

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



**14 SQUARE SHOPPING CENTER**  
4916 ILLINOIS RD., FORT WAYNE, IN 46804

**PROPERTY HIGHLIGHTS**

- Located at signaled intersection of Illinois Rd.
- High traffic count with easy access to I-69
- Quality new construction
- Competitive lease rates and terms
- Heavily traveled retail corridor in southwest Fort Wayne
- Within direct vicinity to Jefferson Pointe, Apple Glen Shopping Center, Orchard Crossing and I-469 Auto Mall

**OFFERING SUMMARY**

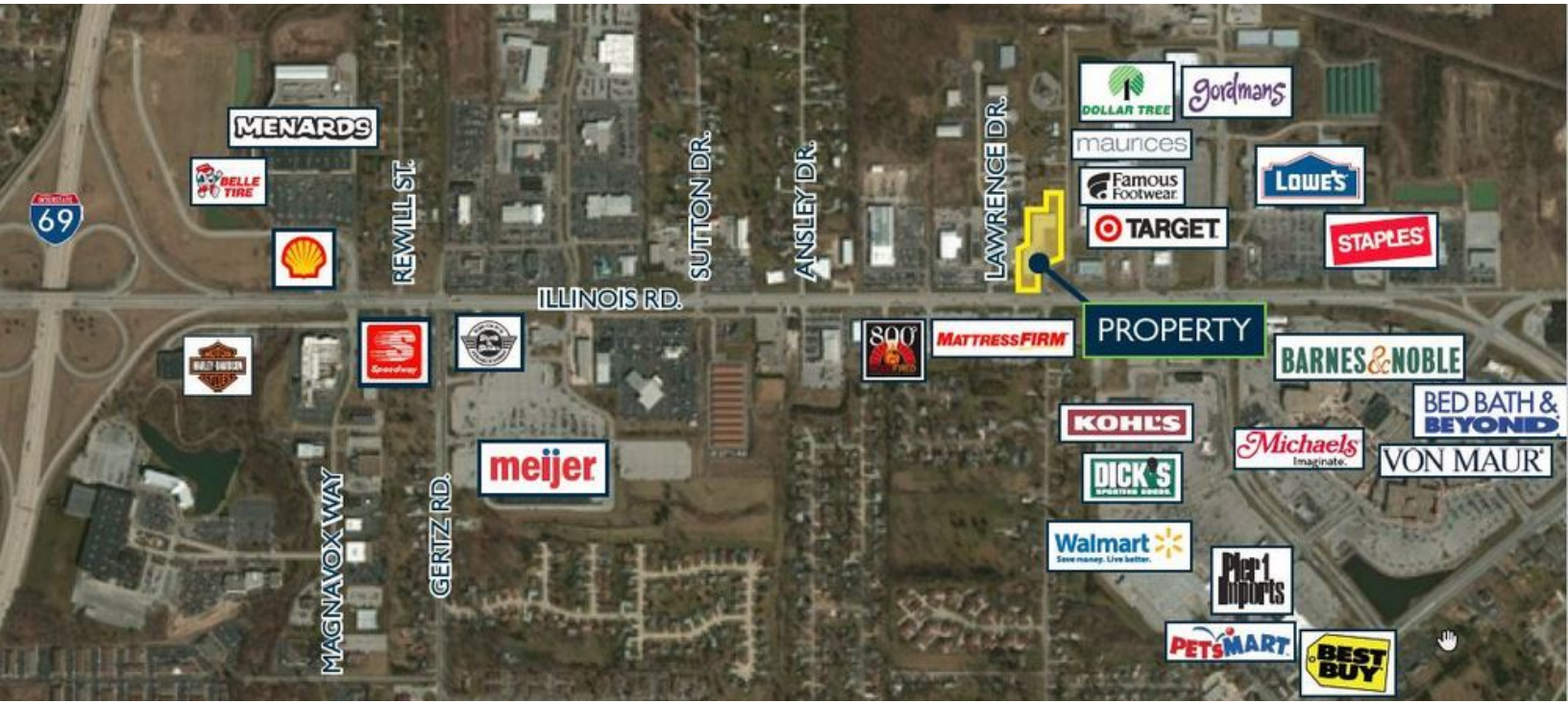
Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	975 SF
Year Built:	2006
Building Size:	28,072 SF
Zoning:	CM-3
Market:	Allen County
Submarket:	Wayne Township

**AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
117	\$16.50 SF/yr	975 SF

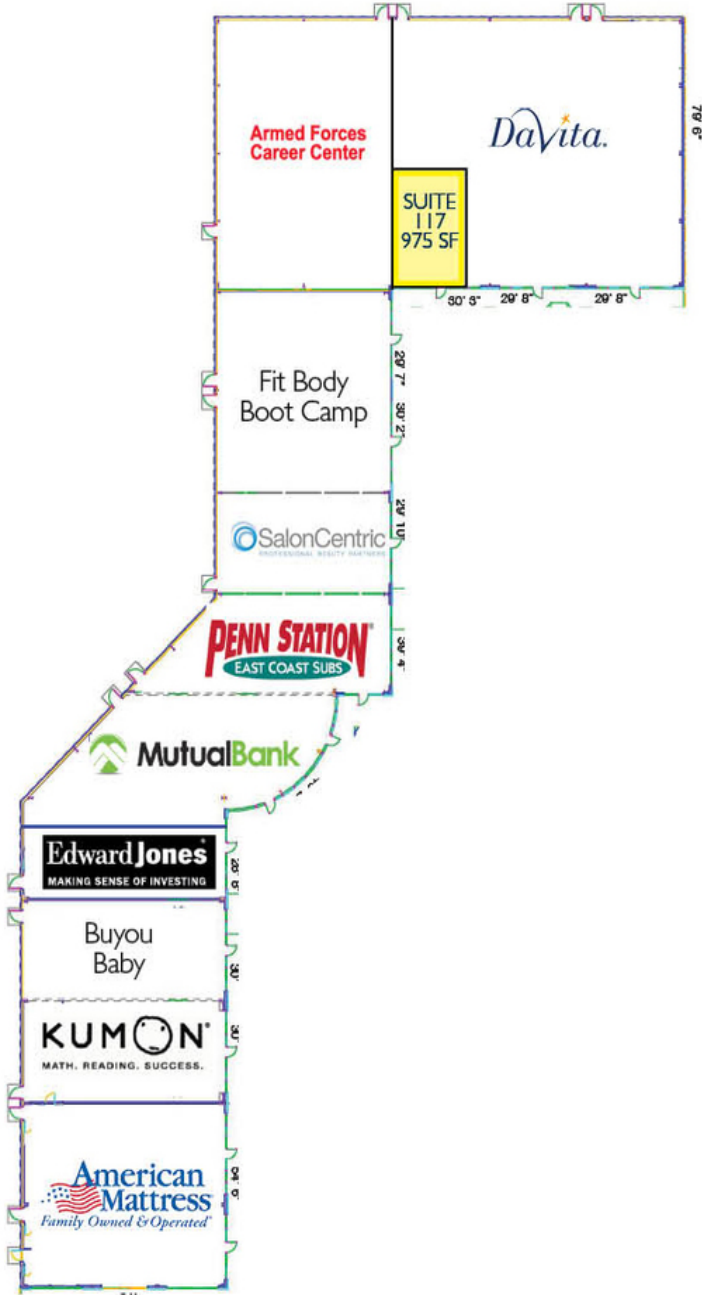
# LOCATION DETAILS

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# SITE PLAN

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# SPECIFICATIONS

## 14 SQUARE SHOPPING CENTER | 4916 ILLINOIS RD., FORT WAYNE, IN 46804 | FOR LEASE

### GENERAL INFORMATION

Building SF/Total	28,072 SF
Number of Stories	1
Condition	New
Year Built	2006
Property Type	Shopping Center
Parking Lot	Paved, Surface
Parking Spaces	160

### STRUCTURAL INFORMATION

Construction	Steel Frame & Block
Roof	Metal
Dimension	Varies
Ceiling Height	15 ft.
Bay Spacing	30' ft. x 64 ft. / 30 ft. x 80 ft. /Varies
Deliveries	In Rear

### MECHANICAL INFORMATION

Heating System	Gas Rooftop Unit
A/C System	Electric Roof Top Unit

### OPERATING INFORMATION

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

### 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

### PROPERTY TAXES

Parcel Number	02-12-05-353-009.000-076
Assessments Total	\$2,160,700
Land	\$567,000
Improvements	\$1,593,700
Tax Year	2018 Payable 2019
Annual Taxes	\$64,168.78

### TRANSPORTATION

Nearest Highway	I-69 - 1 Miles
Fort Wayne International Airport	9 Miles

### TRAFFIC COUNTS

N. Thomas Rd.	6,461 VPD
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### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,715	35,975	91,093
Total Households	1,779	15,041	35,949
Average HH Income	\$52,234	\$65,075	\$61,525



LUCAS DEMEL  
Broker  
260.755.7835  
ldemel@bradleyco.com

STANLEY C. PHILLIPS  
Executive Vice President  
260.423.4311  
sPhillips@bradleyco.com