

Value-Add Investment Opportunity

Stabilized Income with Expansion Upside
and Partial or Full Redevelopment Potential



Retail Shopping Center on 20+ Acres

1421 - 1571 Goshen Ave.,
Fort Wayne, IN 46808

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Gateway Plaza

1421-1571 Goshen Ave., Fort Wayne, IN 46808



Site Overview

The property occupies a 20.26-acre lot within an infill commercial corridor on Fort Wayne's northwest side, where parcels of similar scale are increasingly scarce. Its location on Goshen Avenue, only $\frac{3}{4}$ of a mile south of Coliseum Boulevard, places it within a well-established commercial node that benefits from consistent daily traffic, legacy retail patterns, and proximity to downtown, highway access, and residential neighborhoods that favor convenience-oriented destinations.

The asset provides in-place income with a diverse tenant mix while offering meaningful redevelopment potential. Flexible lease structures support site reconfiguration, including selective demolition of the south end cap without disrupting operations. Value-add potential exists in the ability to derive additional parcels for sale or ground lease from the 2-3 acre divisible outlot. Upon capital investment, there is potential to boost below-market rents, improve operational efficiencies, and modernize the center and improve curb appeal.

Site Data

County	Allen County
Parcel ID	02-07-34-201-001.000-073
Lot Size	± 20.26 acres
Zoning	SC
Ingress / Egress	Full signalized access at Goshen Ave & Harvard Blvd
Utilities	Municipal Sewer and Water
Signage	Multi-tenant pylon, secondary monument, building-mounted signage
Parking	± 350 - 370 (~7.5:1000 SF)

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Highlights

Strengths

- Endless full or partial redevelopment options
- Prominent location with frontage to a prime corridor
- Limited competing large-format retail sites
- Across from nationally-ranked Children's Zoo
- Below market rental rate
- Value-add investment potential
- In-place base rent supported by long-term anchor tenancy and diversified NNN tenant mix
- Offered free and clear of debt
- Income while preparing redevelopment plan

Challenges

- Legacy construction (1958) alignment with tenant branding expectations
- Capital expenditures needed
- Below market rent
- Approximately 30,020 SF is temporarily offline due to required capital improvements

Site Data

Price	\$8,900,000
Leasable Space	± 900 - 14,814 SF
Net Leasable Space	± 13,630 SF
Year Built	1958
Building Size	± 178,102 SF
Occupancy Rate	76%
Occupied Space	± 134,143 SF
Traffic	17,500 (Goshen Ave.)

Area Overview



About Fort Wayne

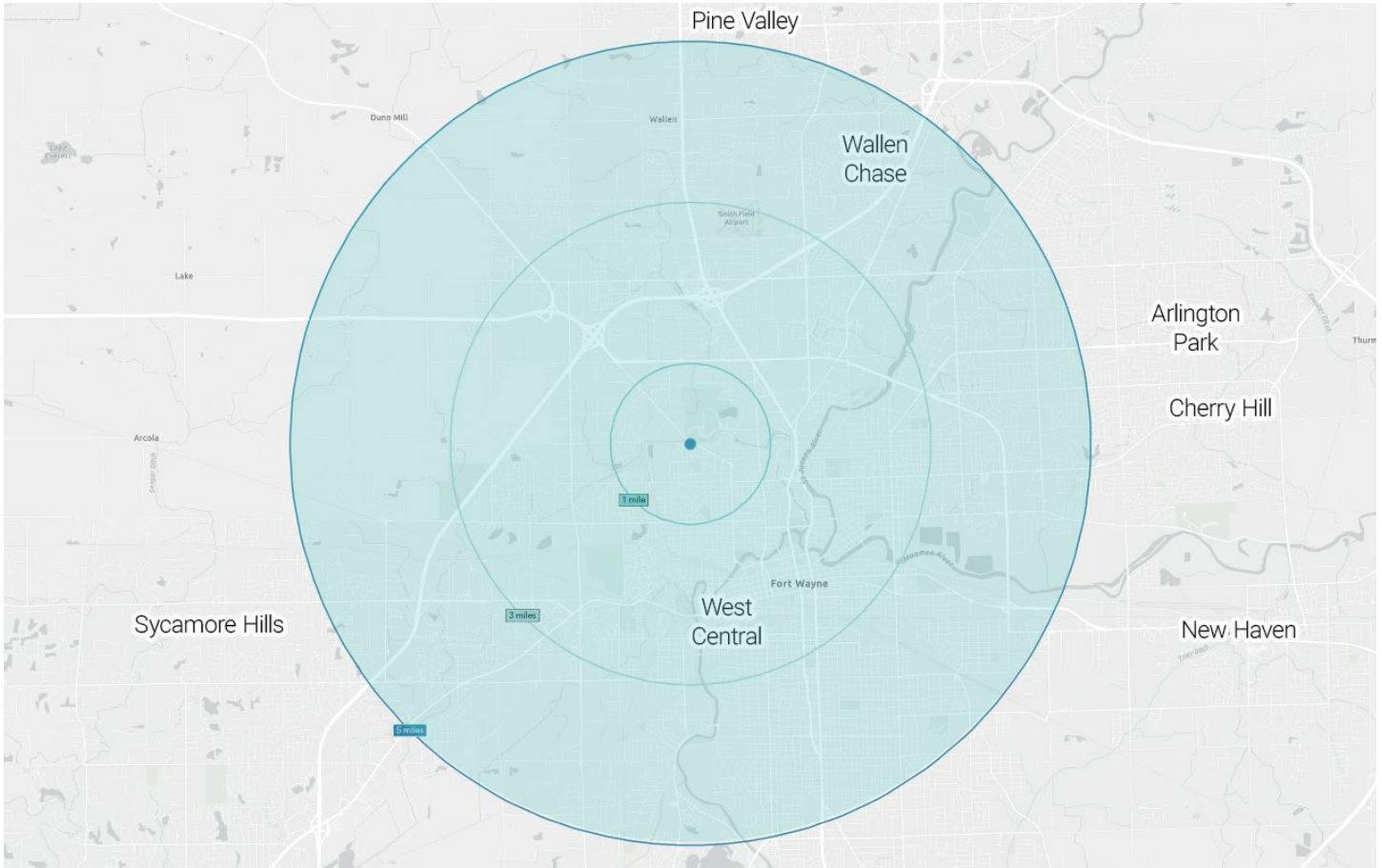
Fort Wayne, the second largest city in Indiana, is the center of the Allen County metro area which is home to over 430,000 people. Founded more than two hundred years ago, Fort Wayne combines history with progress, leisure with business, and offers every citizen a rich community in which to work, live, and play. Fort Wayne has long been known for its high quality of life, and the results show.

The city is a four-time winner of the All-America City award, has received the first place vote for the best city in the Nation for Job Creation by Fiscal Times, has been touted as one of the best cities to raise children by Business Week, and consistently ranks in the top 10 for safest cities in America (InsuranceProviders.com). With attractions such as a world-class zoo, a highly decorated minor league baseball stadium, a nationally recognized minor league hockey team drawing record crowds, and many other experiences for visitors and locals alike, Fort Wayne prides itself on creating an environment where people can enjoy themselves, feel safe, and feel welcome. Not only is Fort Wayne a great place to live and raise a family, but a great place to start or grow a business.

Located mere hours from Detroit, Cleveland, Dayton, Cincinnati, Louisville, Indianapolis, and Chicago, the city serves as a centrally located business hub capable of harnessing talent from across the Midwest, as well as locally due to universities such as Purdue University Fort Wayne, Trine University, Indiana Tech, and Huntington University being located within the metro area. Recognized as the second fastest growing metro in the Great Lakes Region and residing in the state ranked #6 in the nation for businesses, Fort Wayne is committed to investing in the future, helping business owners create jobs, maximize revenue, and invest in their community.

Demographics

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Summary

The immediate trade area supports a dense working-age population. The 5-mile radius captures over 60% of the city's total population, making it a significant regional hub. Household incomes in the 1-mile and 3-mile radius are slightly below the city median, indicating a strong market for value-oriented retail and essential services.

Gateway Plaza effectively functions as a "bridge" location, captures traffic from commuters heading from the high-income northern suburbs into the city center for work and entertainment.

Demographics (2025)

	1 miles	3 miles	5 miles
Population	8,922	61,846	162,378
Total Households	3,926	25,741	66,585
Avg. Household Size	2.27	2.40	2.44
Median Household Income	~\$52,061	~\$52,871	~\$57,837
Median Age	34.2	34.8	35.1

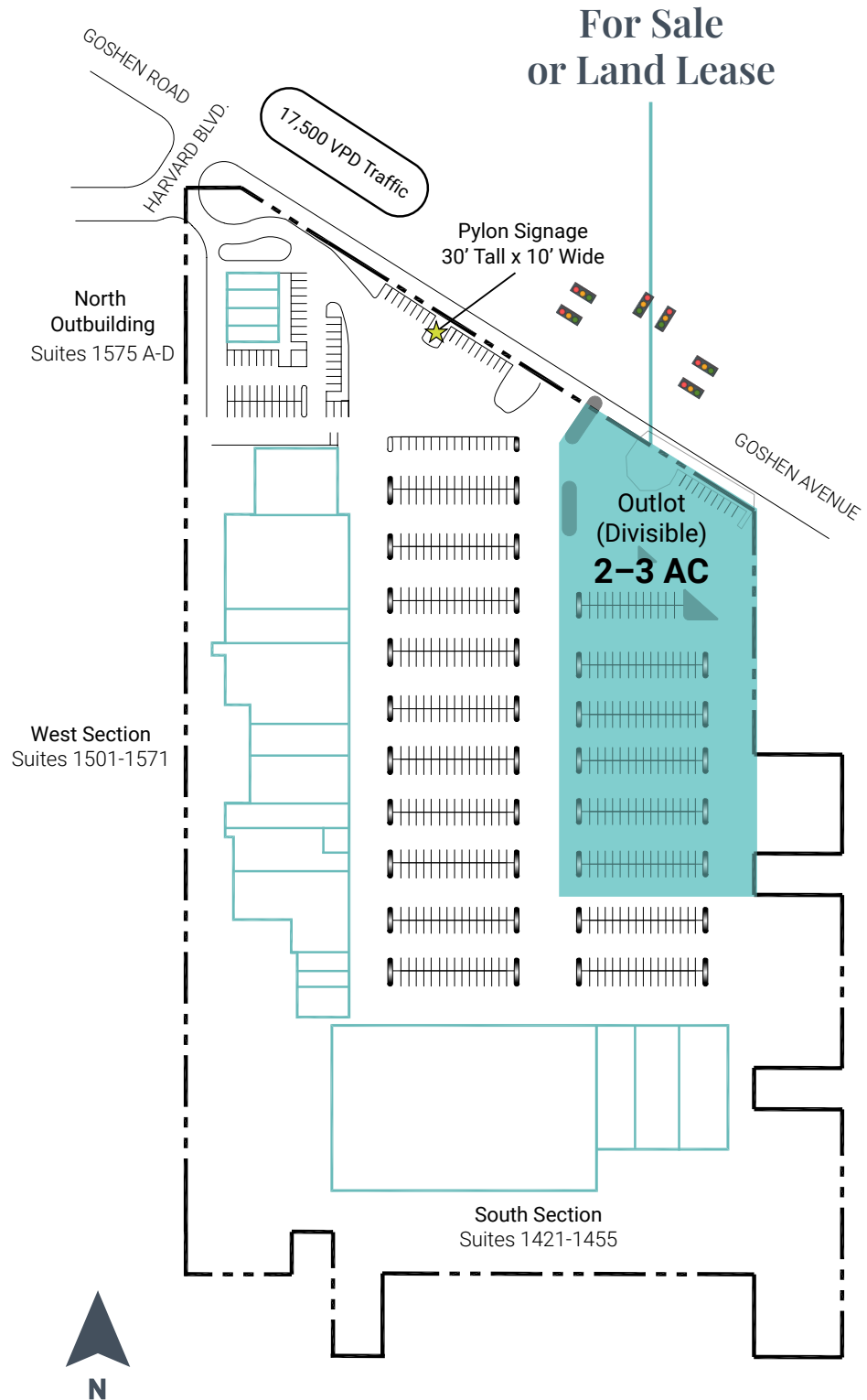
Site Plan

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Summary

The center is anchored by a $\pm 64,000$ SF large-format space, complemented by a mix of mid-size and small inline suites that support a diverse tenant mix. The layout places the primary retail buildings along the west and south edges of the site, with expansive customer parking fields centrally located to maximize visibility and access to storefronts.

The multiple traffic entry points include full signalized access and additional curb cuts along Goshen Road/Harvard Blvd. This configuration supports efficient customer ingress and egress while allowing service and delivery traffic to operate without disrupting primary parking areas.



Floor Plans

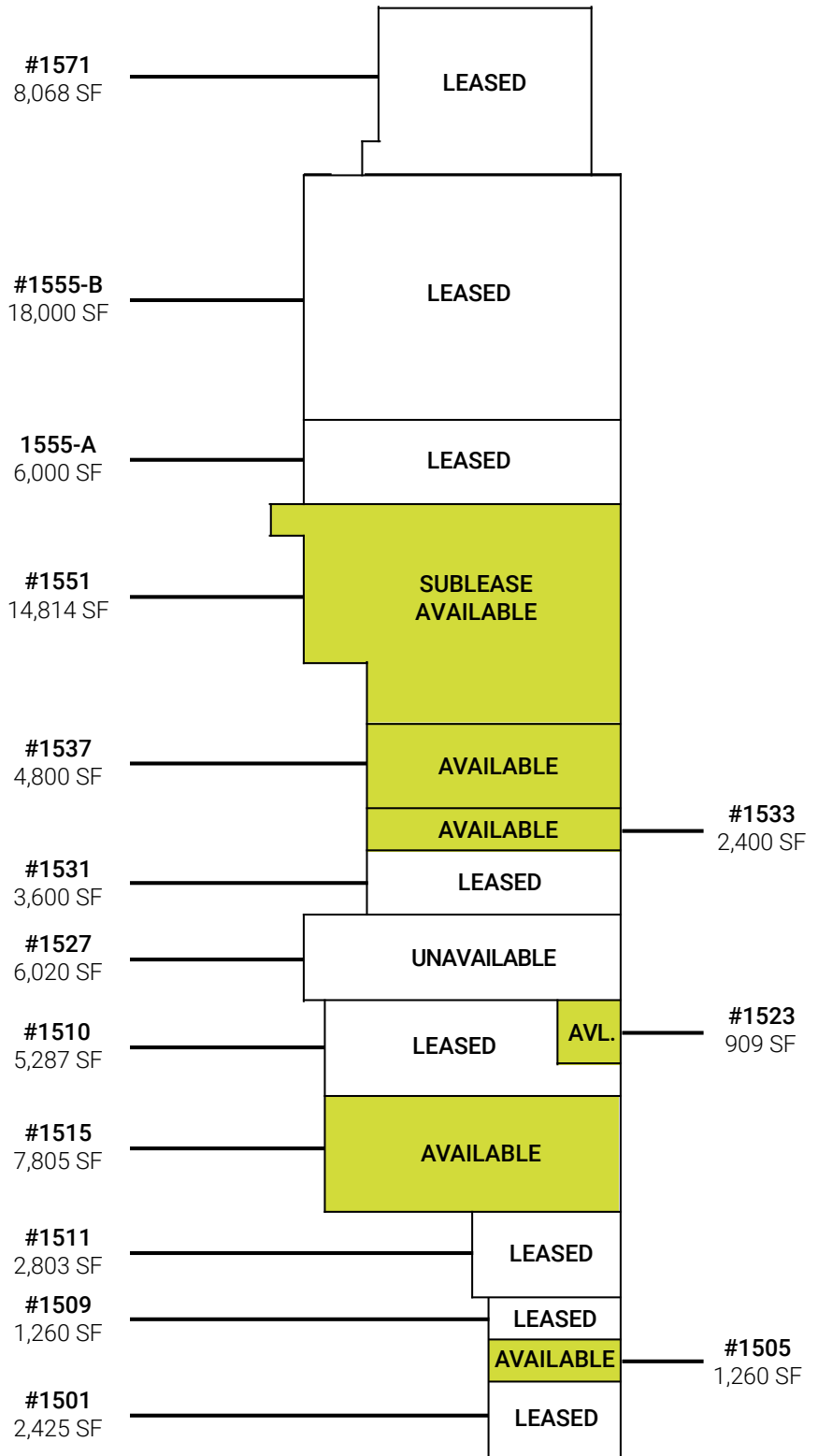
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West Section

The west section offers 15 suites, ranging from 909 – 18,000 square feet, among the grand total of 23 suites in Gateway Plaza.

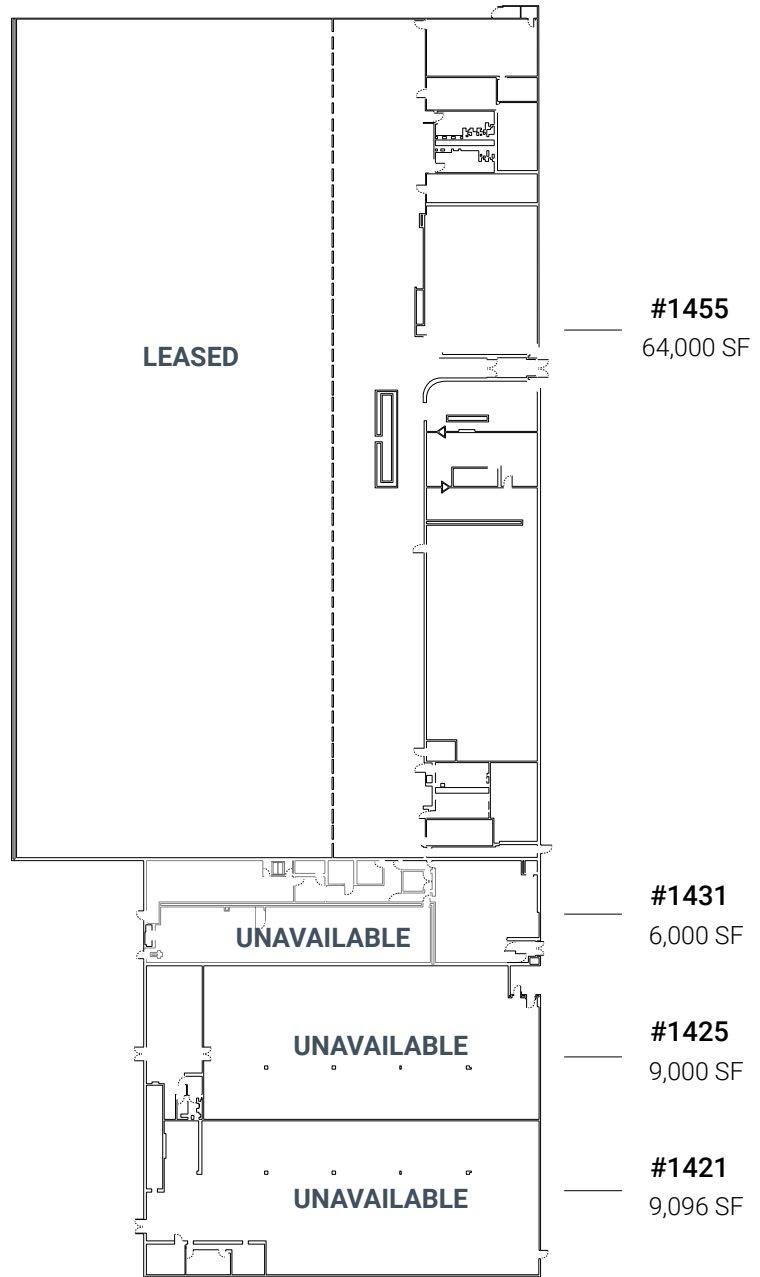
The current rent roll includes an eclectic tenant mix with HR & Block, Break 'n' Run billiards, dance club, antiques shop, wrestling facility, hobby/comics shop, and a recently-added Mexican buffet.



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South Section

The south section offers a total of four suites with Pro Bowl West occupying the 64,000 square foot space. Suites 1431, 1425, and 1421 are currently unavailable and can be rehabilitated or demolished without interrupting the operations of the center.



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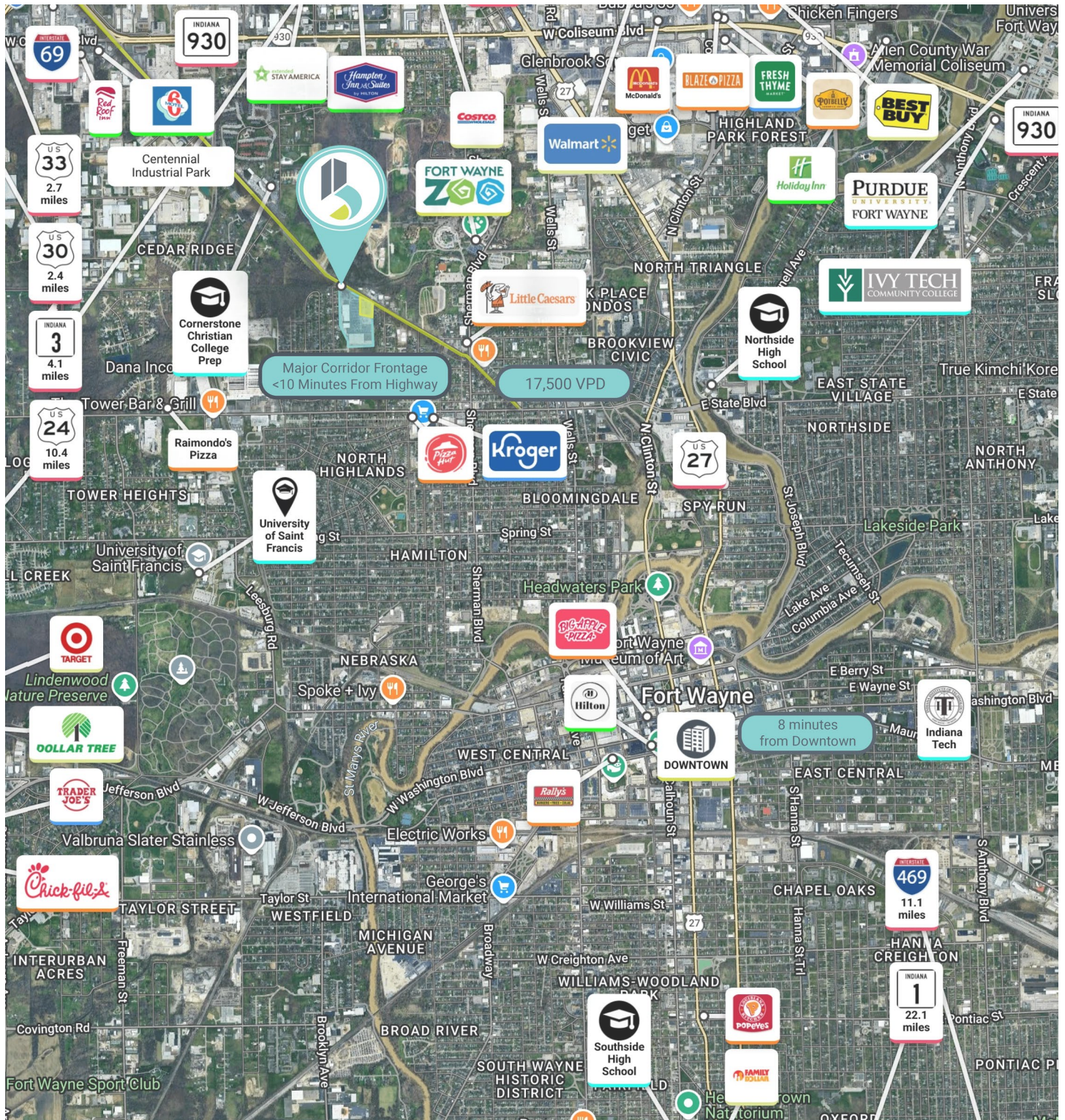
Outbuilding

The outbuilding at the north end of the property offers four spaces, each 1,256 SF.



Area Map

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Photos

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