

BND

COMMERCIAL

COMMERCIAL > FOR LEASE

2,464 SF

10226 LEO ROAD
FORT WAYNE, INDIANA



HIGHLIGHTS

Location:

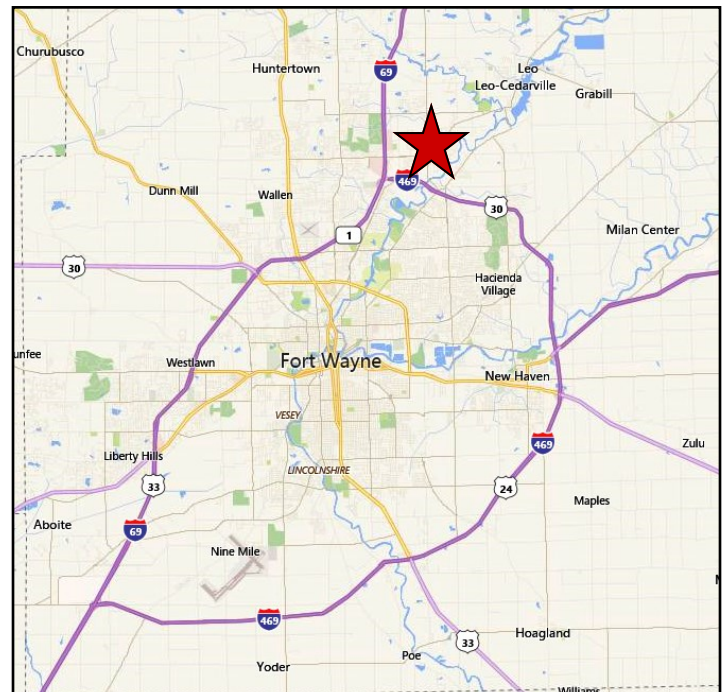
Leo Shoppes - Multi-Tenant Retail in
Prime Location on Fort Wayne's
Northwest Side.

Last Remaining Space: 2,464+/- SF (Suite 3 - divisible)

Zoning: C-3 (General Commercial)

Signage: Pylon Signage Available

Lease Rate: \$14/SF/Triple Net



David Norton

Direct: (260) 421-1906

Cell: (260) 437-9995

djn@bnd.net

Jessica Huffman

Direct: (260) 421-1914

Cell: (260) 438-1842

jlh@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

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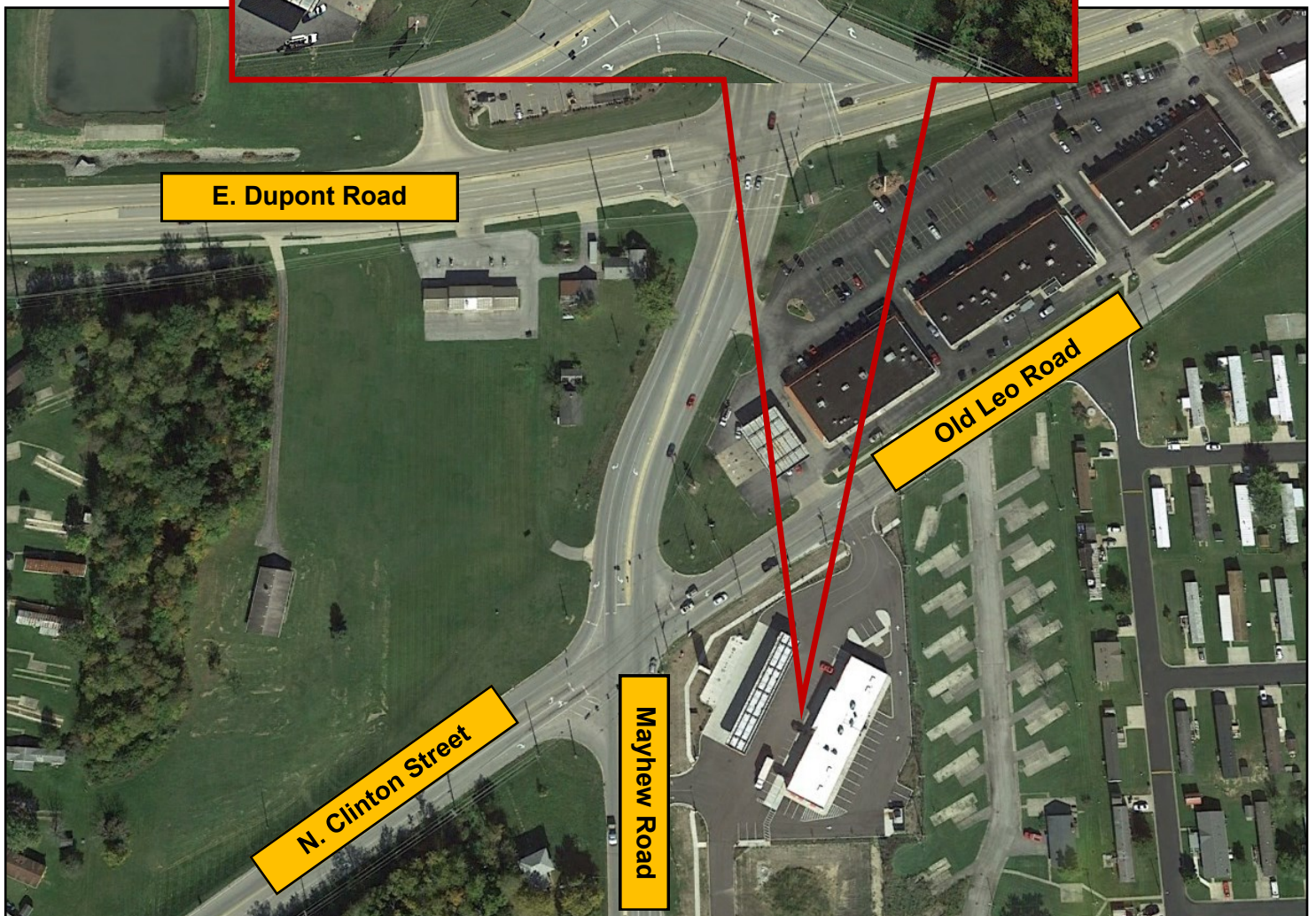
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Property Highlights

Parcel Number	02-08-04-100-015.000-063
Address	10226 Leo Road
City / State / Zip	Fort Wayne / IN / 46825
Sale / Lease	Lease
Total Building Size	7,040 SF
Available Space	Total SF Remaining -Suite 3- 2,464 SF (Divisible)
Construction Type	Masonry
Construction Year	2016
Zoning	C-3 (General Commercial)
Heating System	Gas - Package System
Air Conditioning	Central Air
Restrooms	Yes - ADA Compliant
Parking	Ample Customer and Employee Parking
ADA Compliant	Yes
Traffic Count	25,500 VPD (at Intersection)
Distance to Interstates	I-69 and I-469: 2+ Miles
Anchor Tenant	Quick Stop/Shell (Owners and Operators of Leo Shoppes)

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,096	38,750	113,713
Avg. H/H Income	\$99,477	\$102,946	\$100,424

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Lease Information

Lease Rate RSF / Year	\$14 / SF / Y ear
Lease Rate / Month	Suite 3 - \$2,874.67 / Month
Term of Lease	3 to 5 Years
Availability	Immediate

Building Expenses

	Responsible Party (Landlord / Tenant)
Utilities	Tenant
Property Tax	Tenant
Building Insurance	Tenant
Janitorial	Tenant
Roof / Structure	Landlord
Int. Maintenance	Tenant
Lawn / Snow	Landlord
Common Area	Tenant

Utilities

	Company
Gas	NIPSCO
Electric	American Electric Power
Water	City of Fort Wayne
Sewer	City of Fort Wayne



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