



## North Clinton Street Retail

4810 North Clinton Street

Fort Wayne, IN 46825



## White Box Retail Space For Lease

Retail space available for lease in the highly desirable Glenbrook trade area. The available space consists of 2,832 RSF directly adjacent to Mattress Firm. The space is in white box condition and a tenant improvement allowance is available for market-rate leases. This space offers high ceilings, an abundance of natural light, and the potential to add a drive-through.

### Property Highlights

- ▶ 2,832 RSF (divisible)
- ▶ Delivered in white box condition
- ▶ Potential to add a drive-through
- ▶ Excellent location in Glenbrook retail submarket
- ▶ Fantastic visibility from North Clinton Street
- ▶ Large windows
- ▶ **FOR LEASE: \$22.00/SF/Yr NNN**

#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

#### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



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### Excellent Location

The property at 4810 North Clinton Street is near these businesses and popular shopping centers, including but not limited to:

- |   |  |   |
|---|--|---|
| <b>1.</b> Crumbl Cookies  | <b>7.</b> Kroger   | <b>13.</b> Coliseum Shoppes<br><i>Half Price Books, Potbelly</i>  |
| <b>2.</b> Olive Garden  | <b>8.</b> Allen County War Memorial Coliseum                                   | <b>14.</b> JoAnn Plaza<br><i>ALDI, Plato's Closet</i>             |
| <b>3.</b> Dunham's Sports   | <b>9.</b> Holiday Inn  | <b>15.</b> Walmart  |
| <b>4.</b> Glenbrook Square Shopping Mall<br><i>Macy's, JCPenney, PF Chang's</i> | <b>10.</b> Applebee's  | <b>16.</b> Glenbrook Plaza<br><i>DICK'S Sporting Goods, Petco</i> |
| <b>5.</b> Target  | <b>11.</b> Baker Street Steakhouse   |   |
| <b>6.</b> Panera Bread  | <b>12.</b> Northcrest Shopping Center<br><i>Kohl's, Best Buy, Office Depot</i> |   |

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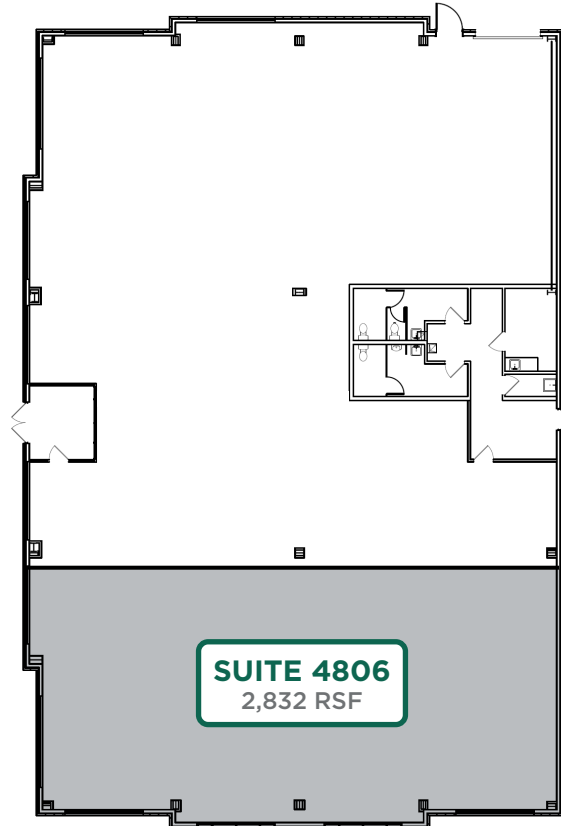


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### Available Units



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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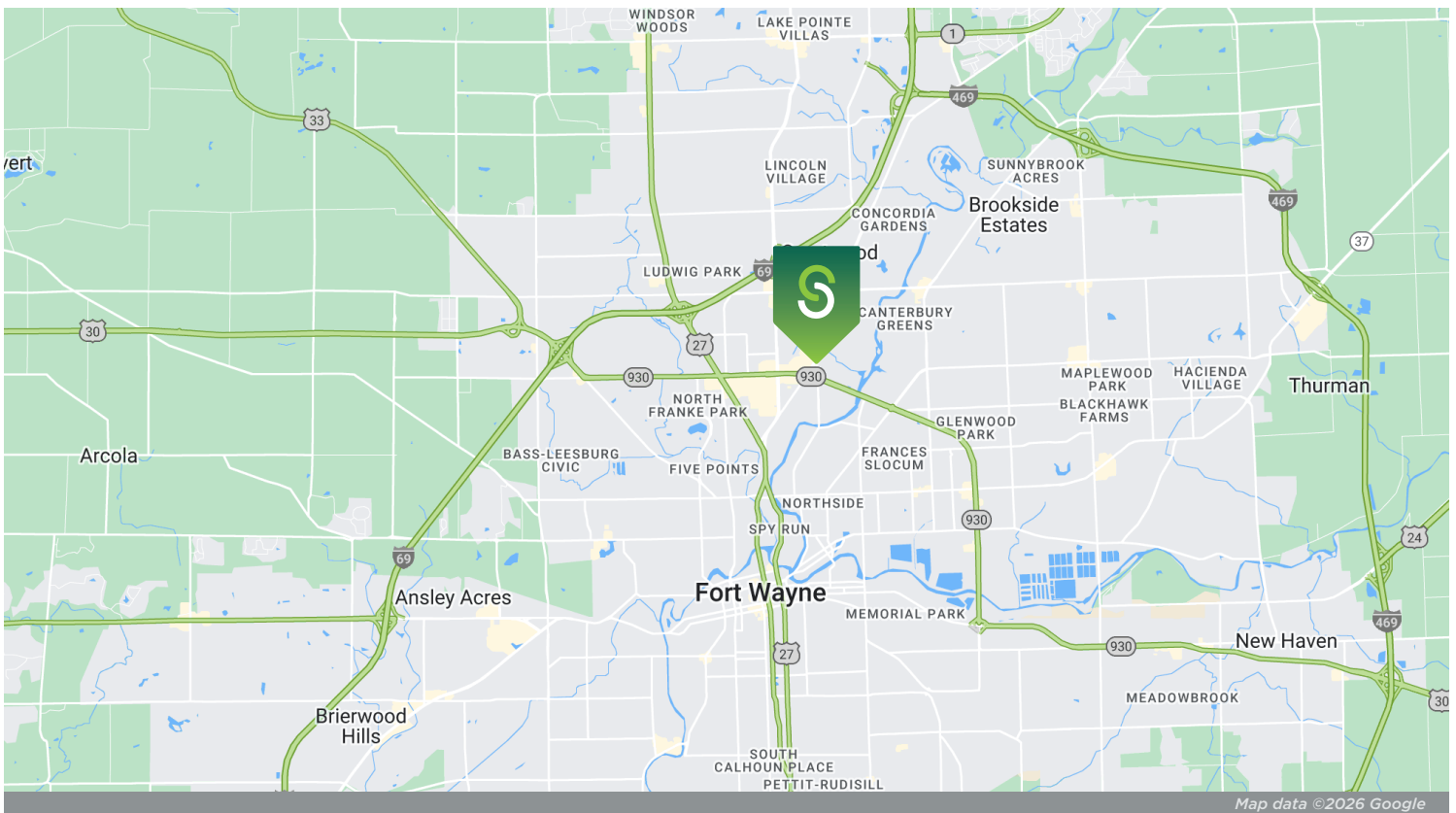


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Imagery from the dates: 7/23/2015-8/18/2025 Landsat / Copernicus NOAA Data SIO, NOAA, U.S. Navy, NGA, GEBCO Airbus



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## North Clinton Street Retail

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### PROPERTY INFORMATION

Address	4810 N Clinton St
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-24-451-002.000-073

### LEASE INFORMATION

Lease Rate & Type	\$22.00/SF/Yr NNN
Terms	5-7 years
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	10,075 SF	
Total Available	2,832 RSF	
Max Contiguous	2,832 RSF	
Units Available	RSF	Monthly Rate
• 4806	2,832	\$5,192.00

### UTILITIES

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

### SITE DATA

Site Acreage	2.03 AC
Zoning & Description	C2 - General Commercial
Parking	Surface
Parking Count	100+ spaces
Interstate	I-69, 2 miles
Traffic Count	29,000 VPD - N Clinton St

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### BUILDING INFORMATION

Property Type	Retail
Year Built	2015
# of Stories	1
Construction Type	Masonry
Roof	Standing seam
Heating	Rooftop
A/C	Rooftop
ADA Compliant	Yes
Signage	Monument, storefront

### ADDITIONAL INFORMATION

- 2,832 RSF retail space for lease
- Drive-through can be added
- Located in Glenbrook retail submarket

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