



AVAILABLE FOR SALE

FLAGSHIP RETAIL INVESTMENT

6282 W JEFFERSON BLVD
FORT WAYNE, IN 46804

KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

DENNIS CALLISON

President/Broker

M: 260.438.6251

E: dcallison@xplorcommercial.com

127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 7,650 SF
SALE PRICE \$1,575,000

PROPERTY HIGHLIGHTS

- Flagship retail in ideal zip code
- Recent improvement build-out completed in 2021 for a long-term tenant
- High daily foot traffic and vehicle counts being located within Covington Plaza
- Ideal location along the W Jefferson Blvd retail corridor with clear street visibility
- High end demographics with 83,841 people within a 5 mile radius



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime investment opportunity with newly signed long-term tenant. Wild Crab Cajun Seafood and Bar is a New Orleans style seafood boil restaurant. Priding itself on fresh seafood and local sourced produce, this new restaurant is scheduled to open in winter 2021. As the second location in Indiana, this reputable tenant signed a long-term lease with options for renewal.

OFFERING SUMMARY

Sale Price:	\$1,575,000
Building Size:	7,650 SF
Lease Term	10 Years



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RETAILER MAP



KIENAN O'ROURKE

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PROPERTY DETAILS

SALE PRICE

\$1,575,000

LOCATION INFORMATION

Building Name	Flagship Retail Investment
Street Address	6282 W Jefferson Blvd
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen
Cross Streets	Getz Rd & Covington Rd
Side Of Street	North

BUILDING INFORMATION

Building Size	7,650 SF
Price / SF	\$205.88
Year Built	1969
Last Renovated	2021
Roof	Rubber
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Specialty Center
Zoning	C-2 (Limited Commercial)
APN#	02-12-18-127-002.000-074
Traffic Count Street	W Jefferson - 26,134 VPD Covington - 15,765 VPD

PARKING & TRANSPORTATION

# Of Spaces	Abundant
Parking Type	Surface

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