



AVAILABLE FOR LEASE

NORTH ANTHONY SHOPPING CENTER

3322 NORTH ANTHONY BLVD. FORT WAYNE, IN 46805

AVAILABLE 1,375 - 5,878 SF
LEASE RATE \$8.00 - 10.00 PSF (NNN)

PROPERTY HIGHLIGHTS

- Located in an established part of town in close proximity to the hip '05!
- Excellent access with 3 curb cuts on North Anthony Blvd and over 750' of frontage
- Less than 1 mile south of PUFW campus where over 14,000 students attend
- Adjacent to Concordia and Holy Cross high schools
- Negotiable terms and desirable rates

DENNIS CALLISON

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Associate Broker

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE



NORTH ANTHONY SHOPPING CENTER

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LOCATION MAP



TENANT OR LANDLORD EXPENSES

- Utilities - Tenant*
- Lawn & Snow - Tenant
- Real Estate Taxes & Building Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

SPACES	LEASE RATE	SPACE SIZE
3504 North Anthony Blvd.	\$8.00 SF/yr	5,878 SF
3436 North Anthony Blvd.	\$8.00 SF/yr	5,296 SF
3432 North Anthony Blvd.	\$8.00 SF/yr	4,589 SF
3430 North Anthony Blvd	\$8.00 SF/yr	1,730 SF
3426 North Anthony Blvd	\$10.00 SF/yr	2,595 SF
3400 North Anthony Blvd	\$10.00 SF/yr	1,537 SF
3322 North Anthony Blvd	\$10.00 SF/yr	1,375 SF



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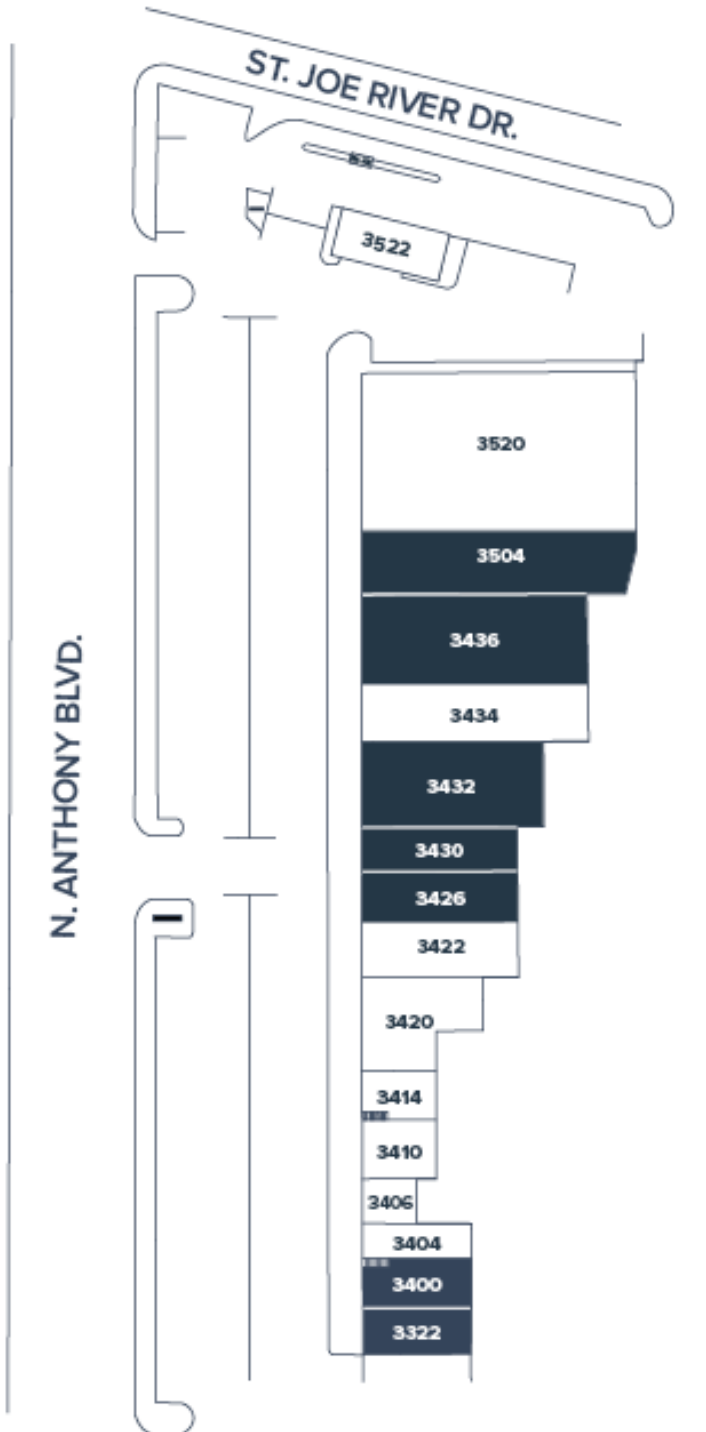
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SITE PLAN



TENANT	SF	SUITE
PNC ATM		3528
SUBWAY		3522
DOLLAR GENERAL		3520
AVAILABLE	2,939 - 5,878 SF	3504
AVAILABLE	2,648 - 5,296 SF	3436
CHROME PLATED DINER		3434
AVAILABLE	2,294 - 4,589 SF	3432
AVAILABLE	1,730 SF	3430
AVAILABLE	2,595 SF	3426
WOODEN NICKLE		3422
KINGDOM LIFE		3420
ANN LUE'S		3414
BRIGHT BEGINNINGS		3410
FULL CIRCLE HAIR		3406
HOT BUTTON ALTERATIONS		3404
AVAILABLE	1,537 SF	3400
AVAILABLE	1,375 SF	3322

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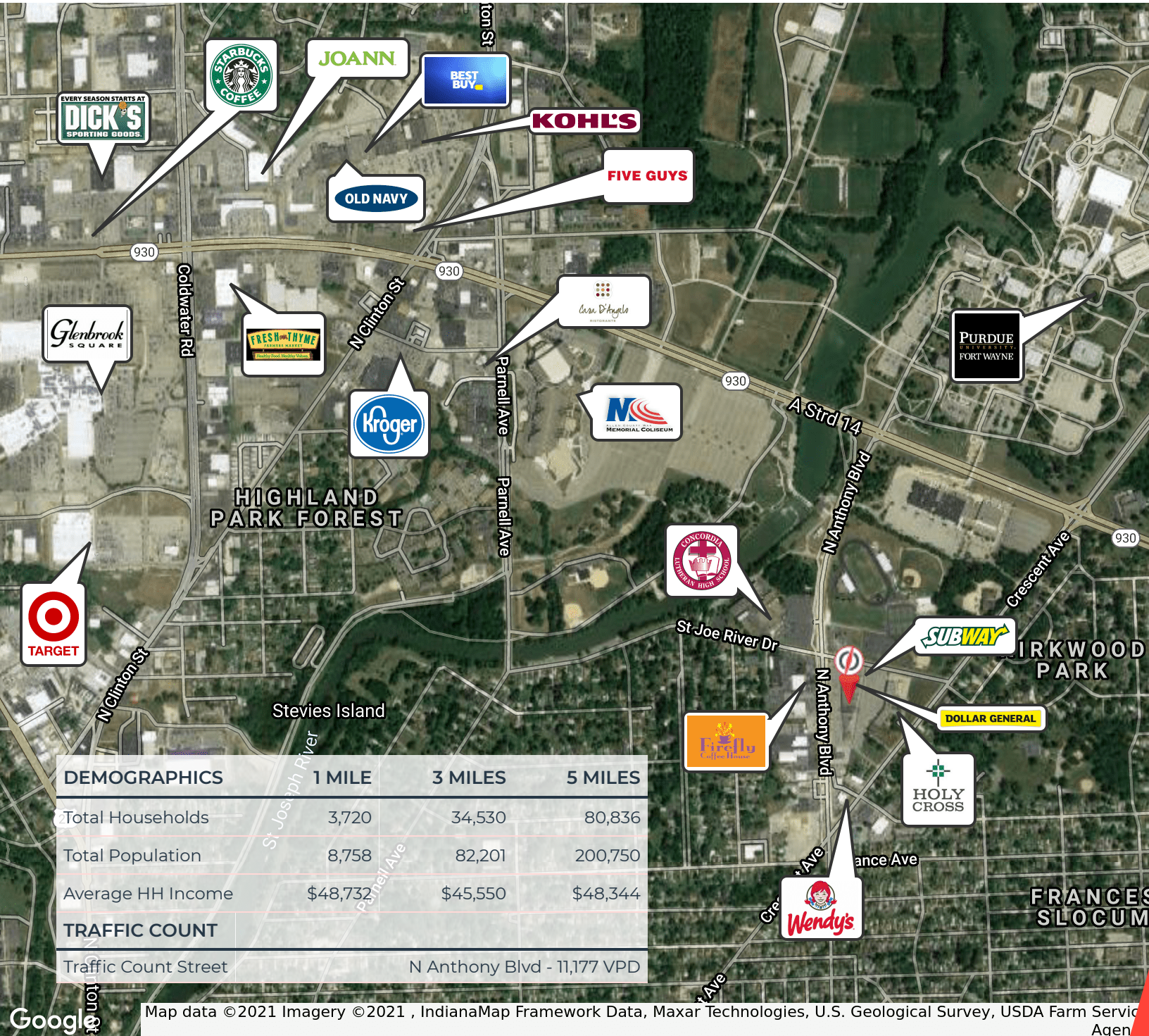
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RETAILER MAP



Map data ©2021 Imagery ©2021, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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PROPERTY DETAILS



LOCATION INFORMATION

Building Name North Anthony Shopping Center
Street Address 3322-3528 N Anthony Blvd
City, State, Zip Fort Wayne, IN 46805
County/Township Allen

BUILDING INFORMATION

Building Size 57,407 SF
Price / SF \$8.00 - \$10.00
Year Built 1959
Tenancy Multiple
Number of Floors 1
Traffic Count 10,557 VPD

PROPERTY DETAILS

Property Type Retail
Property Subtype Neighborhood Center
Zoning C-2 (Limited Commercial)
APN# 02-08-30-351-001.000-072
Lot Frontage 750

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