



FOR **SUBLEASE** RETAIL PROPERTY

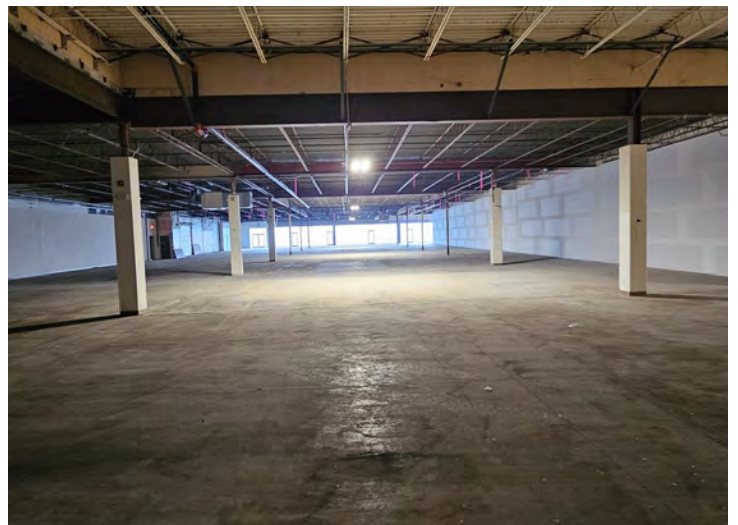


3830 Illinois Road  
Fort Wayne, IN 46804

## 27,462 SF Available For Sublease

### About The Property

- Located in highly desirable southwest quadrant
- Adjacent to At Home
- Close to Jefferson Pointe and Parkwest Shopping Center
- Strong traffic counts
- Easy access to Illinois Rd. and W. Jefferson Blvd.
- Sublease expires 3/31/2033
- Lease rate: \$9.00 SF/yr NNN



the  
**Zacher**  
company

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*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# PROPERTY INFORMATION

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## BUILDING LOCATION/SIZE/ZONING

Street Address	3830 Illinois Road
City, State, Zip	Fort Wayne, IN 46804
Total Building Size	97,682 SF
Zoning	C3/General Commercial

## PRICE/AVAILABILITY

Available Space	27,462 SF
Lease Price/SF	\$9 SF/yr
Lease Type	NNN
Sublease Expiration	3/31/2033

## BUILDING DATA

Date of Construction	1977
Type of Construction	Metal Frame/Pre-Engineered Steel
Heat	Suspended
A/C	Gas Forced/Rooftop
Parking	Ample
Ceiling Height	14'5"
Column Spacing	40' x 30'

## FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

*\*Pro-rata share base on SF/area*

## POPULATION DEMOGRAPHICS

1 Mile	2,571
3 Miles	53,541
5 Miles	146,698

## UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

## PROPERTY TAXES

Parcel Number	02-12-05-477-009.000-074
Assessment: Land	\$975,300
Improvements	\$3,205,800
Total Assessment	\$4,181,100
Annual Taxes	\$114,248.78 (\$1.17/SF)
Tax Year	2025 Payable 2026



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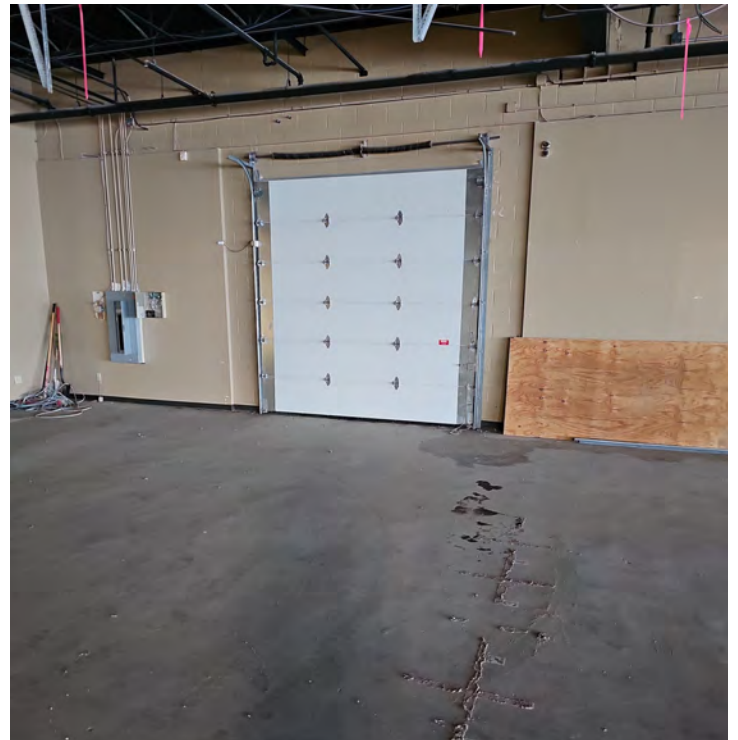
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# ADDITIONAL PHOTOS

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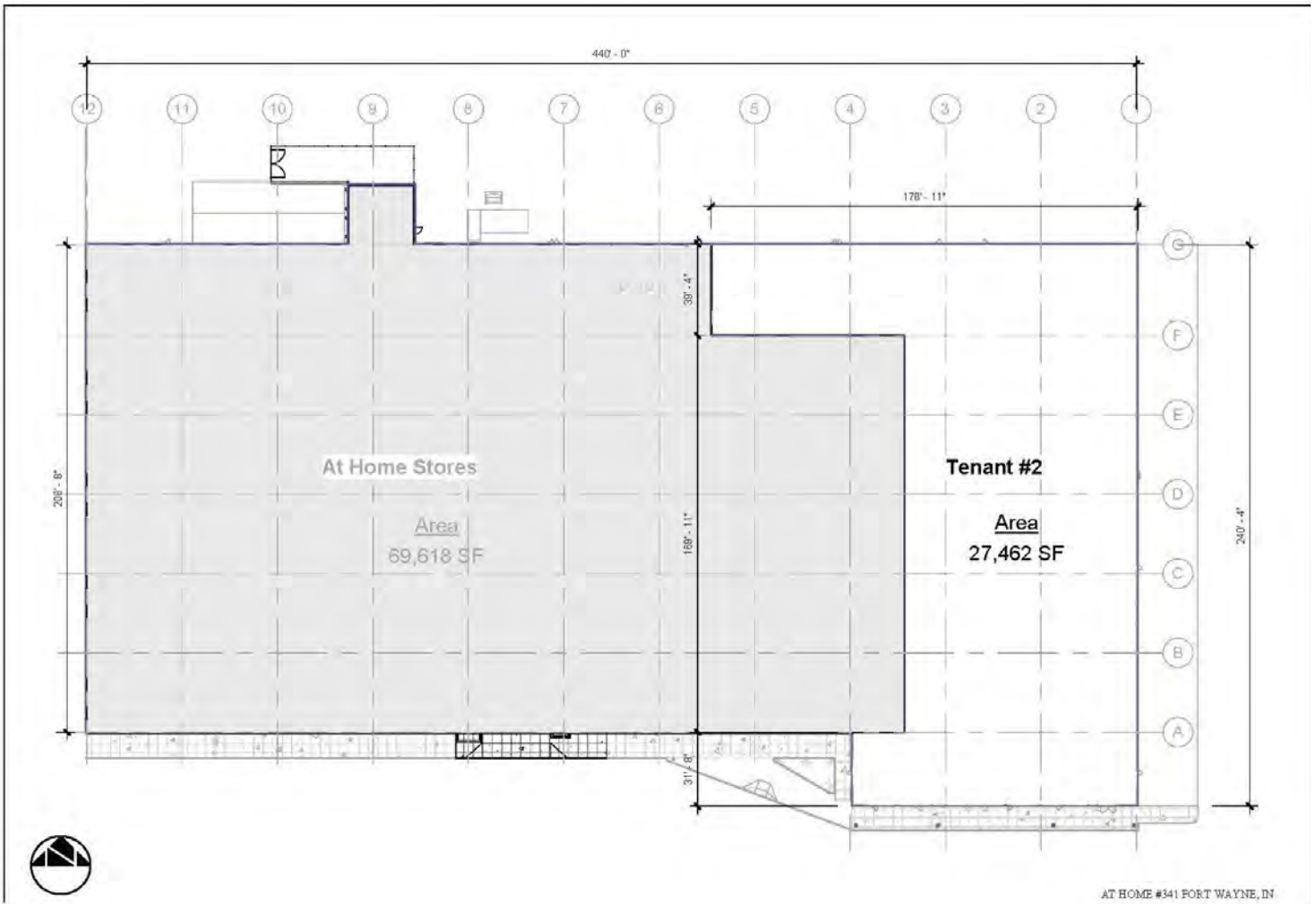
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# FLOOR PLAN

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# RETAILER MAP

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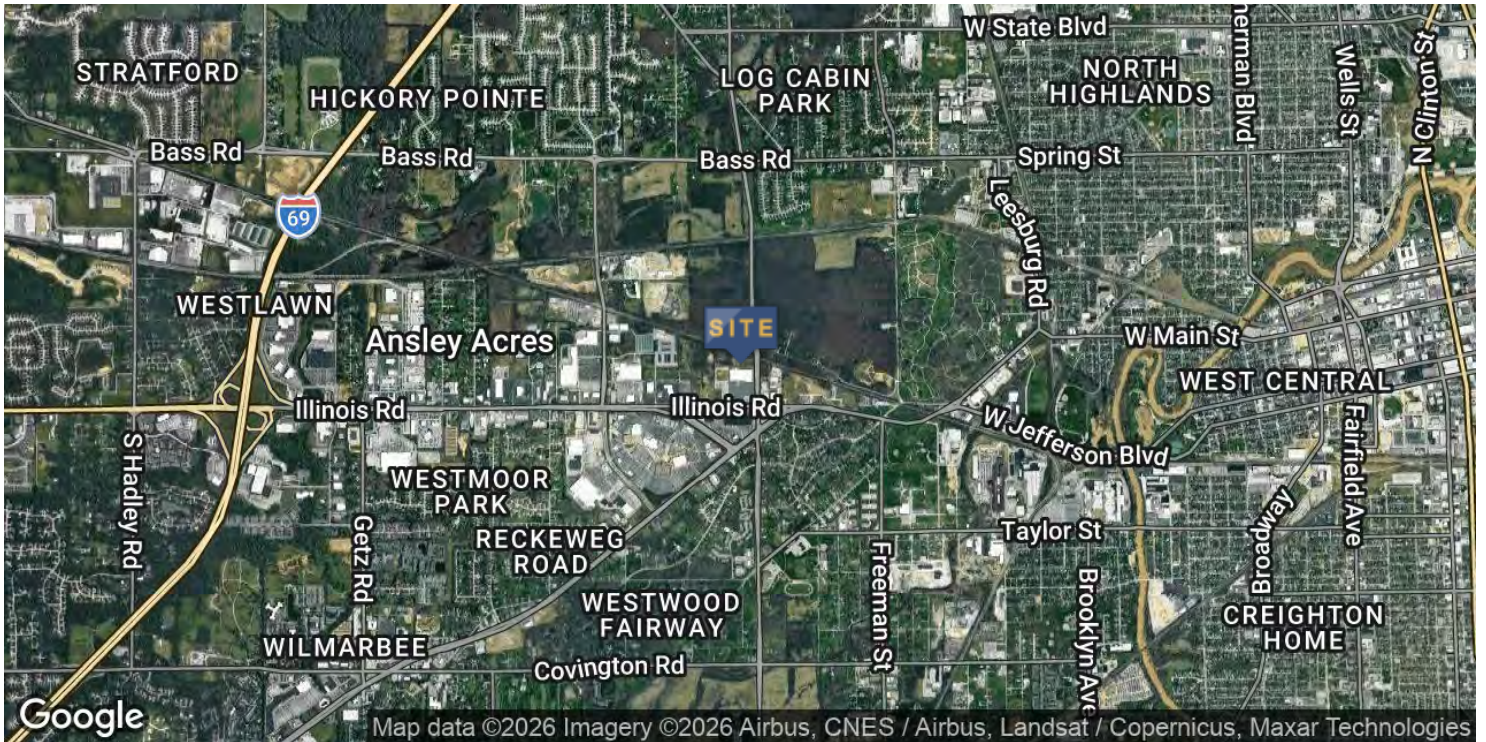
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# LOCATION MAP

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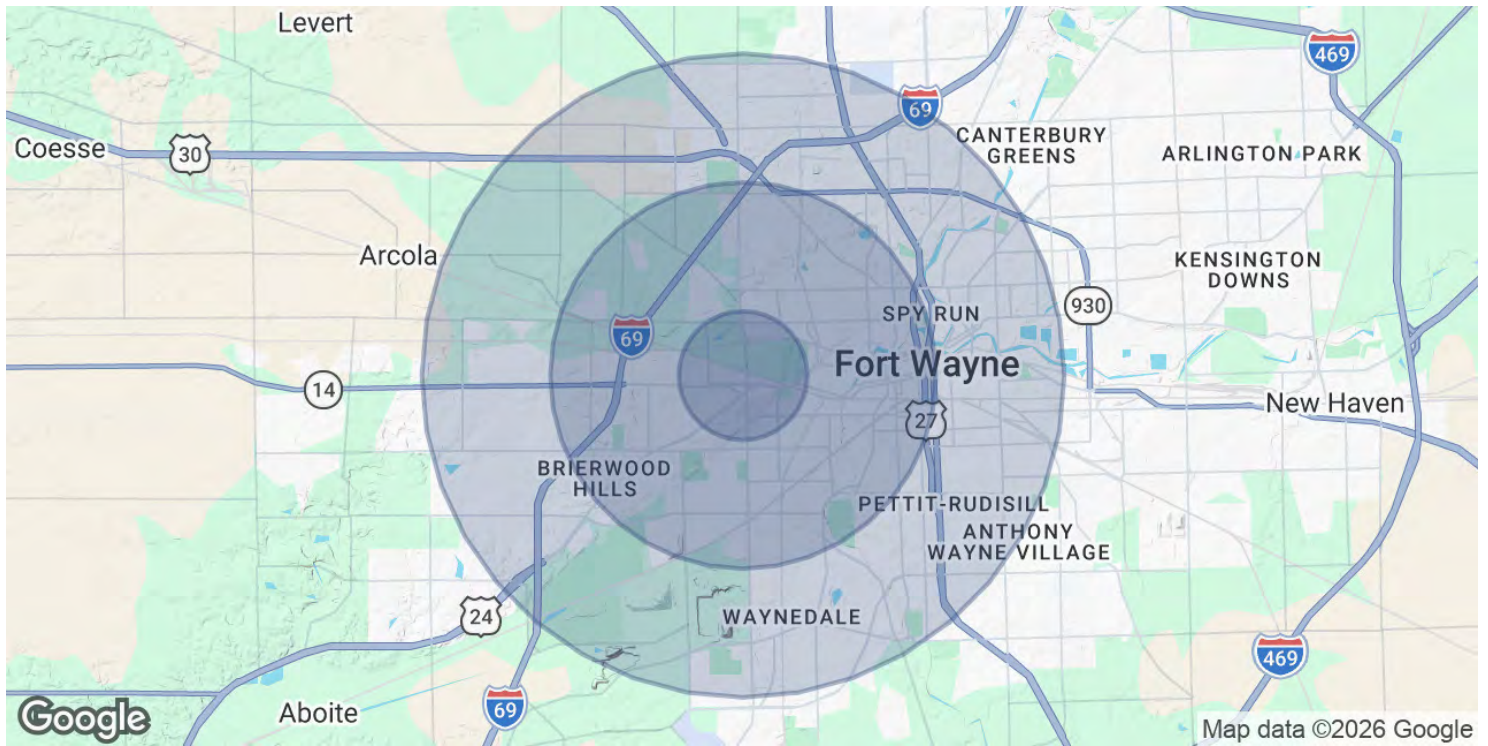
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,571	53,541	146,698
Average Age	43	38	38
Average Age (Male)	42	38	37
Average Age (Female)	44	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,218	23,415	61,139
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$69,108	\$70,459	\$73,228
Average House Value	\$264,316	\$188,054	\$179,171

Demographics data derived from AlphaMap



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