

FOSTER PARK PLAZA

Save a lot
DOLLAR GENERAL
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TOBACCO DRIVE-UP

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For Leasing Call 800-518-1663
RAC Rent-A-Center
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Cap it Cork

FOR LEASE

Foster Park Plaza

3609 BROOKLYN AVE
FORT WAYNE, IN 46809

3,000 - 18,043 SF
AVAILABLE

\$6.00 - \$12.00
SF/YR

5
SPACES

Lindsey Nussle

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Spigel Properties

70 N.E. Loop 410

Suite 185, San Antonio, TX 78216

947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

FOSTER PARK PLAZA
OUTLOT FOR LEASE
20,787 SQ. FT. (0.48 ACRES)
1-800-518-1663

Property Overview

38,841 SF AVAILABLE SF	\$6 - \$12 ASKING RATE SF/YR	5 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, -85.164169 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	 AIRPORTS	 HIGHWAYS
Creighton at Webster (EB)1.5 mi	Reichhart8.8 mi	South Clinton Street1.6 mi
Rudisill / Fairfield1.0 mi	Sealscott19.4 mi	Lafayette Street1.7 mi
Brooklyn / Taylor1.1 mi	B & V Flying Ranch24.5 mi	Clinton Street1.9 mi
		Spy Run Avenue2.6 mi

Space Available

#1840-1842

\$6 SF/Yr

SF AVAILABLE

18,043 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1912

\$8.00 SF/Yr

SF AVAILABLE

4,700 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1912-B

\$9 SF/Yr

SF AVAILABLE

4,098 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1940

\$12 SF/Yr

SF AVAILABLE

9,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#3605

NEGOTIABLE

SF AVAILABLE

3,000 SF

TERM

—

TYPE

NNN

USE

Retail

Photo Gallery

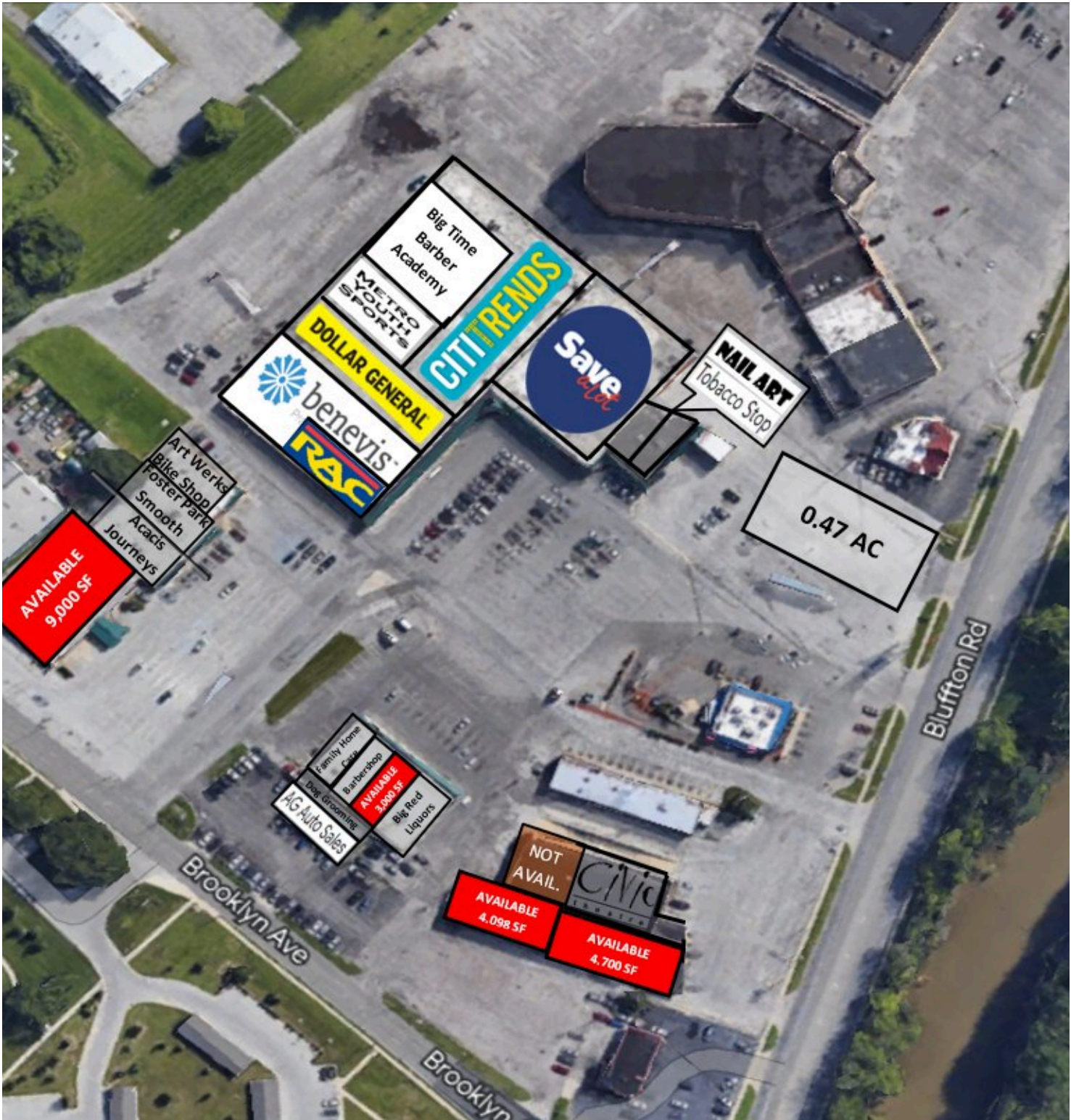


Photo Gallery

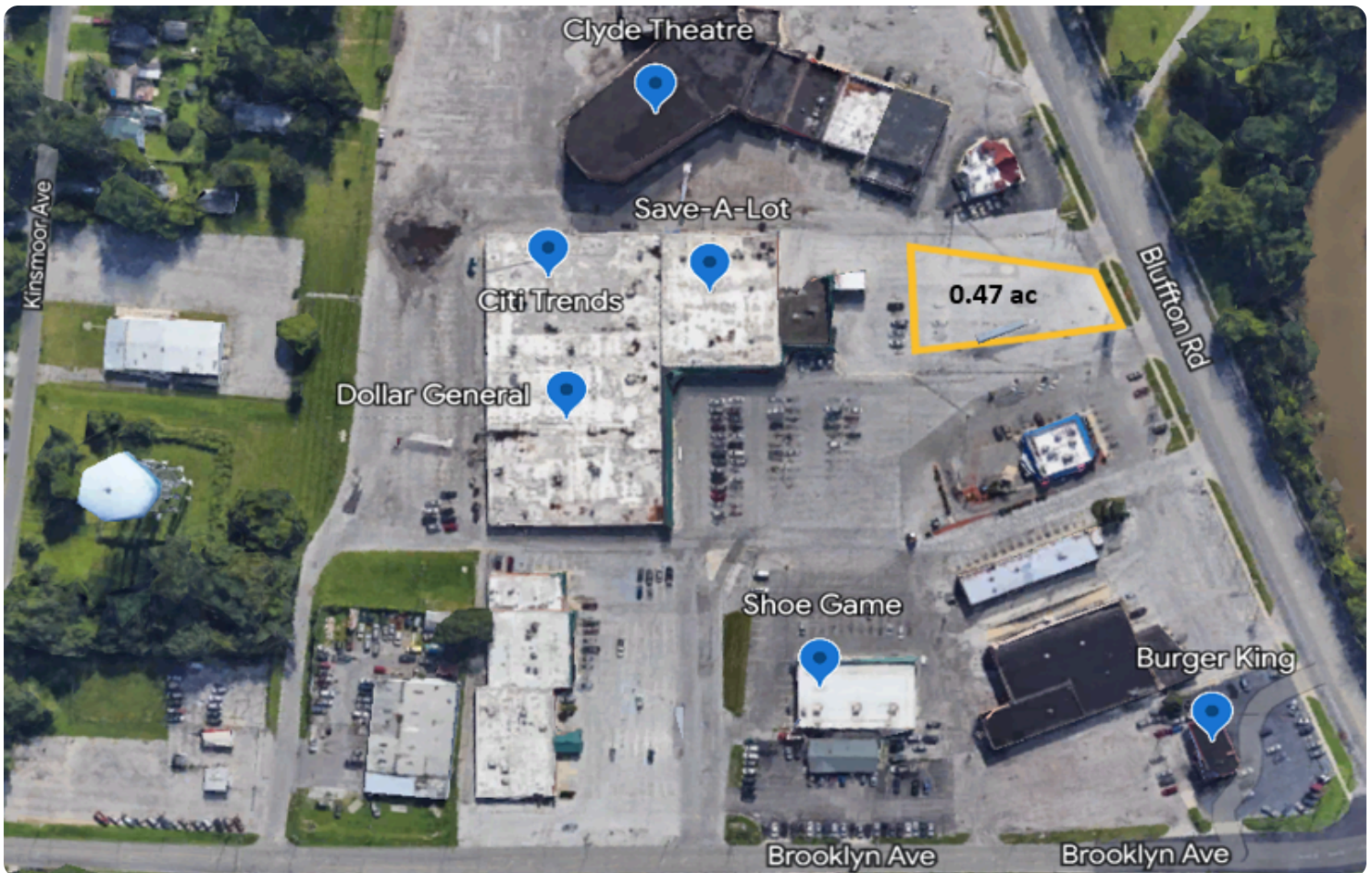


Freestanding Outparcel Available

Freestanding outparcel available at Foster Park Plaza, offering excellent visibility along Bluffton Road. The site benefits from strong traffic counts, prominent signage opportunities, and proximity to established national and regional retailers. Anchored by Save A Lot and Dollar General, the plaza drives consistent daily foot traffic to the area. The site also offers drive-thru capability, making it an ideal opportunity for restaurant, financial, or service-oriented users.

Lot Size:

0.47 AC



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

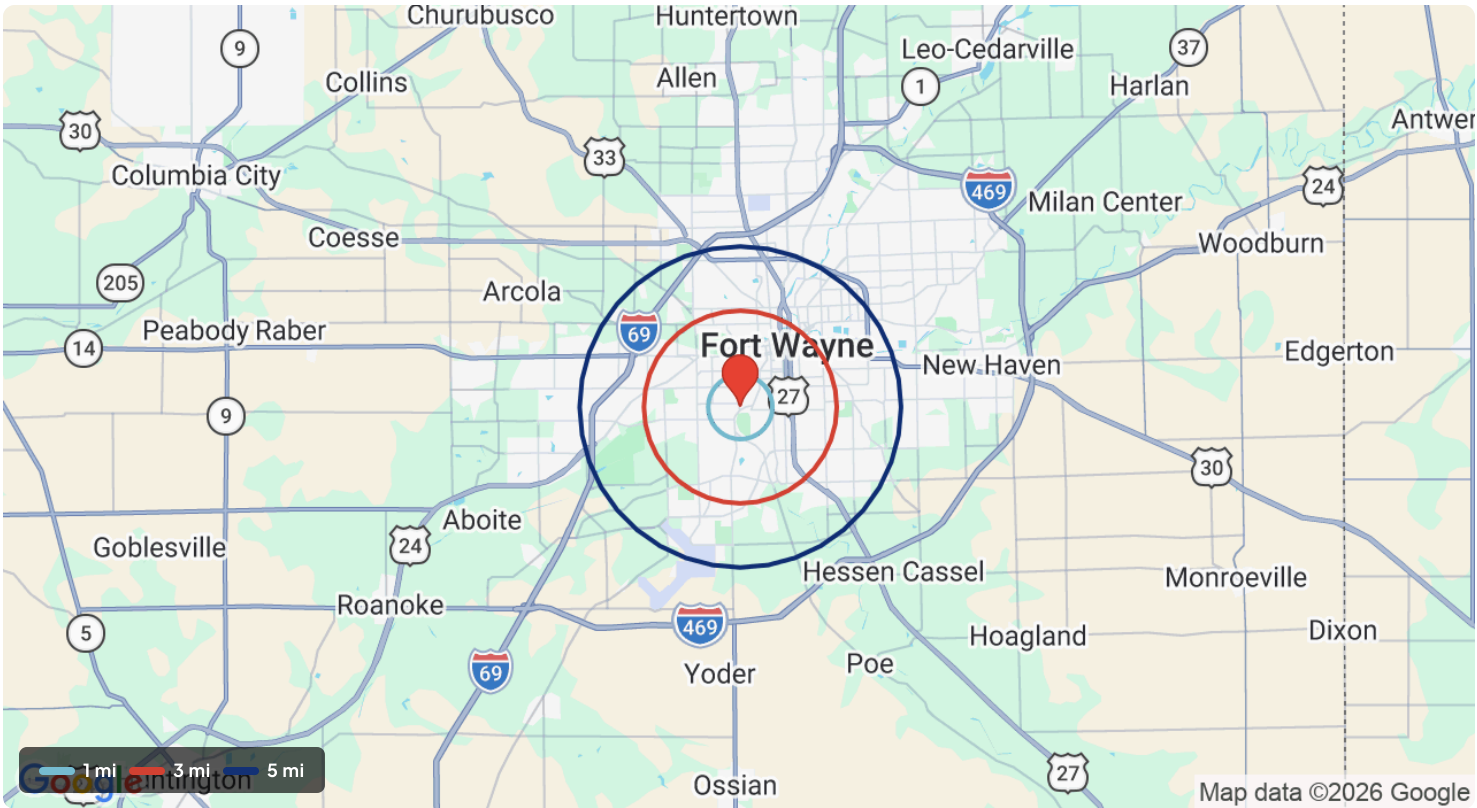
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	9,047	Population	82,194	Population	151,427
Median HH Income	\$60,246	Median HH Income	\$51,500	Median HH Income	\$54,337
Households	3,866	Households	33,649	Households	63,364

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,024	83,334	147,691
2010 Population	9,224	78,016	142,407
2026 Population	9,047	82,194	151,427
2031 Population	9,083	84,800	155,041
2026–2031 Growth Rate	0.08 %	0.63 %	0.47 %
2026 Daytime Population	7,643	90,969	183,931

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,908	33,200	60,206	less than \$15,000	540	4,354	7,670
2010 Total Households	3,677	30,414	56,940	\$15,000–\$24,999	156	2,653	4,975
2026 Total Households	3,866	33,649	63,364	\$25,000–\$34,999	294	3,861	6,751
2031 Total Households	3,921	35,110	65,521	\$35,000–\$49,999	506	5,357	9,470
2026 Avg. Household Size	2.33	2.39	2.34	\$50,000–\$74,999	799	7,031	12,489
2026 Owner Occupied Housing	2,588	16,463	33,290	\$75,000–\$99,999	554	4,639	9,081
2031 Owner Occupied Housing	2,639	16,863	34,208	\$100,000–\$149,999	485	3,210	7,098
2026 Renter Occupied Housing	1,278	17,186	30,074	\$150,000–\$199,999	267	1,337	2,796
2031 Renter Occupied Housing	1,282	18,247	31,313	\$200,000 or greater	266	1,207	3,035
2026 Vacant Housing	226	3,461	6,054	Median HH Income	\$60,246	\$51,500	\$54,337
2026 Total Housing	4,092	37,110	69,418	Average HH Income	\$83,817	\$67,130	\$73,061



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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DISCLAIMER