

**FOR LEASE**  
**RETAIL PROPERTY**



**SHOPPES OF ILLINOIS ROAD**  
5129-5215 ILLINOIS RD, FORT WAYNE, IN 46804

**PROPERTY HIGHLIGHTS**

- Two suites available (Suite 104 available February 2020)
- Located in an upscale strip center 1/2 mile west of Jefferson Pointe Mall
- Traffic count: 30,400 VPD
- Good demographics
- Join Grueninger Travel, Mattress Firm, Adler J. Salon, Rise 'N Roll, 800 Degree Pizza, and Firehouse Subs



**LEASE RATE**

**\$19.75 SF/YR (NNN)**

**OFFERING SUMMARY**

Available SF:	1,308 - 1,410 SF
Lot Size:	4.26 Acres
Year Built:	2007
Building Size:	25,714 SF
Zoning:	CM2



# RETAILER MAP

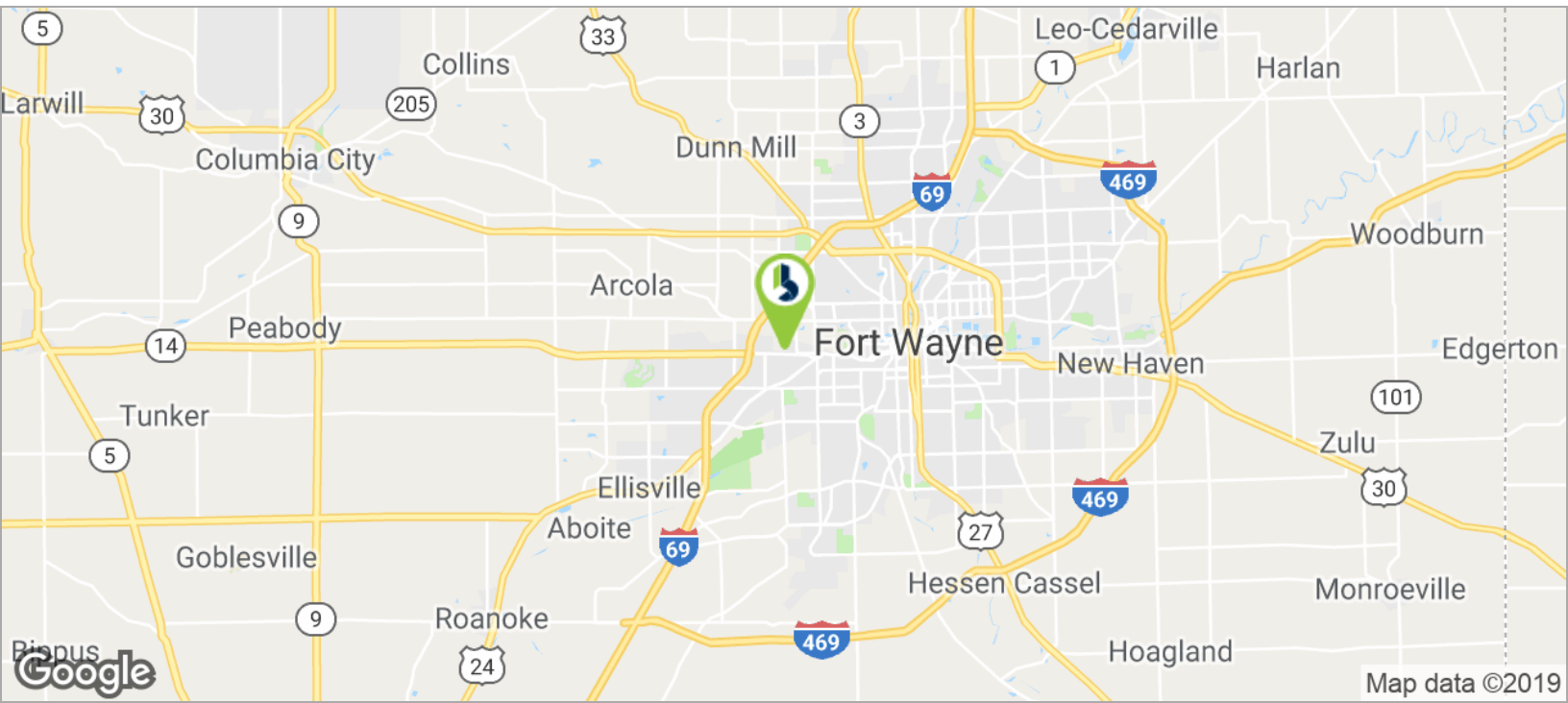
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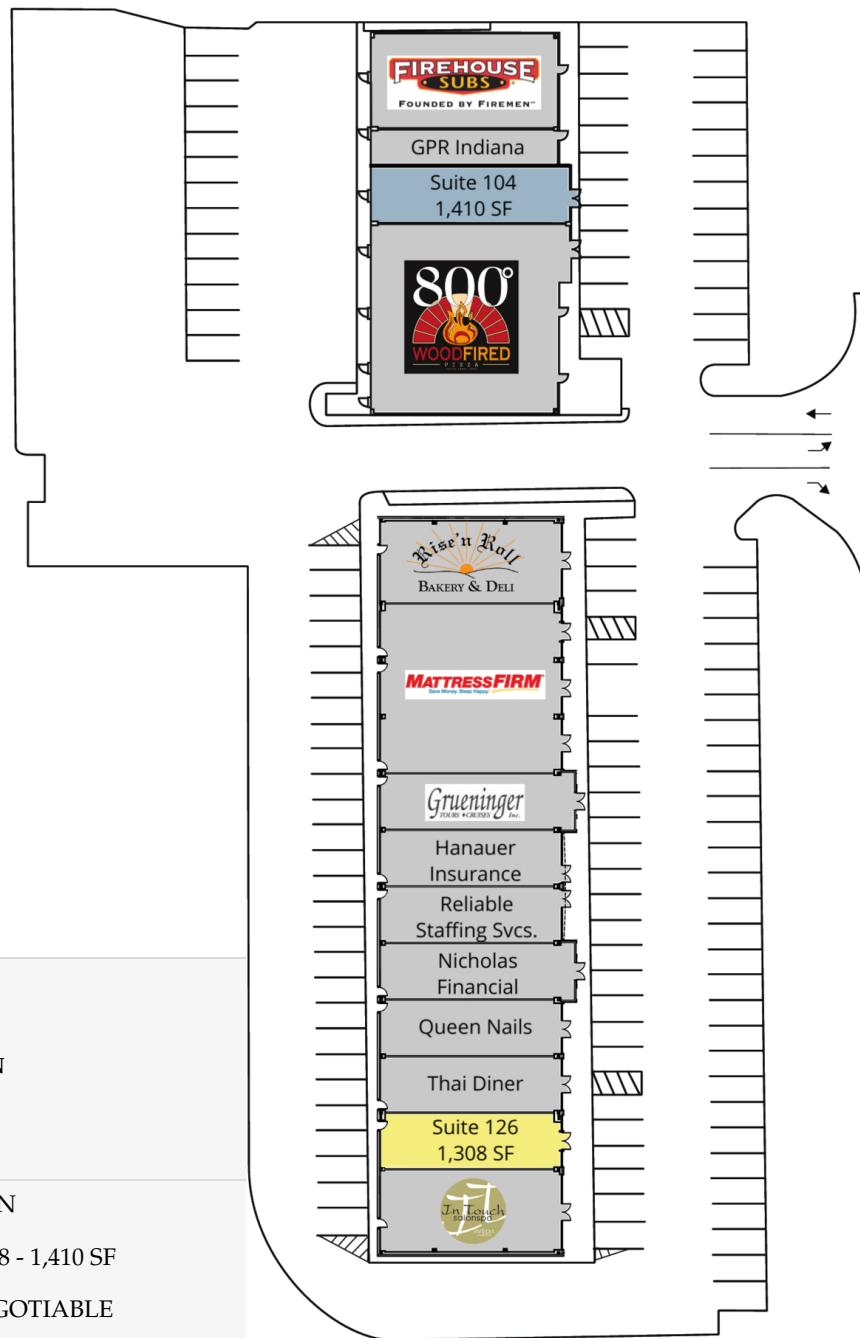
## LOCATION DETAILS

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# AVAILABLE SPACES

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<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span>	AVAILABLE
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span>	AVAILABLE SOON
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgrey; border: 1px solid black;"></span>	UNAVAILABLE

<b>LEASE TYPE</b>		NNN
<b>TOTAL SPACE</b>		1,308 - 1,410 SF
<b>LEASE TERM</b>		NEGOTIABLE
<b>LEASE RATE</b>		\$19.75 SF/YR

# SPECIFICATIONS

## SHOPPES OF ILLINOIS ROAD | 5129-5215 ILLINOIS RD, FORT WAYNE, IN 46804 | FOR LEASE

### GENERAL INFORMATION

Building SF/Total	25,714 SF
Number of Buildings	1
Number of Stories	1
Condition	Good
Year Built	2007
Property Type	General Retail

### EXPENSES

Utilities	Tenant
Lawn & Snow	Landlord / Reimbursed by Tenant
Real State Taxes	Landlord / Reimbursed by Tenant
Building Insurance	Landlord / Reimbursed by Tenant
Maintenance & Repairs	Landlord / Reimbursed by Tenant
Roof & Structure	Landlord

### SITE INFORMATION

Site Acreage	4.26 AC
Zoned	CM-2
Parking Lot	Surface, Paved
Parking Spaces	Ample

### TENANT EXPENSES

Fire & Extended Coverage Ins.	\$0.33 PSF
Common Area Maintenance (CAM)	\$2.64 PSF
Real Estate Taxes	\$3.54 PSF

### STRUCTURAL INFORMATION

Construction	Steel Frame
Dimensions	20 ft. x 65 ft. & 20 ft. x 70 ft.
Ceiling Height	10 ft.
Bay Spacing	20 ft.
Deliveries	In Rear

### PROPERTY TAXES

Parcel Number	02-12-08-101-008.000-074
Assessment Total	\$2,880,800
Land	\$1,040,000
Improvements	\$1,840,800
Tax Year	2018 Payable 2019
Annual Taxes	\$901,995.14

### MECHANICAL INFORMATION

Heating System	Gas Forced Air
A/C System	Electric

### TRANSPORTATION

Nearest Highway	I-69 & US 24 - 1.5 Miles
Fort Wayne International Airport	8 Miles

### OPERATING INFORMATION

Electricity Source	AEP
Natural Gas Source	NIPSCO
Water/Sewer Source	Municipal

### TRAFFIC COUNTS

Illinois Road at I-69	35,057 VPD
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### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,288	34,238	90,435
Total Households	1,577	14,246	35,804
Average HH Income	\$55,115	\$69,496	\$60,429



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