



AVAILABLE FOR LEASE

MATTRESS FIRM RETAIL BUILDING

4810 N CLINTON ST FORT WAYNE, IN 46825

DENNIS CALLISON

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 2,100 - 4,200 SF
LEASE RATE \$22.00 SF/YR

PROPERTY HIGHLIGHTS

- Located in the major regional retail hub of Glenbrook Square
- Excellent location just north of Coliseum Blvd. on N. Clinton Avenue
- Excellent lighted access off Clinton Avenue across from Northcrest Shopping Center
- 4200 SF available in White Box Condition

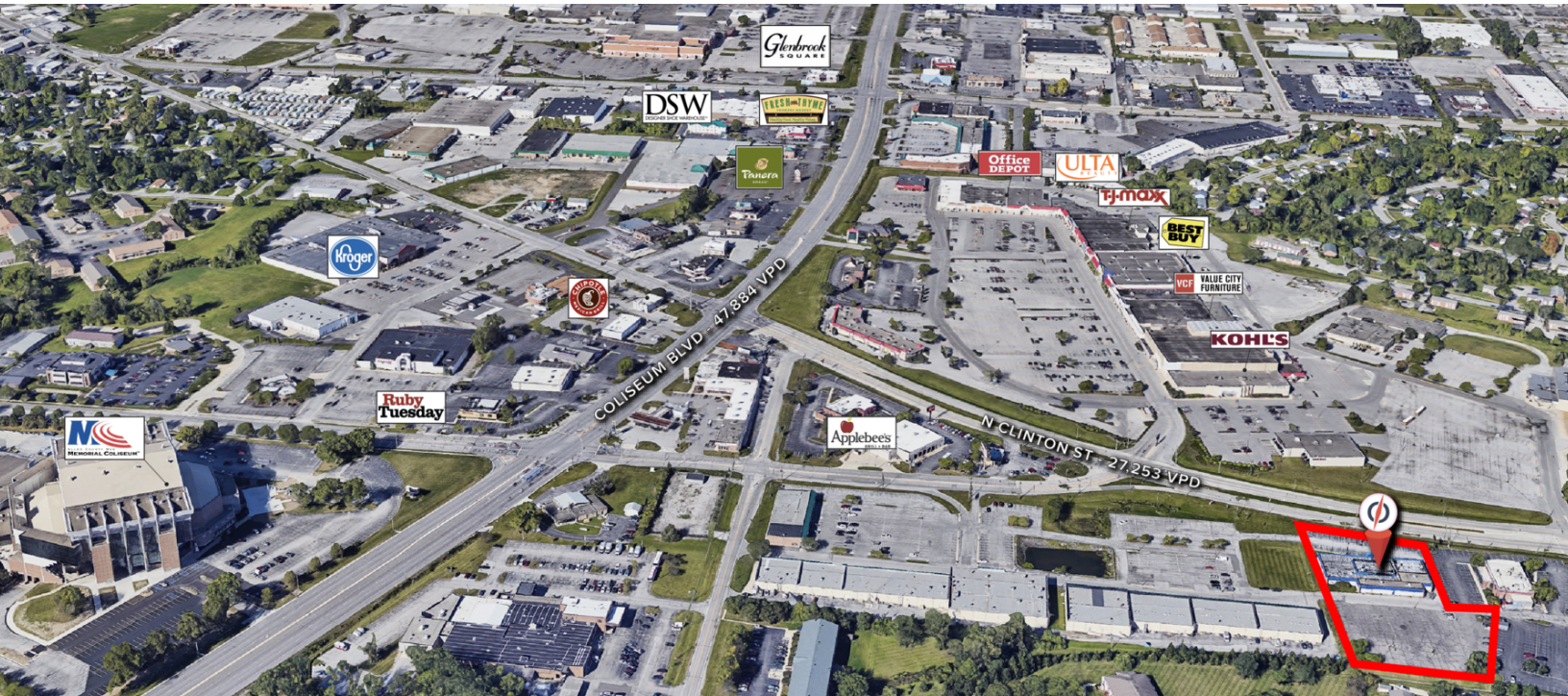


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PROPERTY SUMMARY



PROPERTY DESCRIPTION

LANDLORD or TENANT EXPENSES

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

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$22.00 SF/yr (NNN) |
| Number of Units: | 2 |
| Available SF: | 2,100 - 4,200 SF |
| Lot Size: | 2.03 Acres |
| Building Size: | 9,912 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|-------------------|---------------|------------------|
| 4210 N Clinton St | \$22.00 SF/yr | 2,100 - 4,200 SF |



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RETAILER MAP



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------------------|----------|----------|
| Total Households | 3,333 | 33,160 | 76,243 |
| Total Population | 7,670 | 78,516 | 187,714 |
| Average HH Income | \$42,222 | \$45,599 | \$48,813 |
| TRAFFIC COUNT | | | |
| Traffic Count Street | N Clinton St - 27,253 VPD | | |

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PROPERTY DETAILS

LEASE RATE **\$22.00 SF/YR**
LEASE TYPE **TRIPLE NET**

LOCATION INFORMATION

| | |
|---------------------|-------------------------------|
| Building Name | Mattress Firm Retail Building |
| Street Address | 4810 N Clinton St |
| City, State, Zip | Fort Wayne, IN 46825 |
| County/Township | Allen/Washington |
| Market | Glenbrook Regional Retail |
| Cross Streets | Clinton and Parnell |
| Side Of Street | East |
| Signal Intersection | Yes |
| Market Type | Large |

BUILDING INFORMATION

| | |
|---------------|------------------|
| Building Size | 9,912 SF |
| Available SF | 2,100 - 4,200 SF |
| Year Built | 2016 |
| Tenancy | Multiple |
| Free Standing | Yes |

PROPERTY DETAILS

| | |
|----------------------|---------------------------|
| Property Type | Retail |
| Property Subtype | Street Retail |
| Zoning | C-2 (Limited Commercial) |
| Lot Size | 2.03 Acres |
| APN# | 02-07-24-451-002.000-073 |
| Lot Frontage | 202 |
| Lot Depth | 422 |
| Traffic Count Street | N Clinton St - 27,253 VPD |

PARKING & TRANSPORTATION

| | |
|----------------|---------|
| Parking Type | Surface |
| Parking Spaces | 100+ |

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