

LEASE

RETAIL



GATEWAY PLAZA



1421-1575 GOSHEN RD., FORT WAYNE, IN 46808

PROPERTY HIGHLIGHTS

- Professionally managed center
- Tenant improvement funds - negotiable
- Up to 24,000 SF of contiguous retail space
- Outlot is available for a long-term land lease
- Signalized intersection on improved corridor
- Just 2 miles from I-69 & Downtown Fort Wayne
- Strong traffic counts near Fort Wayne Children's Zoo
- Break 'N Run and Pro Bowl West are regional attractions
- National tenants include H&R Block, Papa Johns, and Ace Cash Express
- Center contains a sit-down and drive-thru restaurant ready for buildout

OFFERING SUMMARY

Lease Rate:	NNN / Negotiable
Available SF:	909 - 43,560 SF
Lot Size:	17.72 Acres
Building Size:	1,256 SF

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

DAVE HORACEK
Broker
260.755.7824
dhoracek@bradleyco.com

BILL DRINKALL
Managing Director
260.755.7880
bdrinkall@bradleyco.com



BRADLEYCO.COM



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LEGEND

■ Available

■ Unavailable

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LEASE INFORMATION

Lease Type:	NNN; Land Lease	Lease Term:	Negotiable
Total Space:	909 - 43,560 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ 1421 (May be combined)	Available	9,096 SF	NNN	Negotiable
■ 1423 (May be combined)	Available	9,000 SF	NNN	Negotiable
■ 1431 (May be combined)	Available	6,000 SF	NNN	Negotiable
■ 1515	Available	7,805 SF	NNN	Negotiable
■ 1523	Available	909 SF	NNN	Negotiable
■ 1527	Available	6,020 SF	NNN	Negotiable
■ 1531	Available	3,600 SF	NNN	Negotiable
■ 1533	Available	2,400 SF	NNN	Negotiable
■ 1551	Available	14,814 SF	NNN	Negotiable
■ 1571	Available	8,000 SF	NNN	Negotiable
■ 1575D	Available	1,256 SF	NNN	Negotiable
■ Outlot (Divisible)	Available	1 Acres	Land Lease	Negotiable

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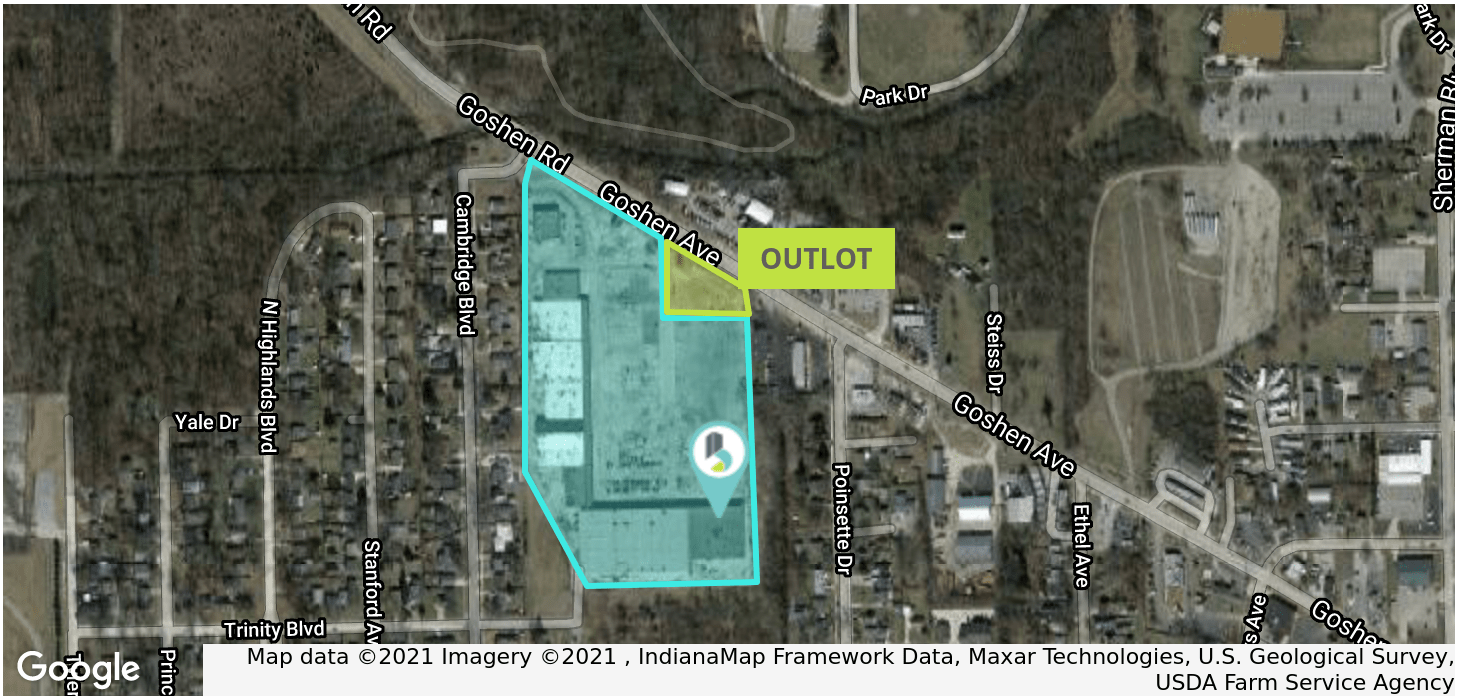
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BUILDING INFORMATION

Total Building SF	179,748 SF
Number of Buildings	1
Condition	Good
Number of Floors	1
Year Built	1958

STRUCTURAL INFORMATION

Construction	Brick
Deliveries	Rear of building

OPERATING INFORMATION

Electricity Source	AEP
Gas Source	NIPSCO
Water/Sewer Source	City of Fort Wayne

DEMOGRAPHICS*

	1 Mile	3 Miles	5 Miles
Total Population	8,922	51,846	162,378
Total Households	3,926	25,741	66,585
Average HH Income	\$52,061	\$52,871	\$57,837

* June 2021

PROPERTY INFORMATION

Property Type	Strip Center/Retail
Zoning	SC, Shopping Center
Lot Size	17.72 Acres
APN #	02-07-34-201-001.000-073
Annual Taxes: 2020 Pay 2021	\$59,093.85
Parking	Surface, asphalt
Parking Spaces	Ample

EXPENSES

Utilities	Tenant
Common Area Maintenance (CAM)	Tenant
Maintenance & Repairs	Tenant
Lawn & Snow	Landlord Reimbursement
Real State Taxes	Landlord Reimbursement
Building Insurance	Landlord Reimbursement
Roof & Structure	Landlord

TENANT EXPENSES

CAM	\$1.00
Real Estate Taxes	\$0.36
Building Insurance	\$0.15

TRANSPORTATION & TRAFFIC

Nearest Highway	I-69 - 1.9 Miles
Goshen Road Traffic Count	17,500 VPD

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