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COMMERCIAL

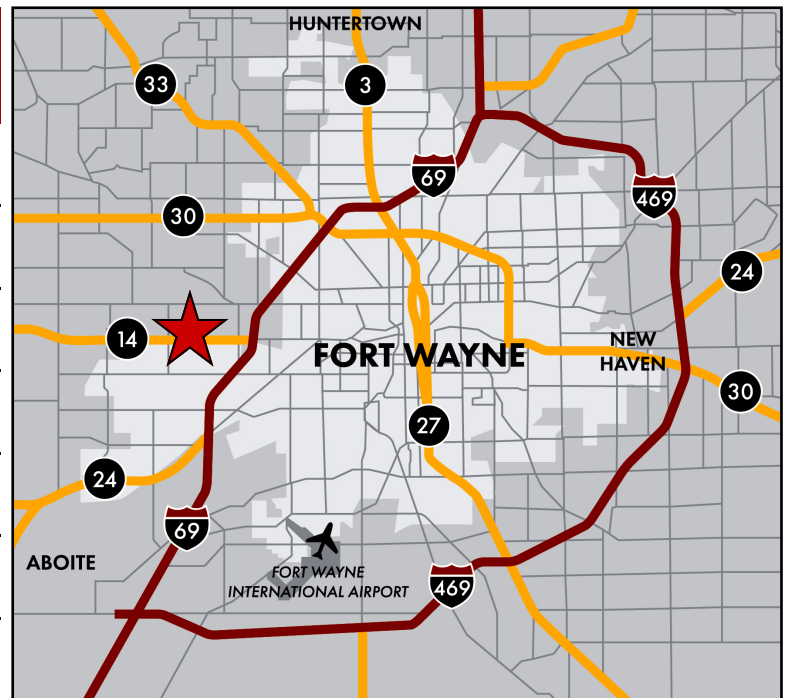
RETAIL > FOR LEASE
2,360 SQUARE FEET
7250 ILLINOIS ROAD
FORT WAYNE, INDIANA



HIGHLIGHTS: 7250 Illinois Road

- 2,360 Square Feet Available
- New Construction - 2026
- Excellent Visibility on Heavily Traveled Illinois Road
- North Endcap Space with Drive-Through Access
- Ample Parking Spaces
- Available Final Quarter 2026

Lease Rate: \$32.00/ Square Foot / Triple Net



O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

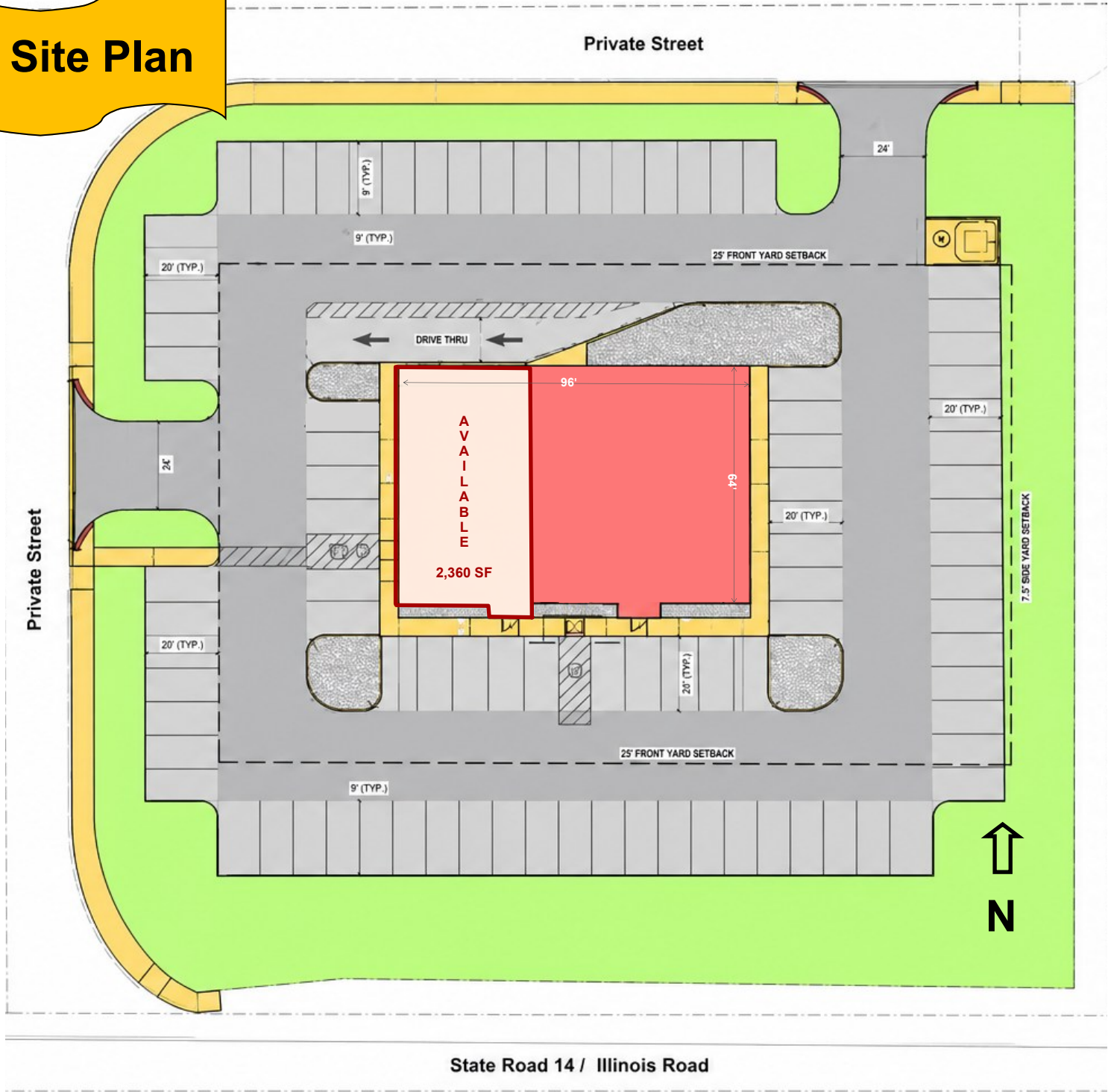
tk@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

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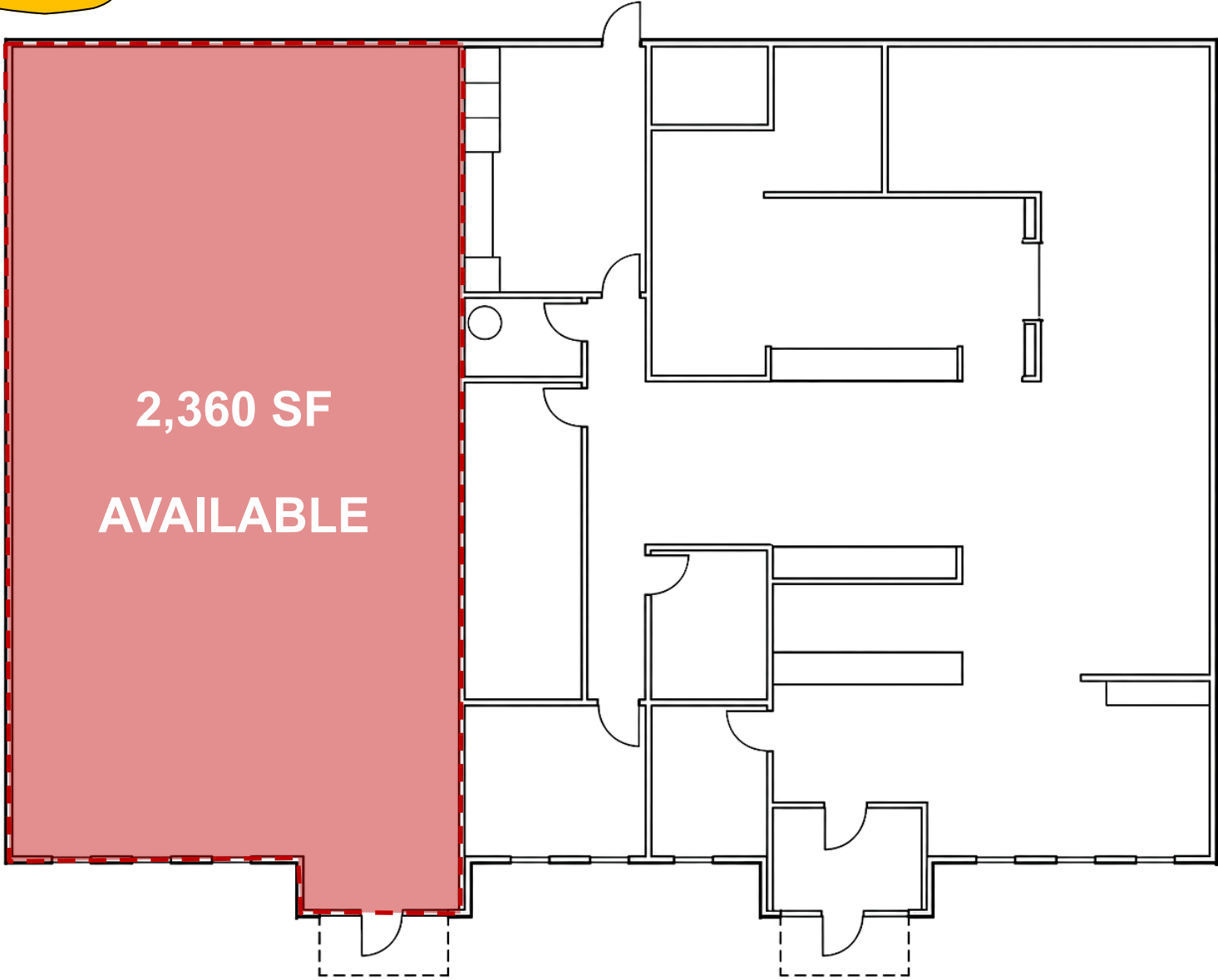
Site Plan





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Floor Plan



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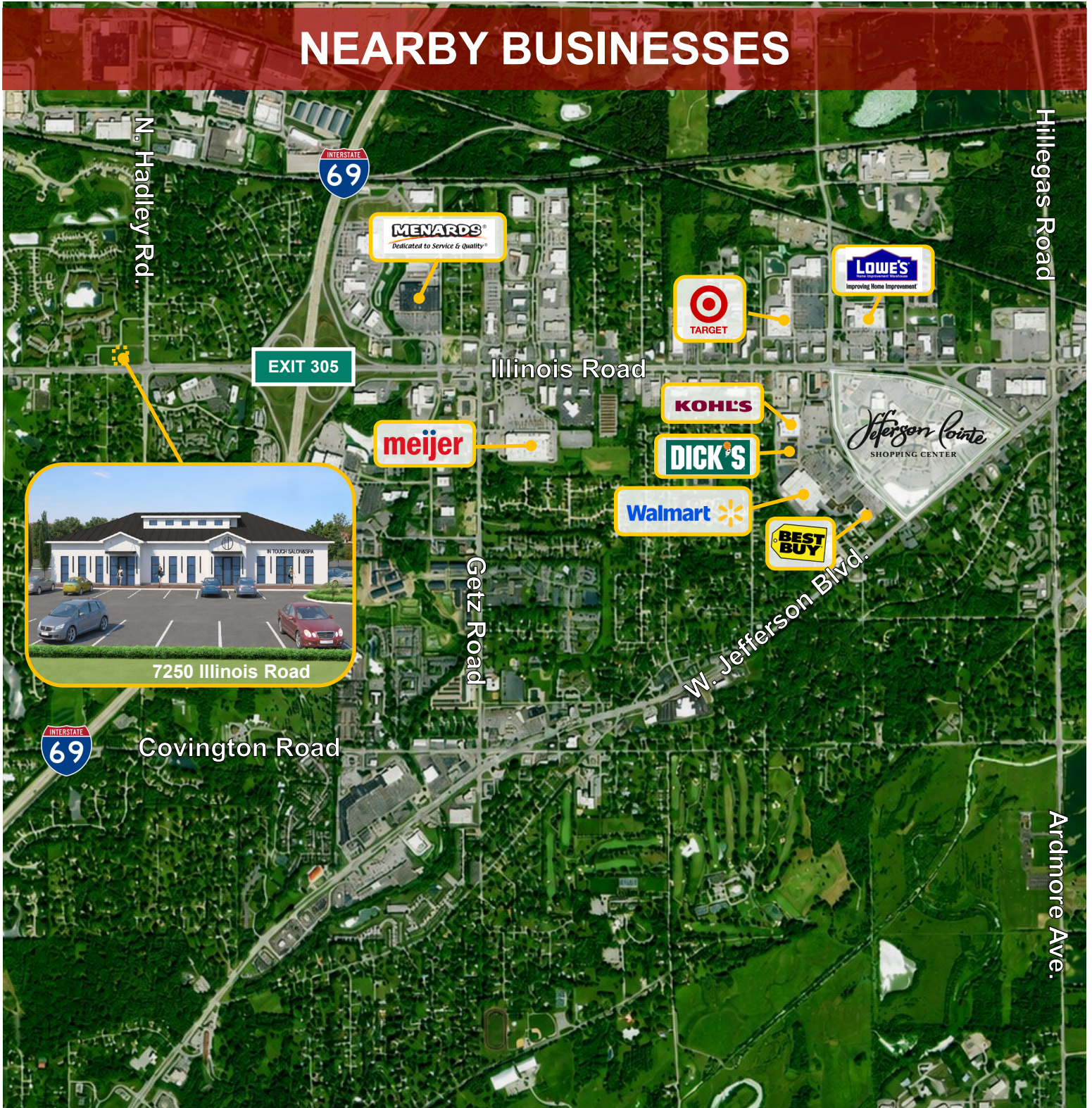
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NEARBY BUSINESSES



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BND**COMMERCIAL****RETAIL > FOR LEASE
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FORT WAYNE, INDIANA****Property Highlights**

Parcel Number	02-11-01-376-024.000-075
Address	7250 Illinois Road
City / State / Zip	Fort Wayne / IN / 46804
Sale / Lease	Lease
Building Size	6,300 SF
Available Space	2,360 SF
Land Size	1.92 Acres
Zoning	C-2, General Commercial
Frontage	± 280' on Illinois Rd
Parking	± 90 Shared Parking Spaces for the Entire 6,300 SF Building
Traffic Count	Illinois Road East of Hadley - 29,830 VPD (2025) Illinois Road West of Hadley - 37,756 VPD (2025)
Distance to Interstate	1 Mile to I-69
Distance to Airport	8.8 Miles to Fort Wayne International Airport

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,781	34,013	91,369
Avg. H/H Income	\$118,102	\$113,460	\$100,678

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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FORT WAYNE, INDIANA****Building Information**

Construction Type	Steel Frame and Brick
Construction Year	2026
Number of Floors	One
Roof	Metal
Foundation	Concrete
Lighting	LED
HVAC System	TBD
Electric	TBD
Air Conditioning	Central
Restrooms	TBD
Ceiling Height	Up to 9'



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FORT WAYNE, INDIANA****Lease Information**

Lease Rate RSF / Year	\$32/ SF / Year
Lease Rate / Month	\$6,293.33 / Month
Term of Lease	5 to 10 Years
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)
Utilities	Tenant
Property Tax	Tenant*
Building Insurance	Tenant*
Janitorial	Tenant
Roof / Structure	Landlord
Int. Maintenance	Tenant
Lawn / Snow	Tenant*
Common Area	Tenant*
Shared Dumpster	Tenant*
	* Total Year 1 Estimate: up to \$6 / SF

Utilities

	Company
Gas	NIPSCO
Electric	I & M Electric
Water / Sewer	City of Fort Wayne

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