



## Leased Family Dollar

6441 Bluffton Road  
Fort Wayne, IN 46819



## Retail Investment Opportunity

7,000 SF freestanding retail building for sale. Currently fully leased by Family Dollar with two years remaining on the lease. The tenant exercised its third five-year extension in January 2022. The property is located at a great location near a signalized intersection and is zoned C3 - General Commercial.

## Property Highlights

- ▶ NOI: \$26,547
- ▶ National tenant investment opportunity
- ▶ Great location near signalized intersection
- ▶ Earn rental income for two years while planning redevelopment
- ▶ Professionally managed property
- ▶ **FOR SALE: \$499,000**

### ANDREW ECKERT

Broker  
260 424 8448  
andrew.eckert@sturgespg.com

### JOHN CAFFRAY

VP of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

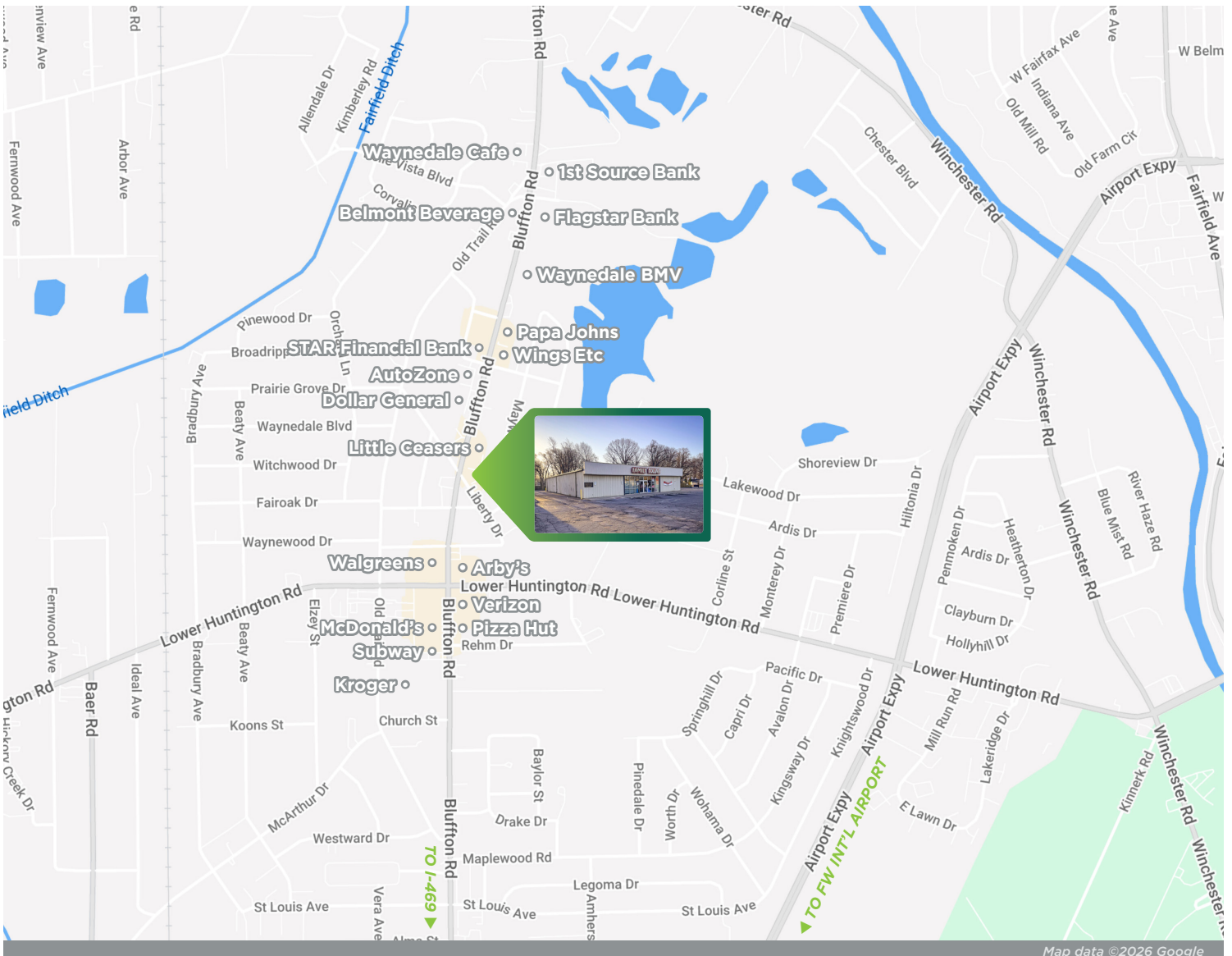
### KEVIN ELLIS

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260 424 8448  
kevin.ellis@sturgespg.com



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### Excellent Location

This leased Family Dollar is located in Waynedale on the southwest side of Fort Wayne. Neighboring tenants include Boost Mobile and Little Caesar's. In the surrounding area, you'll find other national businesses such as Walgreen's, Arby's, McDonald's, Kroger, Pizza Hut, and Subway. Waynedale is a popular neighborhood full of growing residential areas, many churches, and local and national retailers.

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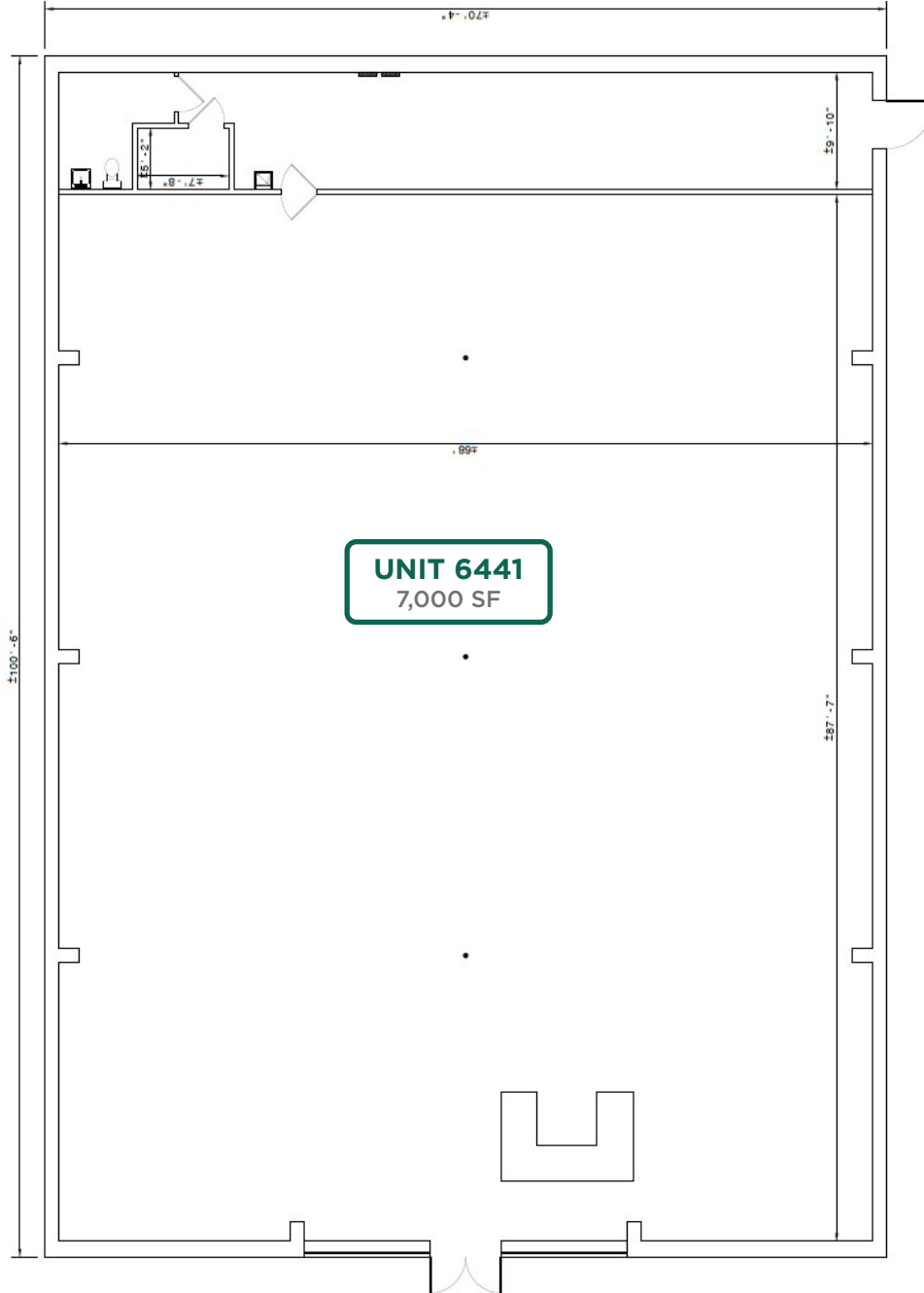
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### Floor Plan - 7,000 SF



Floor plan may not be to scale.  
Contact broker for detailed floor plan.

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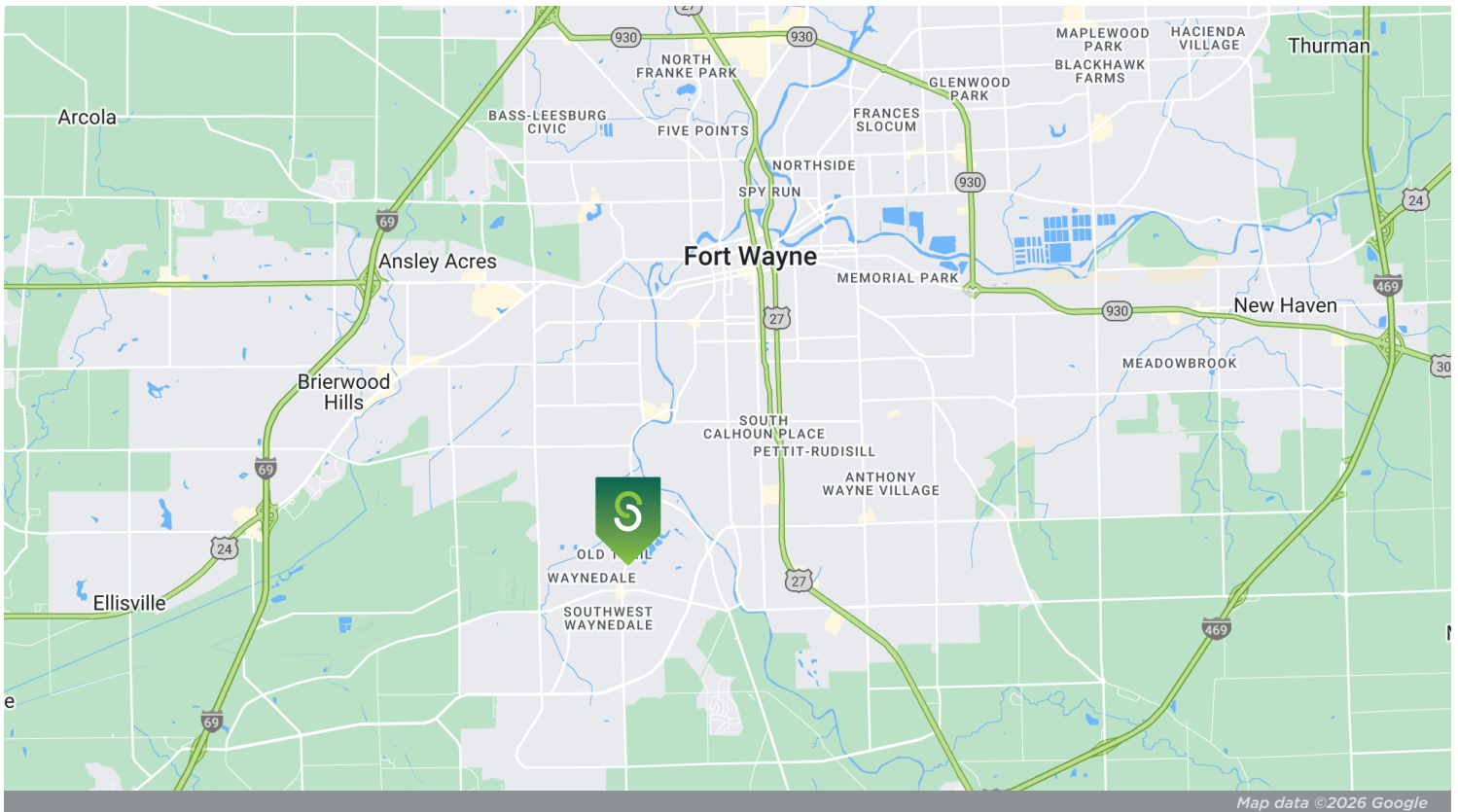
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**Leased Family Dollar**6441 Bluffton Road  
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### PROPERTY INFORMATION

Address	6441 Bluffton Road
City, State, Zip	Fort Wayne, IN 46819
County	Allen
Township	Wayne
Parcel Number	02-12-27-302-002.000-074



### SALE INFORMATION

Price	\$499,000
Terms	Cash at closing

### SITE DATA

Site Acreage	0.63
Zoning & Description	C3 - General Commercial
Parking Description	Paved
Parking Count	25
Nearest Interstate	I-469, 4.8 miles I-69, 6 miles

### UTILITIES

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

### BUILDING INFORMATION

Property Type	Retail - Investment
Total Area SF	7,000
Vacant SF	0
Occupancy Rate	100%
Year Built	1997
# of Stories	1
Construction Type	Steel Post & Beam
Roof	Metal
Heating	Package
A/C	Package
Sprinkler	No
ADA Compliant	Yes
Restrooms	Yes

### ADDITIONAL INFORMATION

- Opportunity for investor or end-user looking for new headquarters
- Collect income for two years while planning building conversion
- Professionally managed property
- Recent price reduction from \$560,000 to \$499,000

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