



## Naked Tchopstix

8607 US 24 W

Fort Wayne, IN 46804



## Freestanding Restaurant For Sale

This 5,679 SF restaurant is being offered with a fully-furnished kitchen, which includes grills/rangers, deep fryers, ovens, a walk-in cooler and freezer, and two hoods.

The property is located in a busy retail trade area, and offers excellent visibility to I-69 via pylon and building signage. The site also has easy access to US 24/West Jefferson Boulevard and Exit 302 to I-69. It is conveniently located directly adjacent to two hotels with very low vacancy rates.

## Property Highlights

- ▶ Fully-furnished kitchen
- ▶ All FF&E included
- ▶ Pylon sign fronting I-69 included
- ▶ Shared parking lot with two busy hotels
- ▶ **FOR SALE: \$1,200,000**

### NEAL BOWMAN, SIOR

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### PHILIP HAGEE

Listing Manager  
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### IAN SMITH

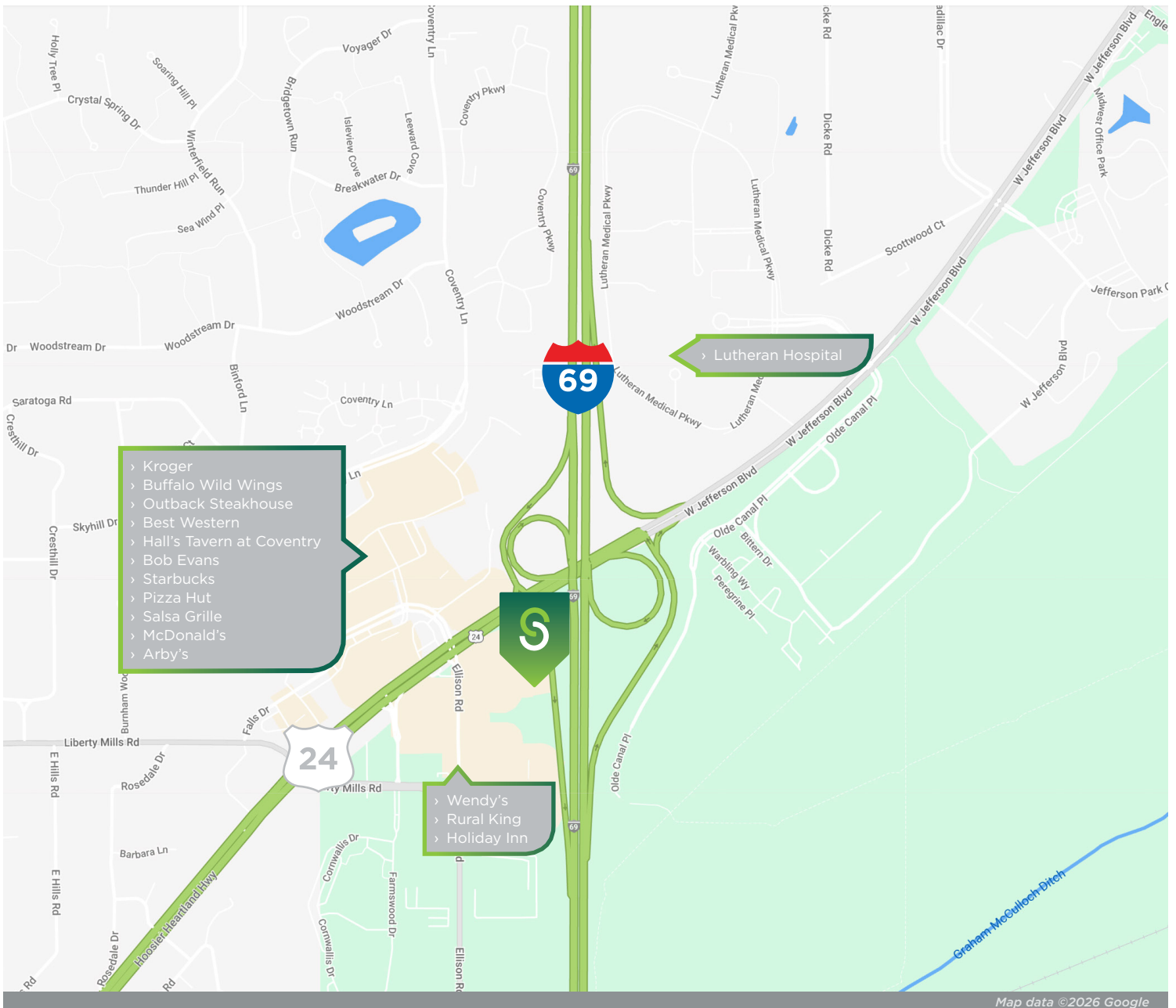
Brokerage Associate  
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- > Kroger
- > Buffalo Wild Wings
- > Outback Steakhouse
- > Best Western
- > Hall's Tavern at Coventry
- > Bob Evans
- > Starbucks
- > Pizza Hut
- > Salsa Grille
- > McDonald's
- > Arby's

- > Wendy's
- > Rural King
- > Holiday Inn

> Lutheran Hospital

## Excellent Location

Filled with shopping centers, subdivisions, and many hotels, southwest Fort Wayne has become a popular area among locals and travelers alike. This particular property is situated on the corner of two major thoroughfares, and the intersection is heavily trafficked with approximately 33,000 vehicles per day on West Jefferson Boulevard/US 24 and 39,000 vehicles per day on I-69.

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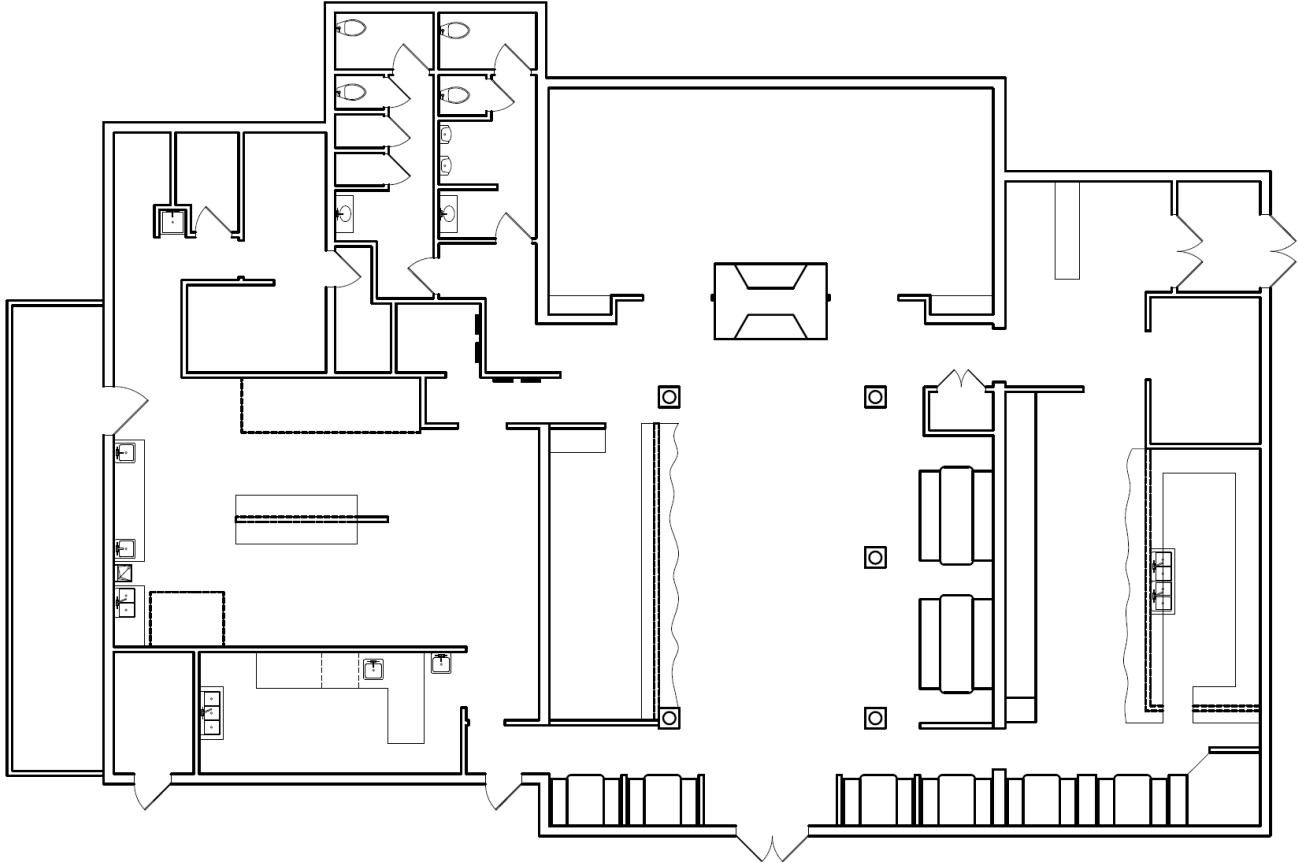
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**Available - 5,679 SF**



Floor plan may not be to scale.  
Contact broker for detailed floor plan.



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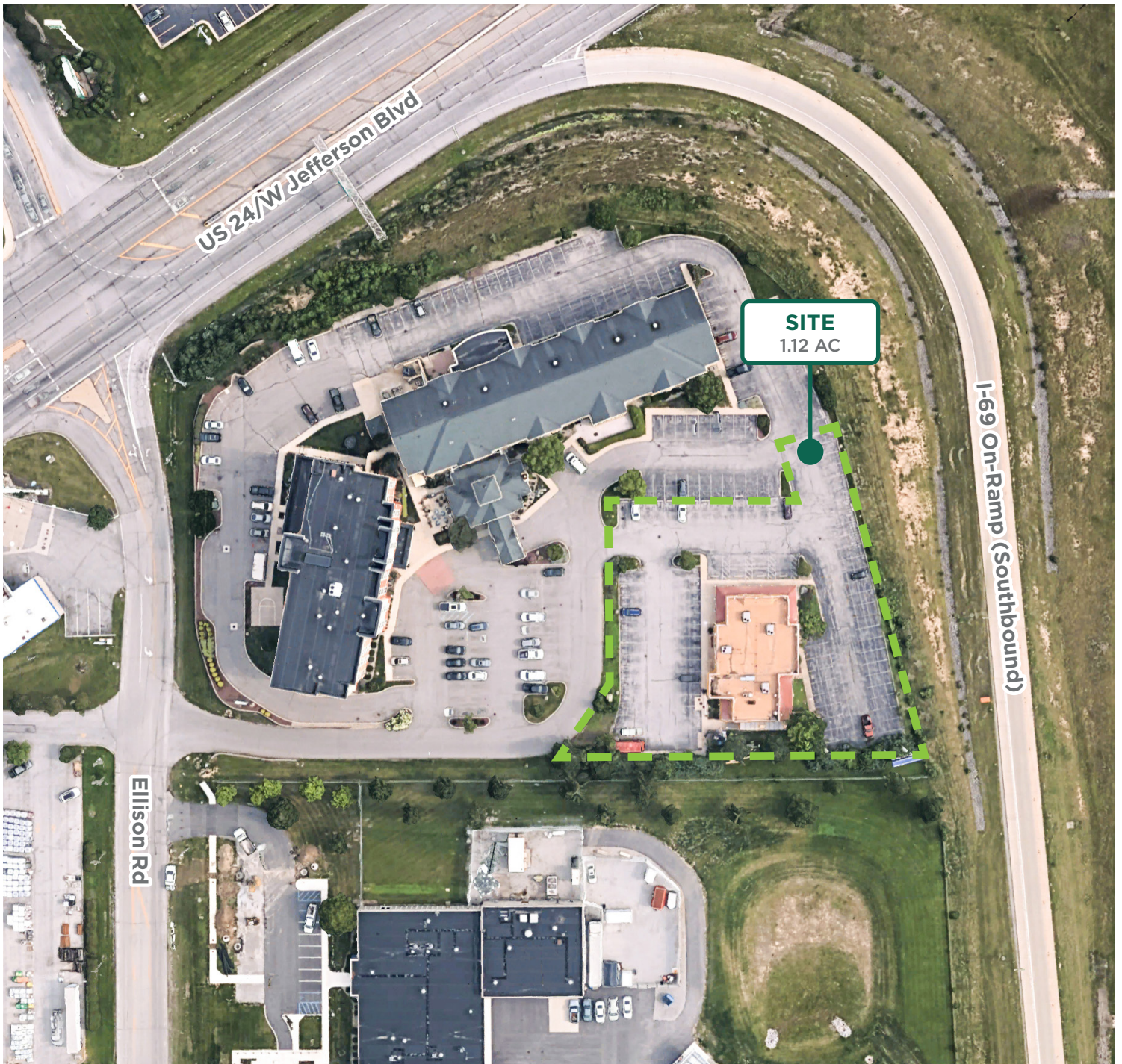
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## Site Plan



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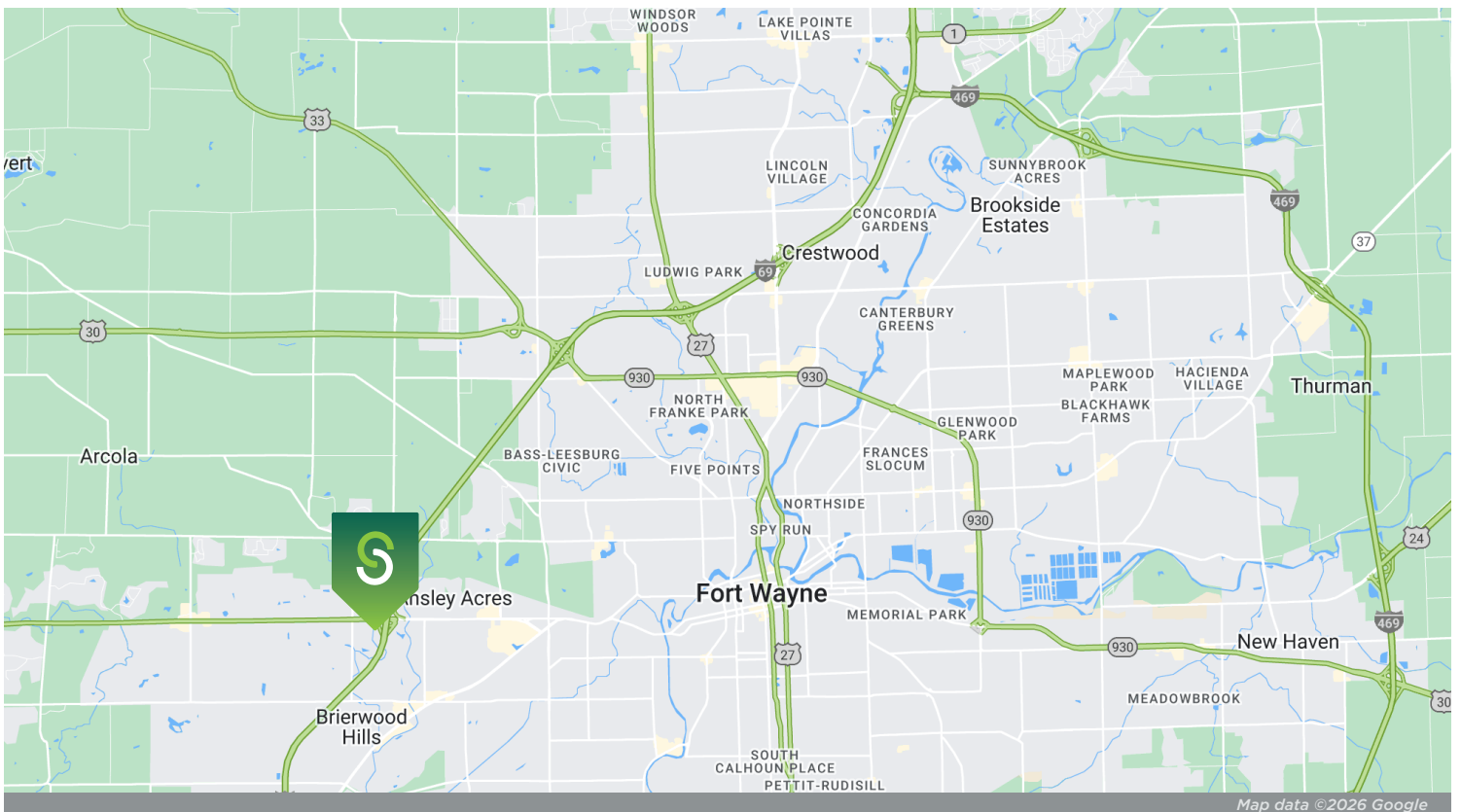
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**PROPERTY INFORMATION**

Address	8607 US 24 W
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-23-400-010.000-038

**SALE INFORMATION**

Price	\$1,200,000
Terms	Cash at close

**SITE DATA**

Site Acreage	1.12 AC
Zoning & Description	C3 - General Commercial
Nearest Interstate	I-69, Exit 302
Traffic Count	39,000 VPD (I-69)
Parking	Surface
Parking Ct	86 spaces

**UTILITIES**

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

**BUILDING INFORMATION**

Property Type	Retail/restaurant
Total Area SF	5,679
Year Built	2000
# of Stories	1
Construction Type	Wood frame
Roof	Membrane
Heating	4 10-ton units
A/C	4 10-ton units
Sprinkler	Yes
ADA Compliant	Yes
Signage	Building, pylon

**ADDITIONAL INFORMATION**

- Fully furnished kitchen
- All FF&E included

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