



FOR LEASE

Foster Park Plaza

3609 BROOKLYN AVE
FORT WAYNE, IN 46809

6,945 - 9,000 SF **\$5.00 - \$12.00** **2**
AVAILABLE SF/YR SPACES

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Spigel Properties
70 N.E. Loop 410
Suite 185, San Antonio, TX 78216
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Property Overview

6,945 - 9,000
SF
AVAILABLE SF

\$5 - \$12
ASKING RATE SF/YR

2
SPACES AVAILABLE

12.89
LOT SIZE

134,143 SqFt
BUILDING SQFT

**02-12-15-327-
003.000-074**
PARCEL ID

Commercial
ZONING TYPE

Allen
COUNTY

1,837.00 Ft
FRONTAGE

**41.051617,-85.1641
69**
COORDINATES

— EXECUTIVE SUMMARY

- Foster Park Plaza is a 134,143 square foot center located on Brooklyn Ave, in the city of Fort Wayne, IN the corner of Bluffton Rd and located adjacent to Clyde Theater. Anchored by Save-A-Lot the center receives high daily foot traffic from surrounding residential communities such as Indian Village, South Calhoun Place, and Williams Park.
- The center has a nice mix of local, national, and office tenants. It is surrounded by several apartment complexes and single-family residential developments. Foster Park Plaza provides ample, well-lit parking for customers and employees.

— PROPERTY HIGHLIGHTS

- High-performing intersection (+20,000 VPD) with excellent visibility.
- The anchor store provides a “daily needs” traffic generator to the shopping center.
- Lighted Parking Lot with Ample Parking.
- Fantastic Signage, Exposure and Visibility.
- Population of 182,487 within a 5 Mile radius of Foster Park Plaza.
- Densely populated residential neighborhood.

ACCESSIBILITY

TRANSIT

Creighton at Webster (EB)	1.5 mi
Rudisill / Fairfield	1.0 mi
Brooklyn / Taylor	1.1 mi

AIRPORTS

Reichhart	8.8 mi
Sealscott	19.4 mi
B & V Flying Ranch	24.5 mi

HIGHWAYS

South Clinton Street	1.6 mi
Lafayette Street	1.7 mi
Clinton Street	1.9 mi
Spy Run Avenue	2.6 mi

Space Available

#1844

\$5.00 SF/Yr

SF AVAILABLE

6,945 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1940

\$12 SF/Yr

SF AVAILABLE

9,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail





Market Overview



1/2/1829

Fort Wayne is the second-largest city in the state of Indiana, and the hub of Northeast Indiana. Fort Wayne is located in Allen County, the largest county in Indiana. The 2020 U.S. Census places the population of the three-county Fort Wayne Metropolitan Statistical Area above 430,000. Fort Wayne is home to 270,402 of Allen County's 382,187 residents, making two thirds of the county's resident's city dwellers.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	9,136	Population	82,200	Population	151,407
Median HH Income	\$57,661	Median HH Income	\$48,509	Median HH Income	\$51,413
Households	3,878	Households	33,617	Households	63,176

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,071	83,160	147,715
2010 Population	9,265	77,863	142,380
2025 Population	9,136	82,200	151,407
2030 Population	9,140	84,919	155,541
2025-2030 Growth Rate	0.01 %	0.65 %	0.54 %
2025 Daytime Population	7,239	89,084	184,798

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,913	33,175	60,285	less than \$15,000	540	4,314	7,561
2010 Total Households	3,681	30,416	56,976	\$15,000-\$24,999	209	3,568	6,644
2025 Total Households	3,878	33,617	63,176	\$25,000-\$34,999	323	3,983	6,966
2030 Total Households	3,917	35,091	65,561	\$35,000-\$49,999	503	5,295	9,413
2025 Avg. Household Size	2.35	2.39	2.35	\$50,000-\$74,999	837	7,049	12,584
2025 Owner Occupied Housing	2,595	16,392	33,236	\$75,000-\$99,999	497	4,040	7,905
2030 Owner Occupied Housing	2,666	17,009	34,534	\$100,000-\$149,999	533	3,343	7,523
2025 Renter Occupied Housing	1,283	17,225	29,940	\$150,000-\$199,999	235	1,136	2,360
2030 Renter Occupied Housing	1,251	18,081	31,027	\$200,000 or greater	202	889	2,221
2025 Vacant Housing	226	3,323	5,855	Median HH Income	\$57,661	\$48,509	\$51,413
2025 Total Housing	4,104	36,940	69,031	Average HH Income	\$79,358	\$63,167	\$68,073



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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Mary Brown

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**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

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