



## 14 SQUARE SHOPPING CENTER

4916 Illinois Rd, Fort Wayne, IN, 46804

### Property Highlights

- Prime retail space located on Illinois Rd
- Excellent visibility with ample parking
- Join a strong national tenant mix including Handels, Penn Station, Target
- Expansive windows inviting natural light
- Ideal for retail or service tenants
- High traffic Area



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# LEASE INFORMATION



<b>Lease Rate:</b>	<b>\$25.00/SF/YR</b>
<b>Terms:</b>	<b>Negotiable</b>
<b>Lease Structure:</b>	<b>NNN</b>
<b>Availability:</b>	<b>Immediately</b>
<b>Exclusivity List:</b>	<b>See Broker</b>
<b>Neighboring Tenants:</b>	<b>Handels, Penn Station, Swizzle, Clean Eatz</b>

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# GENERAL INFO



<b>Address:</b>	<b>4916 Illinois Rd</b>
<b>County:</b>	<b>Allen</b>
<b>Township:</b>	<b>Wayne</b>
<b>Lease Rate:</b>	<b>\$25.00/SF/YR</b>
<b>Population Demographics (1,3,5 Mile Radius):</b>	<b>14,600, 71,800, 188,000</b>
<b>HH Incomes (1,3,5 Mile Radius):</b>	<b>\$61,900, \$62,000, \$60,200</b>
<b>Parcel Number(s):</b>	<b>02-12-05-353-009.000-074</b>

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# BUILDING INFORMATION

<b>Property Type:</b>	<b>Retail</b>
<b>Year Built:</b>	<b>2006</b>
<b># of Stories:</b>	<b>1</b>
<b>Construction Type:</b>	<b>Steel Frame</b>
<b>Exterior Type:</b>	<b>Brick</b>
<b>Heating:</b>	<b>Available</b>
<b>A/C:</b>	<b>Central</b>
<b>Lighting :</b>	<b>LED</b>
<b>Ceiling Height:</b>	<b>11.66 FT (Drop Ceiling)</b>
<b>Sprinkler:</b>	<b>N/A</b>
<b>Flooring Type:</b>	<b>Concrete</b>
<b>Drive Thru Potential:</b>	<b>No</b>
<b>Outlot Potential:</b>	<b>No</b>
<b>Restrooms:</b>	<b>2</b>
<b>Sigange Location:</b>	<b>Facade and Monument</b>

# AVAILABLE UNITS



## AVAILABLE SPACE

<b>Total Building SQFT:</b>	<b>27,949 SF</b>
<b>Total Available:</b>	<b>3,300 SF</b>
<b>Max Contingous:</b>	<b>3,300 SF</b>

## UNITS AVAILABLE

<b>Unit #</b>	<b>Total SQFT</b>	<b>Base Monthly Rate</b>
<b>Suite 100</b>	<b>3,300 SF</b>	<b>\$6,875.00</b>

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# RESPONSIBLE PARTIES



Expense Category	Party	Expense
Utilities	Tenant	
Property Taxes	Tenant	\$1.97
Property Insurance	Tenant	\$0.57
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$3.50
Roof and Structure	Landlord	
<b>Total NNN</b>		<b>\$6.03</b>

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# SITE DATA & UTILITIES



<b>Electric Provider</b>	<b>AEP</b>
<b>Water</b>	<b>Fort Wayne</b>
<b>Sewer</b>	<b>Fort Wayne</b>
<b>Gas</b>	<b>Nipsco</b>

<b>Acreage:</b>	<b>3.24</b>
<b>Zoning:</b>	<b>C3</b>
<b>Proximity to Interstate:</b>	<b>1 mile (2-3 Minutes)</b>
<b>Traffic Count:</b>	<b>34,000 - 37,000 VPD</b>
<b>Parking Surface:</b>	<b>Asphalt</b>
<b>Parking Spots:</b>	<b>Ample</b>
<b>Lighted Intersection:</b>	<b>Illinois Rd</b>
<b>Access:</b>	<b>Lagro Dr</b>
<b>Site Visibility:</b>	<b>Illinois Rd</b>

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# AERIAL VIEW



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# INTERIOR PHOTOS



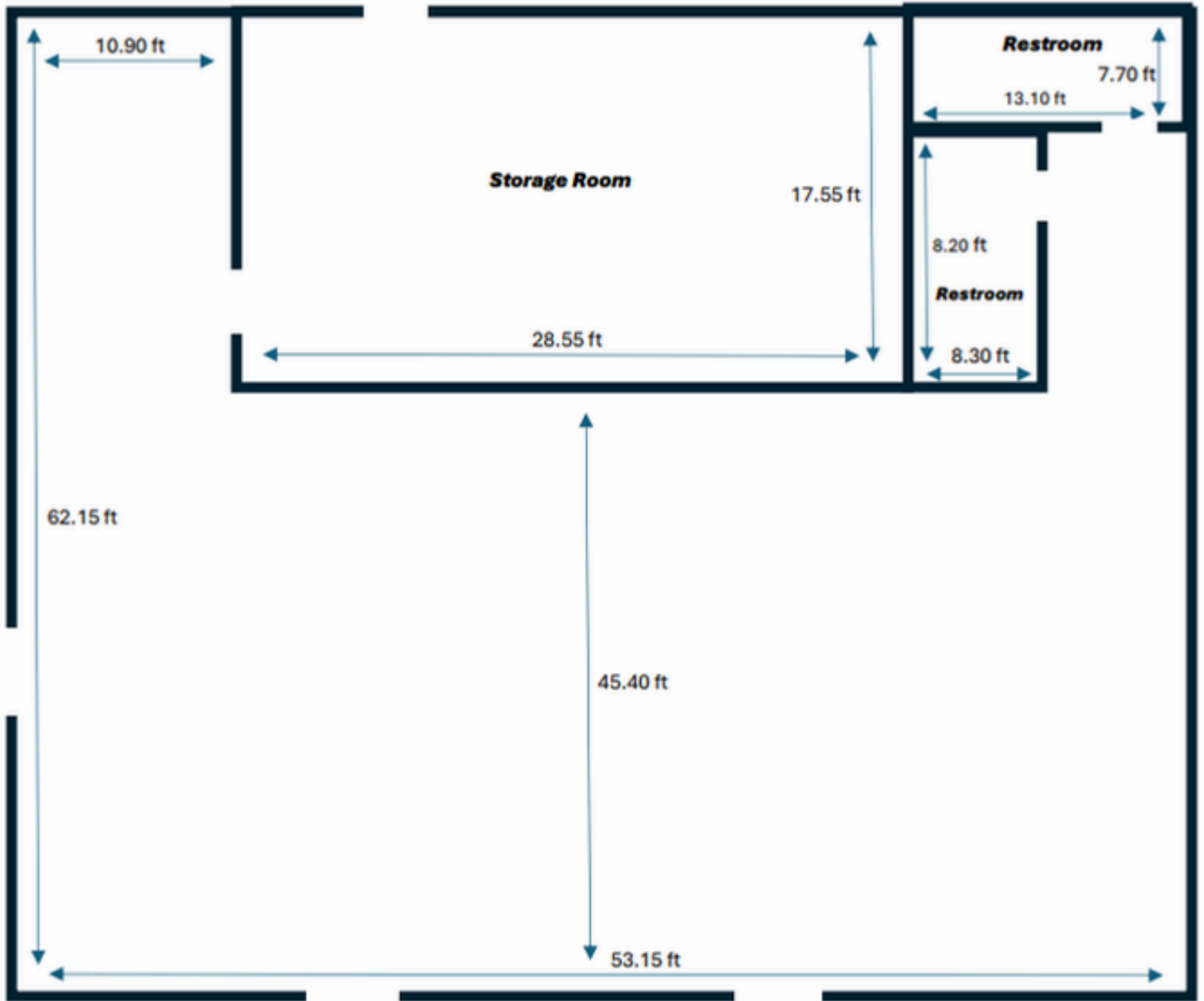
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# FLOOR PLANS

Illinois Rd



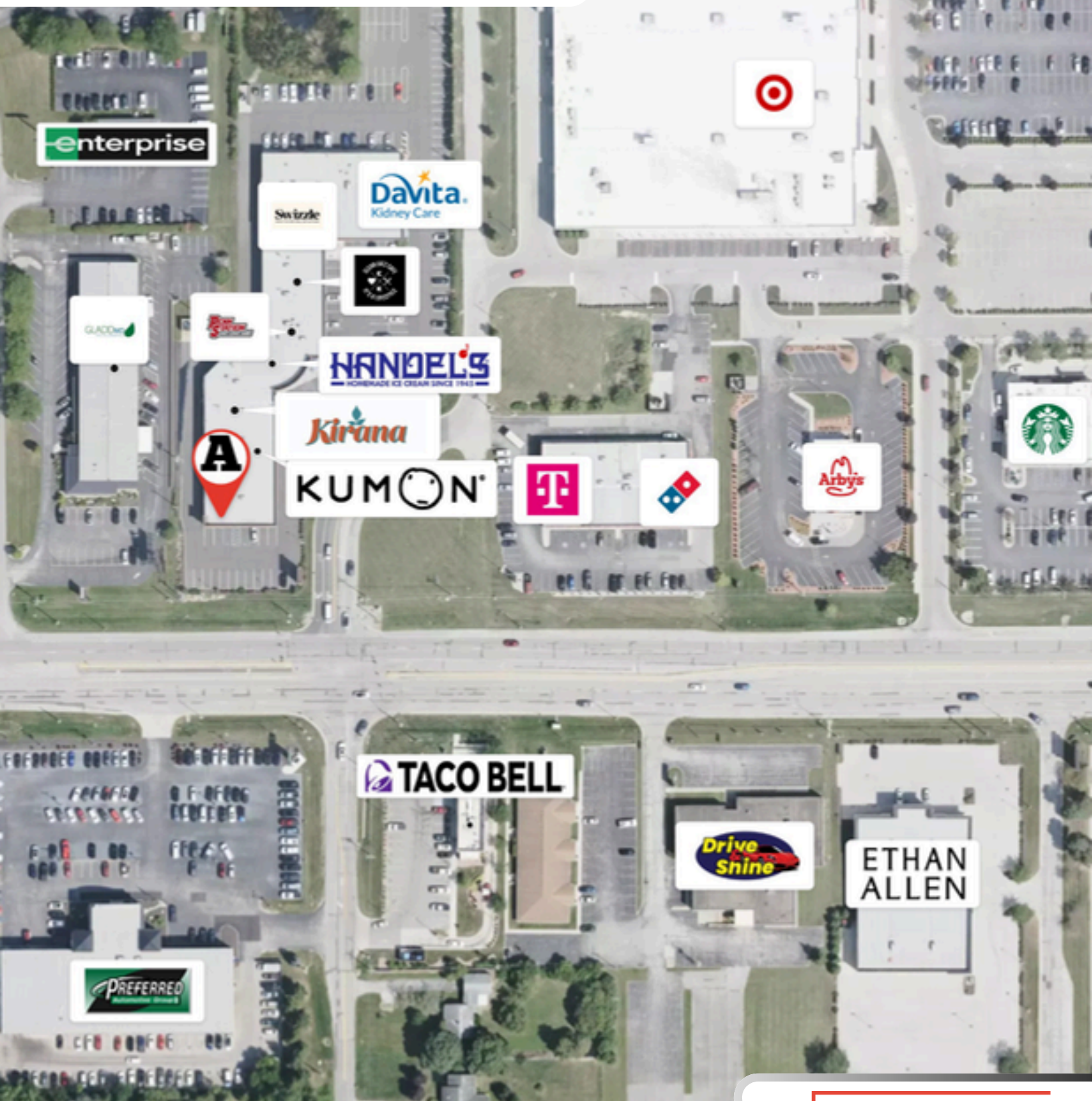
### Further Notes:

- **11.66 ft Ceiling Height**
- **3,300 Total SF**

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# NEARBY RETAILERS



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# FORT WAYNE INDIANA

Size:	110.6 square miles
Population:	273,203 (2024)
Estimated Median Age:	35 years
Median Household Income:	\$60,293
Median Property Value:	\$169,700
Unemployment Rate:	3.6% (June 2025)
Homeownership Rate:	62.2% (city), 73.5% (county)

Fort Wayne, Indiana is growing steadily and getting more diverse - now the state's second-largest city with 273,203 residents (2024) and a metro of about 399,295, up 3.6% since 2020. With a median age of 35, the city boasts a balanced, ready workforce. Its population mix continues to broaden:

63.8% White, 14.4% Black, 10.5% Hispanic, and 5.8% Asian, reflecting notable growth in Hispanic and Asian communities. Economically, Fort Wayne is resilient and on the rise: median household income climbed to \$60,293 in 2023 (+3.54% YoY), unemployment sits at a healthy 3.6% (June 2025), and average hourly wages hit \$27.77 (May 2024), with strong employment in production, office/admin support, and transportation/material moving.

The housing story is equally upbeat. Recognized as the #1 housing market in the nation for 2024 by the Wall Street Journal and Realtor.com, Fort Wayne pairs affordability with velocity: a 2023 median property value of \$169,700, citywide homeownership at 62.2% (73.5% in Allen County), and Zillow's average home value around \$239,108 (+2.2% YoY), with homes typically pending in just 12 days. Geographically, the city spans 110.6 square miles as Allen County's seat and largest city, strategically positioned in northeast Indiana with quick access to major highways and neighboring Michigan and Ohio - an attractive hub for residents and businesses alike.

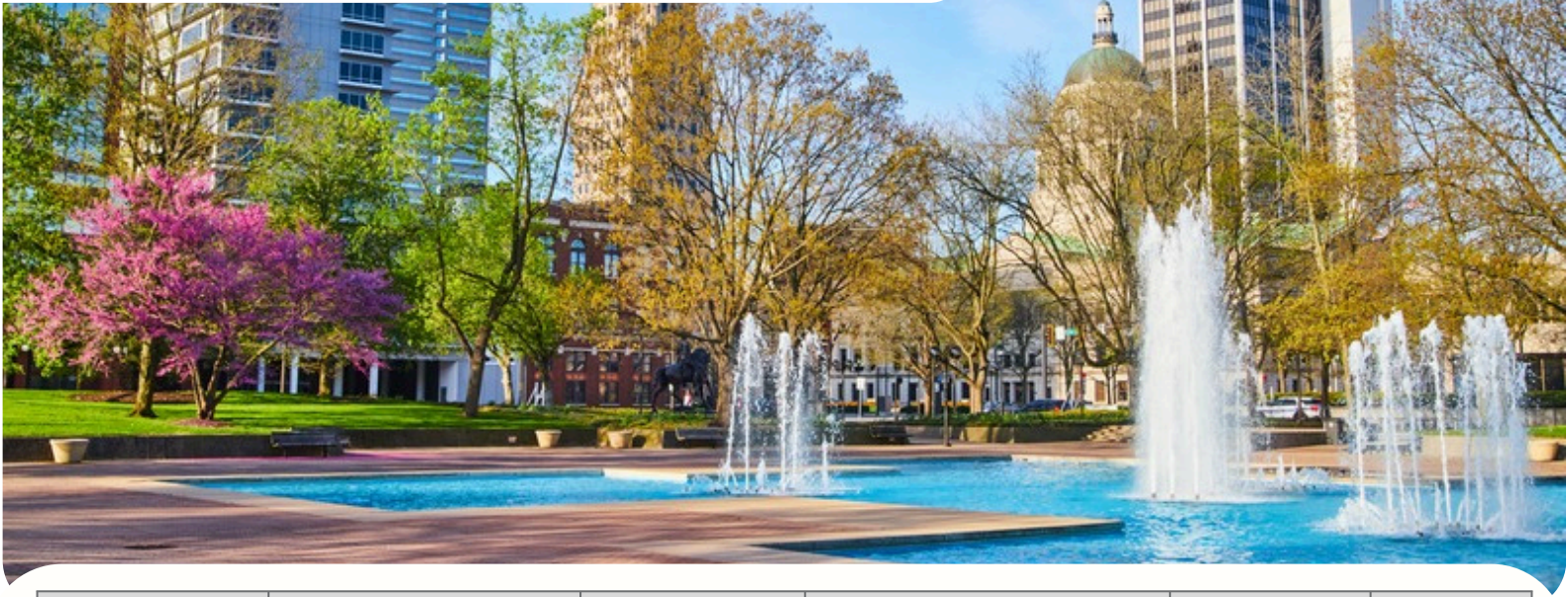


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# FORT WAYNE DEMOGRAPHICS



Fort Wayne Population	Allen County Population	% are Renters	Average Household Income	Total Households	Average Age
265,974	388,608	37.4 %	\$53,978	108,207	35.3

## NOTABLE COMPANIES



Parkview Health

**Parkview Health** Regional Healthcare system employing nearly 9,000 people in the Allen County area.



General Motors

**General Motors** Assembly plant for GMC Sierra, and Chevy Silverado, employing ~4,300.



Master Spas

**Master Spas** Manufacturer of Spas and Hot Tubs, with just north of 1,000 employees in Fort Wayne.

**Raytheon Technologies** Aerospace company involved in advanced propulsion and electrical systems. Employs ~450 in Fort Wayne.



Raytheon Technologies

**Steel Dynamics** Steel production & metal recycling, employing just shy of 1,000 people.



Steel Dynamics

**Indiana Michigan Power** Electrical utility company dominating Fort Wayne skyline, employs ~400.



Indiana Michigan Power



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