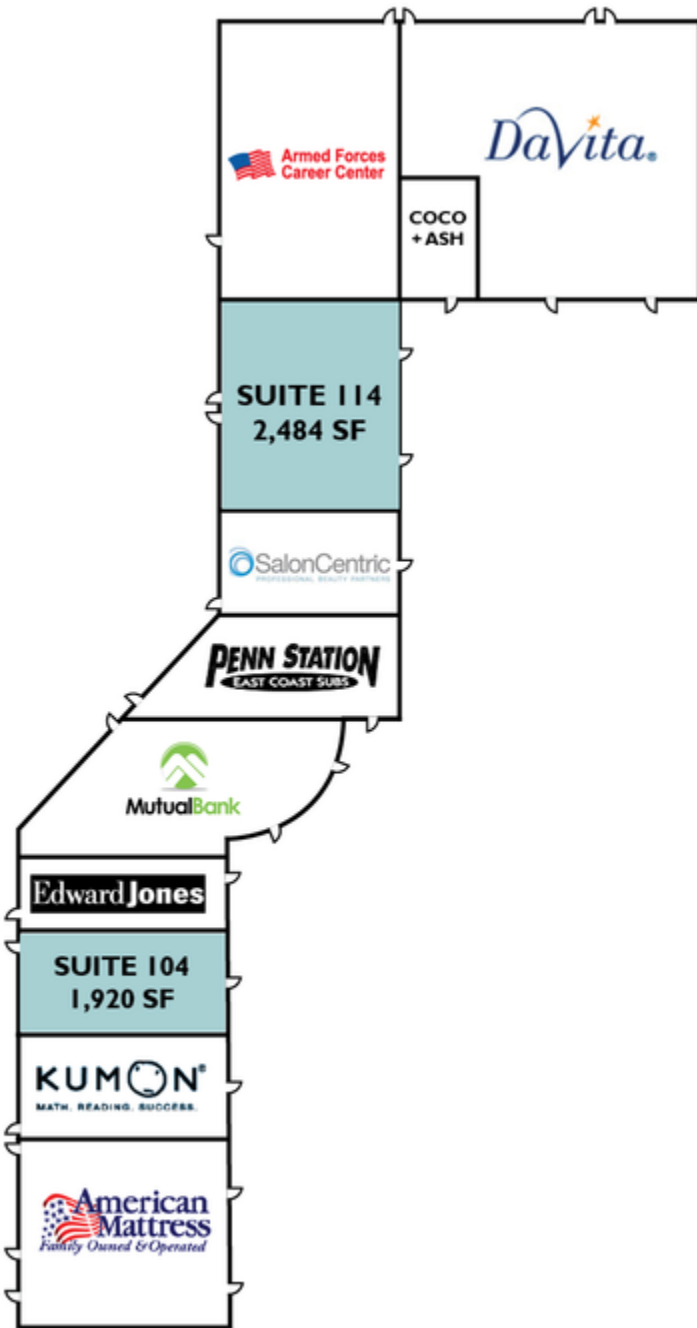
BRADLEYCO.COM



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Suite 114 Available



Suite 104 Available

Site Plan

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Former Fit Body Boot Camp Suite 114



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Former Baby Buyou Suite 104



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BUILDING INFORMATION

Building Size	28,072 SF
Building Total SF	28,072 SF
Number of Floors	1
Condition	New
Year Built	2006
Property Type	Shopping Center/ Retail
Zoning	CM-3
Parking Lot	Paved, Surface
Parking Spaces	160

STRUCTURAL INFORMATION

Construction	Steel frame & brick
Roof	Metal
Ceiling Height	15'
Bay Spacing	30' ft. x 64 ft. / 30 ft. x 80 ft. Varies
Deliveries	In rear

MECHANICAL INFORMATION

Heating System	Gas rooftop unit
A/C System	Electric rooftop unit

OPERATING INFORMATION

Electricity Source	AEP
Gas Source	NIPSCO
Water/Sewer Source	Municipal

PROPERTY TAXES

APN #	02-12-05-353-009.000-076
Assessment Total	\$2,160,700
Property Subtype	Street Retail
Lot Size	3.5 Acres
Annual Taxes 2020 Pay 2021	\$66,278.28

TRANSPORTATION

Nearest Highway	Interstate 69 - 1 Mile
Fort Wayne International Airport	9 Miles

TRAFFIC COUNTS

Illinois Road	34,000 VPD
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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
NNN Charges	CAM & Insurance - \$2.54/SF Taxes \$2.46/SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,715	35,975	91,093
Total Households	1,779	15,041	35,949
Average Household Income	\$52,234	\$65,075	\$61,525

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