



FOR SALE/LEASE

3232-3234 ILLINOIS RD, FORT WAYNE, IN

DENNIS CALLISON

President/Broker

M: 260.438.6251

E: dcallison@xplorcommercial.com

KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 2,700 SF
SALE PRICE \$750,000
LEASE RATE \$9.00 SF/YR (MOD GROSS)

PROPERTY HIGHLIGHTS

- Ideal location for service business or contractor
- Space offers a main level and basement with access to a freight elevator
- Prime exposure to W. Jefferson Blvd with high traffic counts
- New storefront glass can be negotiated
- Existing open concept office build out has separate male and female restrooms



3232-3234 ILLINOIS RD

Fort Wayne, IN 46804



PROPERTY SUMMARY



PROPERTY DESCRIPTION

TENANT or LANDLORD EXPENSES

Utilities - Landlord pass through to Tenant prorata
Lawn & Snow - Landlord
Real Estate Taxes & Building Insurance - Landlord
Maintenance & Repair - Landlord
Roof & Structure - Landlord

OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$9.00 SF/yr (MG)
Number of Units:	2
Lease Term	Min. 2 Years
Available SF:	2,700 SF
Building Size:	13,800 SF

SPACES	LEASE RATE	SPACE SIZE
3232 Illinois Rd	\$9.00 SF/yr	2,700 SF



DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

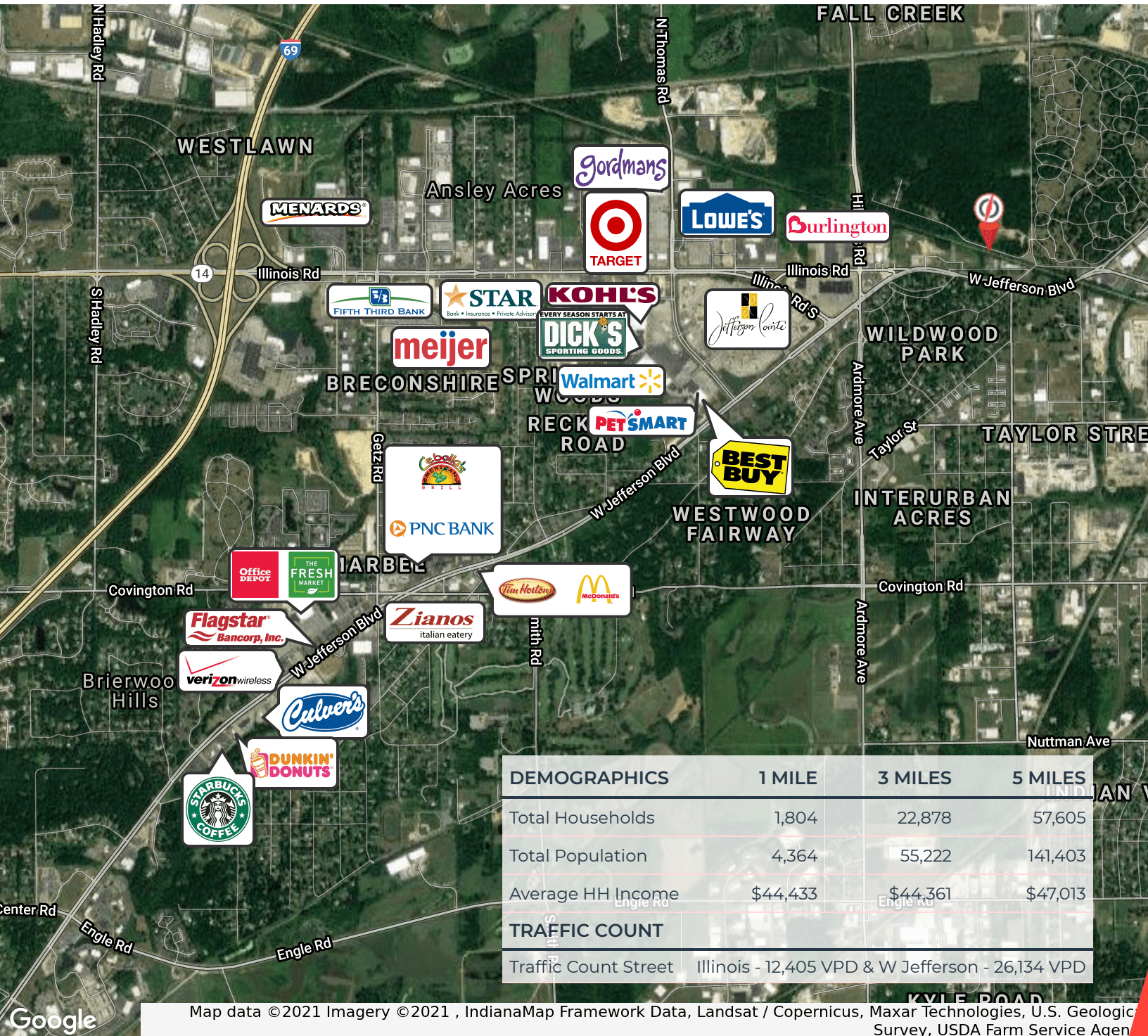
XPLORCOMMERCIAL.COM | 2

3232-3234 ILLINOIS RD

Fort Wayne, IN 46804



RETAILER MAP



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

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

XPLORCOMMERCIAL.COM | 3

3232-3234 ILLINOIS RD

Fort Wayne, IN 46804



PROPERTY DETAILS

SALE PRICE **\$750,000**
LEASE RATE **\$9.00 SF/YR (MOD GROSS)**

LOCATION INFORMATION

Street Address 3232-3234 Illinois Rd
City, State, Zip Fort Wayne, IN 46804
County/Township Allen/Wayne
Cross Streets Illinois Rd & Lindedwood
Side Of Street North
Retail Clientele General

BUILDING INFORMATION

Building Size 13,800 SF
Price / SF \$54.35
Occupancy % 76%
Tenancy Multiple
Framing Steel

PROPERTY DETAILS

Property Type Retail
Property Subtype Street Retail
Zoning C-2 (Limited Commercial)
APN# 02-12-04-378-003.000-074
Traffic Count Street Illinois Rd - 12,405 VPD
W Jefferson Blvd - 26,134 VPD

PARKING & TRANSPORTATION

Parking Type Surface
Number Of Spaces 31

UTILITIES & AMENITIES

Freight Elevator Yes

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

XPLORCOMMERCIAL.COM | 4