



AVAILABLE FOR LEASE

WAYNE PLAZA SHOPPING CENTER

6011 BLUFFTON RD FORT
WAYNE, IN 46809

AVAILABLE 1,091 - 1,450 SF
LEASE RATE \$10.50 - 11.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Well-known shopping center along main corridor in Waynedale.
- Ample foot traffic with BMV and Post Office anchors.
- Abundant parking field suitable for any user retail or office user.
- 2-fold access with 1 stoplight at northernmost entrance.
- SUITE 5909 - Great visibility with over 13,000 vehicles per day, heavy foot traffic, suitable for restaurant or office user such as tax service.
- SUITE 6007 - New carpet, attractive end-cap ideal for restaurant, coffee shop, or professional service office.

KIENAN O'ROURKE

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Associate Broker

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

LANDLORD or TENANT EXPENSES

- Utilities - Tenant
- Lawn & Snow - Tenant
- Taxes & Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

SPACES	LEASE RATE	SPACE SIZE
Suite 6007 (End Cap)	\$10.50 SF/yr	1,091 SF
Suite 5909	\$11.00 SF/yr	1,450 SF



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ADDITIONAL PHOTOS



SUITE 6007 - END CAP UNIT - 1,091 SF



SUITE 6007 - END CAP UNIT - 1,091 SF



SUITE 5909 - 1,450 SF



SUITE 5909 - 1,450 SF

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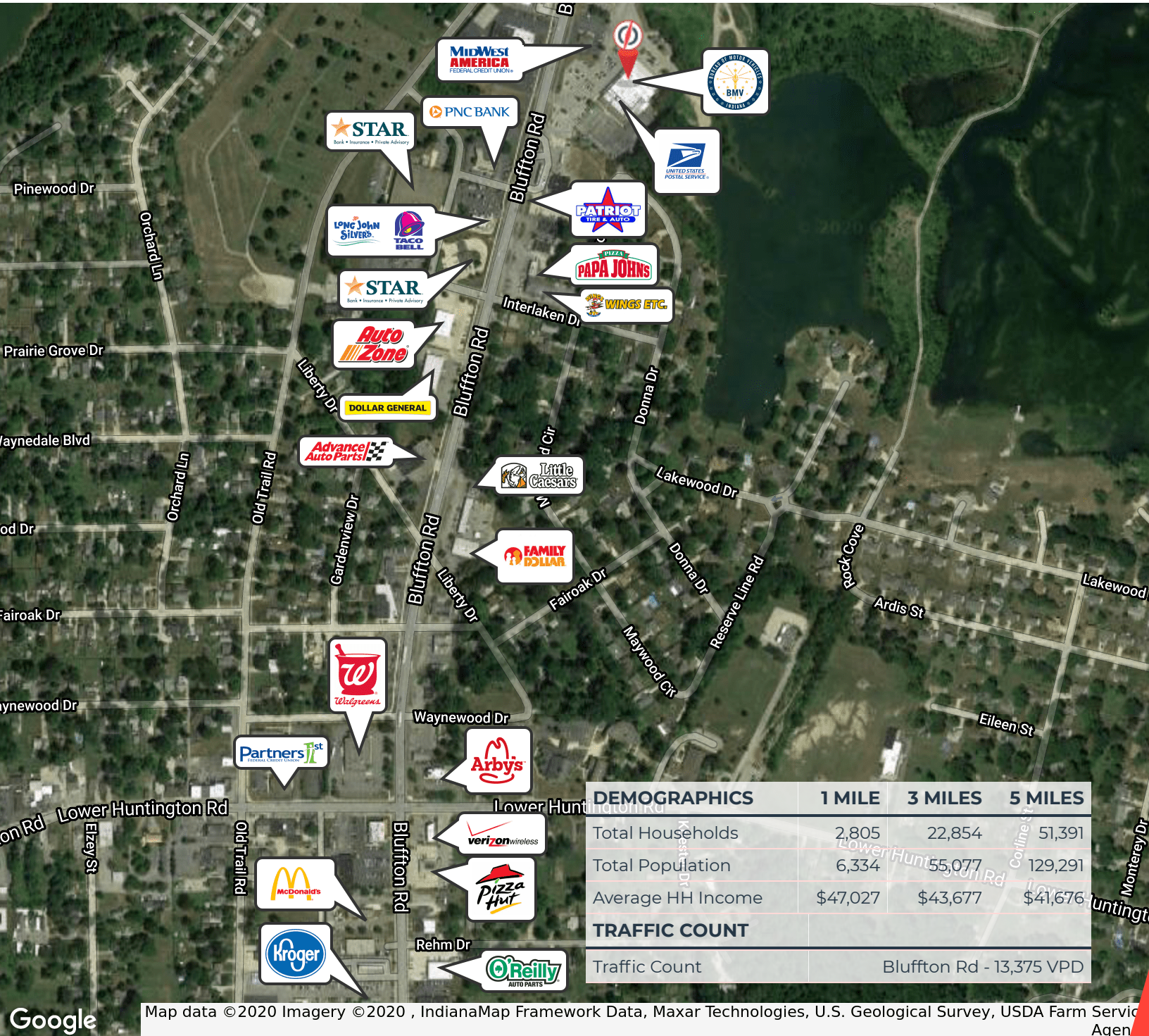
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RETAILER MAP



Map data © 2020 Imagery © 2020, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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PROPERTY DETAILS

LEASE RATE **\$10.50 - 11.00 SF/YR**
LEASE TYPE **TRIPLE NET**

LOCATION INFORMATION

Building Name	Wayne Plaza Shopping Center
Street Address	6011 Bluffton Rd
City, State, Zip	Fort Wayne, IN 46809
County/Township	Allen/Wayne
Side Of Street	East
Nearest Airport	Fort Wayne International Airport

BUILDING INFORMATION

Building Size	38,246 SF
Price / SF	\$10.50 - \$11.00
Tenancy	Multiple
Number Of Buildings	3

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	C-4 (Intensive Commercial)
Lot Size	5.63 Acres
APN#	02-12-27-105-003.000-074
Lot Frontage	470
Traffic Count Street	Bluffton Rd - 13,375 VPD
Power	120 Amp, 208 Volt, 3-Phase

PARKING & TRANSPORTATION

Parking Type	Surface
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