

TIME CORNERS 6022 W JEFFERSON BLVD

FORT WAYNE, IN 46804



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$650,000
Lease Rate:	\$4,000 per month (NNN)
Building Size:	708 SF
Lot Size:	0.68 Acres
Year Built:	1994
Zoning:	C-4
Traffic Count:	31,500 - W. Jefferson 14,000 - Getz Road

PROPERTY OVERVIEW

Introducing an exceptional retail investment opportunity in the thriving Fort Wayne area. This well-maintained 708 SF building, constructed in 1994, boasts a sought-after C-4 zoning, offering immense potential for a wide range of retail or street retail ventures. Situated in a prime location, this property presents an ideal canvas for investors seeking to capitalize on the dynamic Fort Wayne market. With its strategic positioning and impressive features, including ample parking and high visibility, this property is poised to become a cornerstone of the local retail landscape.

PROPERTY HIGHLIGHTS

- Former Rally's with existing dual drive-thru configuration
- Positioned at the signalized, full-access intersection of W. Jefferson Blvd. & Getz Rd., with multiple access points
- Located within the highly trafficked Time Corners Shopping retail corridor
- Zoned C-4 (Intense Commercial), allowing for a wide variety of high-intensity retail and commercial uses
- Excellent visibility and accessibility along one of Fort Wayne's primary retail corridors
- Over 30,000 vehicles per day on W. Jefferson Blvd., with an additional traffic exposure with over 14,000 vehicles per day on Getz Rd.
- Ideal opportunity for quick-service restaurant, coffee, retail, medical, or service-oriented users
- Existing site improvements and drive-thru infrastructure help reduce redevelopment costs and accelerate occupancy
- Surrounded by established national and regional retailers, restaurants, and dense residential neighborhoods

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PROPERTY PHOTOS



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Fort Wayne, IN 46804



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,321	15,082	47,965
Total Population	4,250	35,034	113,982
Average HH Income	\$82,324	\$94,200	\$85,821

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PROPERTY DETAILS

SALE PRICE	\$650,000
LEASE RATE	\$4,000/MONTH (NNN)

LOCATION INFORMATION	
Street Address	6022 W Jefferson Blvd
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Wayne
Side Of Street	North

BUILDING INFORMATION	
Sale Price	\$650,000
Price / SF	\$918.08
Lease Rate	\$4,000/Month (NNN)
Building Size	708 SF
Year Built	1994
Number Of Floors	1
Number Of Buildings	1

PROPERTY DETAILS	
Property Type	Retail
Property Subtype	Land
Zoning	C-4
Lot Size	0.68 Acres
APN#	02-12-07-454-003.002-074
Traffic Count	31,500 VPD - W. Jefferson 14,000 VPD - Getz Road

PARKING & TRANSPORTATION	
Parking Type	Surface

UTILITIES & AMENITIES	
Electrical	Indiana Michigan Power
Gas	NIPSCO
Water/Sewer	City of Fort Wayne
Heating/AC	Central
Power	600 Amp