

INVESTMENT OFFERING

111 W. WAYNE STREET

FORT WAYNE, IN 46802



DOWNTOWN INVESTMENT OPPORTUNITY



\$1,375,000
SALE PRICE
CASH AT CLOSING



9,505 SF
RENTABLE SQUARE FEET
OFFICE / RETAIL CONDO



100%
LEASED



DAVID W. NUGENT, CCIM, SIOR
Broker / Partner
BND Commercial
📞 O: (260) 407-7113
📱 C: (260) 704-3283
✉️ dn@bnd.net

IN THE HEART OF
DOWNTOWN FORT WAYNE'S
REVITALIZATION AREA



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1021 SOUTH CALHOUN STREET, FORT WAYNE, IN

111 W. WAYNE ST.
FORT WAYNE, IN 46802

EXECUTIVE SUMMARY

Located at the prime intersection of Wayne and Calhoun Streets in the heart of downtown Fort Wayne, this street-level mixed-use retail/office condo offers a rare opportunity to acquire a highly visible asset in one of the city's most dynamic revitalization areas. The property is ideal for an investor seeking strong fundamentals and upside potential.



PROPERTY OVERVIEW

	ADDRESS:	111 West Wayne Street
	PARCEL NUMBER:	02-12-02-458-002.000-074
	PROPERTY TYPE:	Retail / Office
	BUILDING SIZE:	9,505 Square Feet
	SITE SIZE:	0.08 Acres
	YEAR BUILT:	1990
	PARKING:	Street
	ZONING:	DC - Downtown Corridor
	OCCUPANCY:	100% (3 Tenants)
	CONSTRUCTION:	Concrete
	HVAC:	Gas Forced Air Heat / Central Air Conditioning
	ELECTRIC:	Standard
	RESTROOMS:	Four (4) Total
	SPRINKLER SYSTEM:	100% Sprinklered
	UTILITIES:	NIPSCO / I&M / City Utilities

TENANT OVERVIEW



Jimmy John's

Jimmy John's is a nationally recognized sandwich franchise known for fresh, made-to-order sandwiches and fast service. The established brand attracts consistent customer traffic and benefits from strong national recognition.



Ujima Therapeutic Services, LLC

UJIMA Therapeutic Services LLC provides professional behavioral health counseling and mental health services for individuals and families. The practice offers an essential community service while maintaining a stable, service-oriented presence at the property.



Wild Roots Nature Based Learning, Inc.

Wild Roots Nature Based Learning is an early childhood education provider that emphasizes outdoor, nature-based learning experiences. The organization serves local families through an engaging educational approach focused on exploration, creativity, and child development.

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INVESTMENT HIGHLIGHTS

Midtowne Crossing offers investors the opportunity to acquire a stable, income-producing multi-tenant property in one of Fort Wayne's most active retail and commercial corridors.

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01 PRIME DOWNTOWN FORT WAYNE LOCATION

Located along a highly traveled commercial corridor with excellent visibility, strong demographics, and convenient access to I-69, Downtown Fort Wayne, and surrounding retail and residential growth.



02 DIVERSE TENANT MIX

Three complementary tenants representing food service, healthcare, and education create a balanced rent roll and reduce reliance on any single industry. This diverse mix supports long-term stability and occupancy.



03 SCHEDULED RENT GROWTH

Contractual rent increases provide built-in income growth throughout the investment period. Wild Roots' scheduled rental step-up beginning October 1, 2027, is projected to substantially strengthen the property's Year 2 cash flow and investment return.



04 LONG-TERM LEASE STRUCTURE

Long-term leases with annual rental increases provide predictable cash flow and built-in revenue growth throughout the investment. Tenant commitments and escalations enhance the stability and value of the property.



05 WELL-MAINTAINED COMMERCIAL ASSET

The property benefits from its location within Midtowne Crossing, offering maintained common areas, coordinated building management and an attractive environment for tenants and visitors.



06 STRONG TRAFFIC & ACCESSIBILITY

Excellent access, ample nearby parking, and high daily traffic counts enhance tenant visibility and customer experience. Proximity to major employers, shopping, and residential neighborhoods support long-term success.



07 ATTRACTIVE INVESTMENT METRICS

Offering Price	\$1,375,000
Price Per SF	\$144.66
Projected 5 Year Average NOI	\$118,333
Projected 5 Year Average CAP Rate	8.61%



08 GROWTH POTENTIAL

Fort Wayne continues to experience population growth, business investment, and commercial development. These positive trends support long-term appreciation and continued leasing demand in the area.

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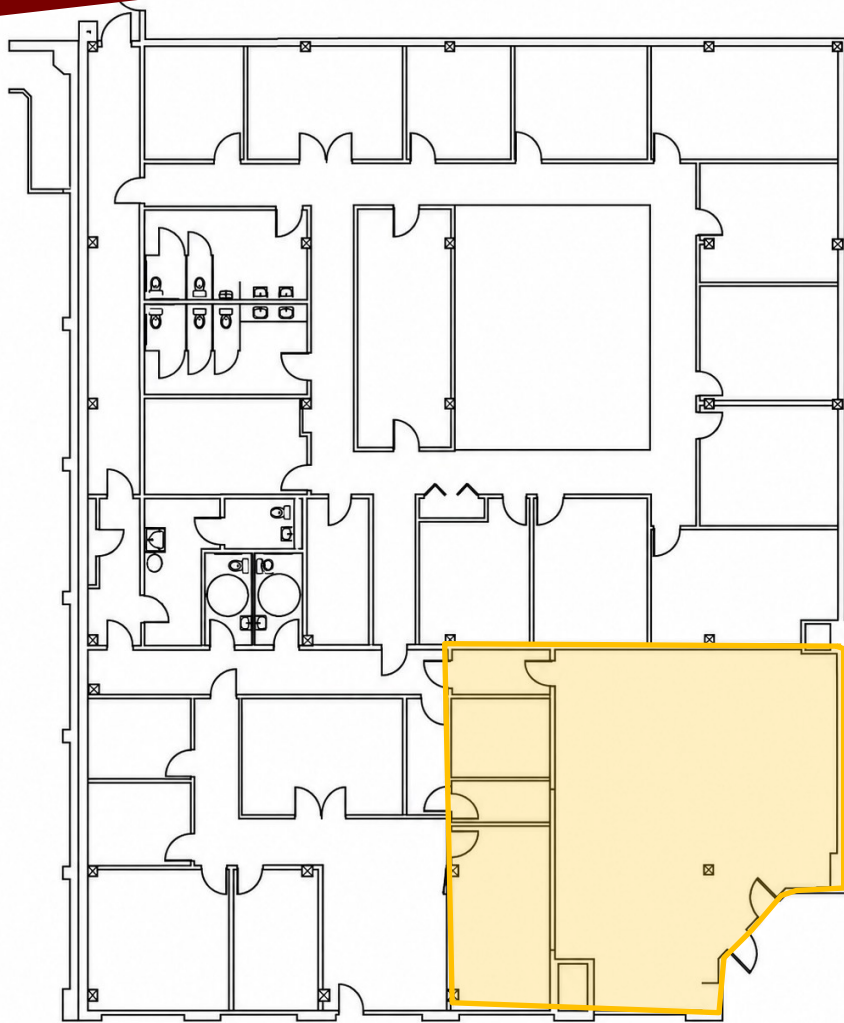
FLOOR PLAN



JIMMY JOHN'S

101 West Wayne Street,
Fort Wayne, IN 46802
2,124 SF

Jimmy John's, operated by Out To Lunch, Inc., is a nationally recognized sandwich chain known for fresh-made subs, quick service, and convenient delivery. Its downtown location serves nearby residents, employees, and visitors while providing the property with an established, recognizable tenant.



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FLOOR PLAN

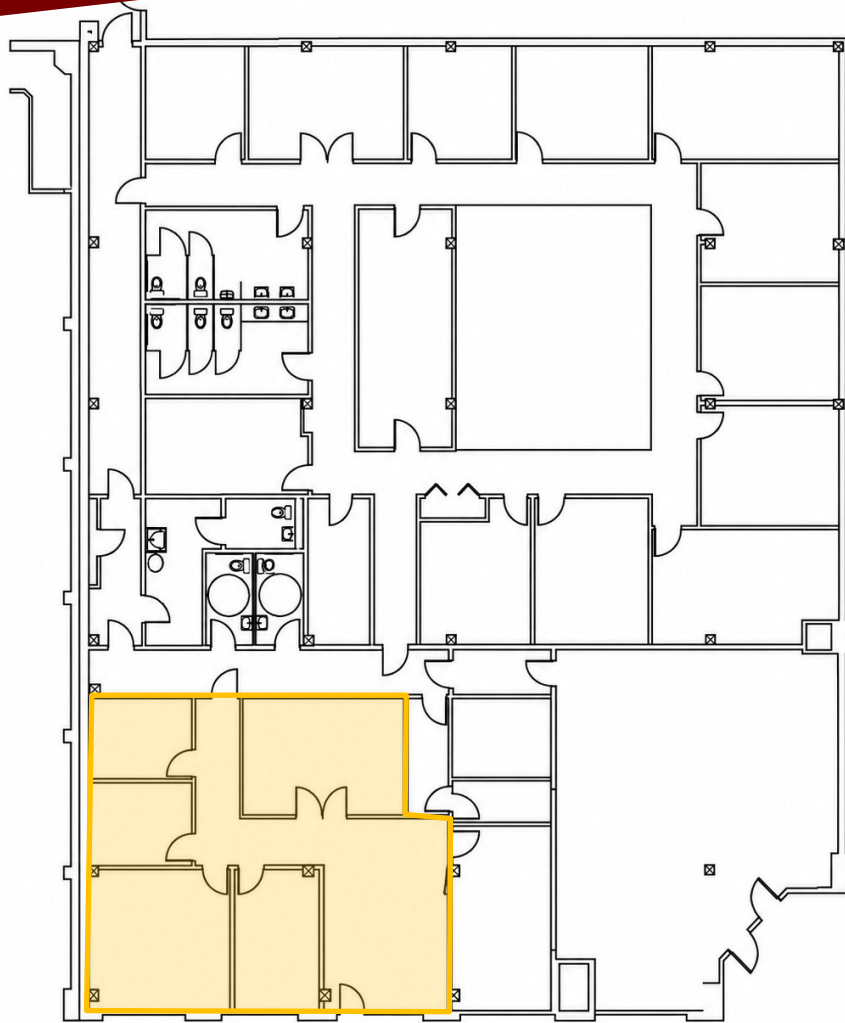


UJIMA

101 West Wayne Street, Unit #2
Fort Wayne, IN 46802

1,776 SF

UJIMA Therapeutic Services provides culturally sensitive counseling for individuals, couples, families, and groups. Led by founder and psychotherapist Olinka L. Clark, the practice emphasizes compassionate, trauma-informed care and personal empowerment. Its presence adds a community-focused professional-services tenant to Midtowne Crossing.



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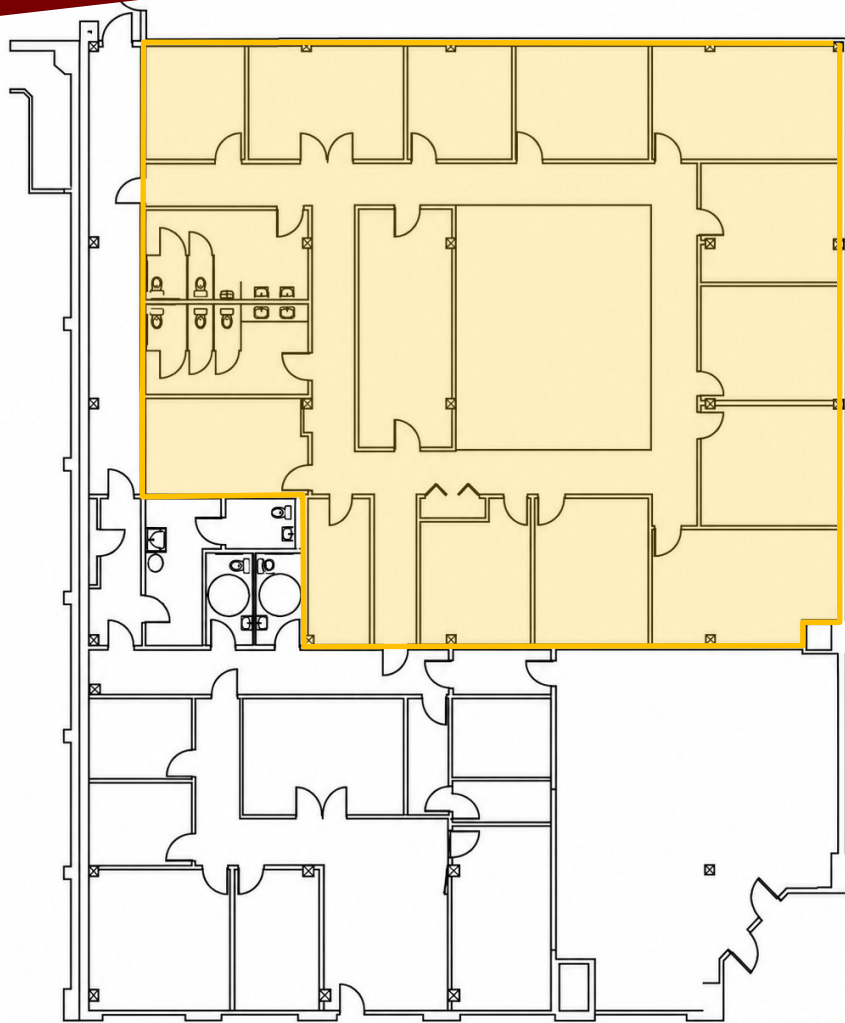


WILD ROOTS

111 West Wayne Street,
Fort Wayne, IN 46802

5,605 SF

Wild Roots Nature Based Learning is a Fort Wayne nonprofit offering nature-based Montessori education and summer programming for children ages 3–13. Its new downtown school emphasizes curiosity, independence, and hands-on learning through meaningful connections with nature and the community. Wild Roots brings a distinctive, family-focused educational use to Midtowne Crossing.



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INVESTMENT LOCATION

Located in the heart of downtown Fort Wayne at a major intersection of Wayne and Calhoun Streets, this beautiful street-level office/retail space is within walking distance to restaurants, entertainment, financial, legal and governmental offices.

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IN THE HEART OF DOWNTOWN FORT WAYNE



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PARKING MAP

 Garage Parking
 Parking Lot



1	120 W. Berry St - PNC Bank	14	220 W. Wayne St. - Skyline Garage
2	132 W. Wayne St.	15	219 W. Wayne St - Library Surface Lot
3	520 W. Wayne St. - Trinity English Lutheran Church	16	210 E. Washington Blvd. - Masonic Temple
4	720 S. Calhoun St. - PNC Bank	17	346 W. Wayne St - First Presbyterian Church
5	Spy Run Avenue Across from Old Fort	18	335 W. Berry St - First Presbyterian Church
6	100 E Washington Blvd - Civic Garage	19	4th St. & Clinton - North River Lot
7	515 S. Calhoun St. - Plaza Garage	20	4th St. Between Clinton & Spy Run
8	828 S. Clinton St. - Town Center	21	301 W. Superior - Promenade Park
9	1210 Harrison St. - Harrison Square	22	123 W Main St.
10	200 E. Main St. - First Source Garage	23	Freimann Square
11	110 W Berry St - PNC Building	24	Riverfront at Promenade Park
12	1014 Webster St. - Library (Library Visitors Only)	25	400-498 W Berry - Scottish Rite
13	926 S. Harrison St. - Library	26	222 West Berry Street - STAR Bank Garage

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MIDTOWNE CROSSING

Located within Midtowne Crossing, the property offers tenants a secure, amenity-rich downtown environment with controlled access, ample nearby parking, a fitness center, and inviting shared spaces.

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DOWNTOWN SETTING | FITNESS CENTER | OUTDOOR PATIOS



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