

RETAIL/FLEX SPACE

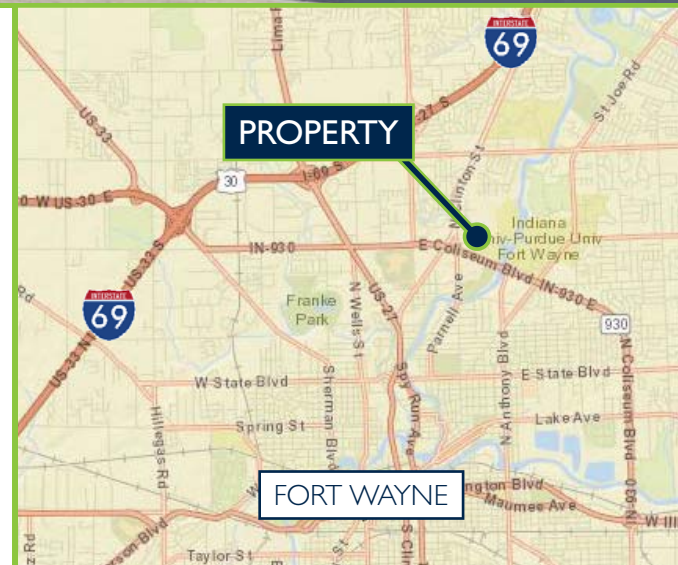
4518-4734 PARNELL AVE., FORT WAYNE, IN

FOR LEASE



FEATURES:

- 4,500 SF - 20,000 SF Available
- Turnkey restaurant space
- Great use for office, flex, retail and restaurant space
- Located along Fort Wayne's busiest retail corridor; across from Northcrest Shopping Center
- Easy access from Parnell Ave. and Coliseum Blvd.
- Paved parking lot with ample parking
- Adjacent to Kohl's, Best Buy, Office Depot, TJ Maxx, and Old Navy
- **FOR LEASE: \$6.75 PSF NNN**



FOR MORE INFORMATION:

Lucas Demel
Broker
260.755.7835
ldemel@bradleyco.com

Michael C. Dahm, SIOR, CPM
Senior Broker
260.348.8005
mdahm@bradleyco.com

Bradley Company
111 E. Ludwig Rd., Suite 101
260.423.4311
bradleyco.com

©2018 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and Bradley Company, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



PARNELL PLAZA SHOPPING CENTER

FORT WAYNE, INDIANA



FOR MORE INFORMATION:

Lucas Demel
 Broker
 260.755.7835
 ldemel@bradleyco.com

Michael C. Dahm, SIOR, CPM
 Senior Broker
 260.348.8005
 mdahm@bradleyco.com

Bradley Company
 111 E. Ludwig Rd., Suite 101
 260.423.4311
 bradleyco.com

©2018 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and Bradley Company, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



RETAIL/FLEX SPACE

4518-4734 PARNELL AVE., FORT WAYNE, IN

FOR LEASE

SITE PLAN



BUILDING ONE

- 4516 Cravin Vapors
- 4512 Lakewood Family Dental
- 4504 Best Bargain

BUILDING TWO

- 4610 Jungle George's
- 4606 Double Dragon Arcade
- 4602 Office
- 4536 Merry Maids
- 4534 Three Amigos
- 4530 Champion Windows
- 4624 3 Rivers Glass
- 4626 Deadeye Dick's Axe Throwing
- 4520 Mexican Restaurant
- 4522 Island Scrubs

BUILDING THREE

- 4702 Antique Mall
- 4710 Daycare
- 4714 Virtual Reality
- 4717 MMA
- 4720 Evermore Tattoo Theater
- 4722 Hot Sauce Games
- 4724 KL Market
- 4726 Used Appliance Superstore
- 4730 A Plus Computers

FOR MORE INFORMATION:

Lucas Demel
Broker
260.755.7835
ldemel@bradleyco.com

Michael C. Dahm, SIOR, CPM
Senior Broker
260.348.8005
mdahm@bradleyco.com

Bradley Company
111 E. Ludwig Rd., Suite 101
260.423.4311
bradleyco.com

©2018 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and Bradley Company, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



PARNELL PLAZA SHOPPING CENTER

FORT WAYNE, INDIANA



> Parnell Plaza, Building 1



> Parnell Plaza, Building 3

FOR MORE INFORMATION:

Lucas Demel
 Broker
 260.755.7835
 ldemel@bradleyco.com

Michael C. Dahm, SIOR, CPM
 Senior Broker
 260.348.8005
 mdahm@bradleyco.com

Bradley Company
 111 E. Ludwig Rd., Suite 101
 260.423.4311
 bradleyco.com

©2018 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and Bradley Company, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



RETAIL/FLEX SPACE FOR LEASE

Property Name **Parnell Plaza**
 Street Address 4518-4734 Parnell Ave.
 City/State Fort Wayne, IN
 Zip Code 46825
 City Limits Yes
 County Allen
 Township Washington



LEASE INFORMATION

Date Available Immediately
 Lease Rate \$6.75 PSF
 Terms NNN

OPERATING DATA

Electricity Source I&M Power
 Natural Gas Source NIPSCO
 Water/Sewer City of Fort wayne

BUILDING SIZE & AVAILABILITY

Total Building Area 84,900 SF
 Available Square Footage 4,500 SF - 20,000 SF
 Suite A 20,000 SF
 Suite B 10,000 SF
 Suite C 4,500 SF

STRUCTURAL DATA

Type of Construction Concrete Block/Brick
 Roof Metal
 Celing Height 9 ft. - 14 ft. 5 in.

SITE DATA

Site Acreage 0.97 AC
 Zoning CM-2
 Number of Buildings Three (3)
 Dock Door One (1)
 Size 10 ft. x 10 ft.

MECHANICAL DATA

Heating System Forced Air
 A/C System Forced Air

GENERAL DATA

Number of Stories One
 Condition Good
 Year Built 1986
 Property Type Retail
 Building Class "C"
 ADA Accessible Yes
 Signage Pylon & Building

TENANT OR LANDLORD EXPENSES

Utilities Tenant
 Real Estate Taxes Tenant
 Building Insurance Tenant
 Maintenance & Repairs Tenant
 Roof & Structure Landlord
 Common Area Maintenance Tenant

TENANT COSTS

CAM \$2.05 PSF
 Taxes \$0.26 PSF
 Insurance \$0.14 PSF
 Maintenance & Repairs \$1.01 PSF



RETAIL/FLEX SPACE FOR LEASE

Property Name **Parnell Plaza**
Street Address 4518-4734 Parnell Ave.
City/State Fort Wayne, IN
Zip Code 46825
City Limits Yes
County Allen
Township Washington



TRANSPORTATION

Nearest Highway/Interstate I-69
Distance 1.5 Miles
Dist. to Commercial Airport Approx. 11.5 Miles
Parking Lot Asphalt
Number of Spaces Approx. 194

TRAFFIC COUNTS

<u>Street Name</u>	<u>Number of VPD</u>
Coliseum Blvd.	44,464 VPD
N. Clinton St.	26,982 VPD

2018 DEMOGRAPHICS

Population	
1 Mile	6,591
3 Mile	78,586
5 Mile	181,500
Households	
1 Mile	2,836
3 Mile	32,962
5 Mile	73,131
Average Household Income	
1 Mile	\$37,212
3 Mile	\$43,415
5 Mile	\$47,318

PROPERTY TAXES

Key Number 02-07-24-451-007.000-073
Annual Taxes \$21,980.40
Tax Year 2017 payable 2018

ADDITIONAL INFORMATION

- * Formerly known as Coliseum Plaza
- * Turnkey restaurant space
- * Located one block from the Coliseum Blvd. retail corridor; across from Northcrest Shopping Center
- * Easy access from Parnell Ave. and Coliseum Blvd.
- * Paved parking lot with ample parking
- * Adjacent to Kohl's, Best Buy, Office Depot, TJ Maxx, and Old Navy
- * Great use for office, flex, retail and restaurant space
- * Flexible floor plans with adaptable use
- * Potential turnkey restaurant space with ceiling heights ranging from 9 ft. to 14 ft.
- * Positioned less than .25 miles from Glenbrook Shopping Center

FOR MORE INFORMATION

Lucas Demel

Broker
260.755.7835
ldemel@bradleyco.com

Michael C. Dahm, SIOR, CPM

Senior Broker
260.348.8005
mdahm@bradleyco.com

