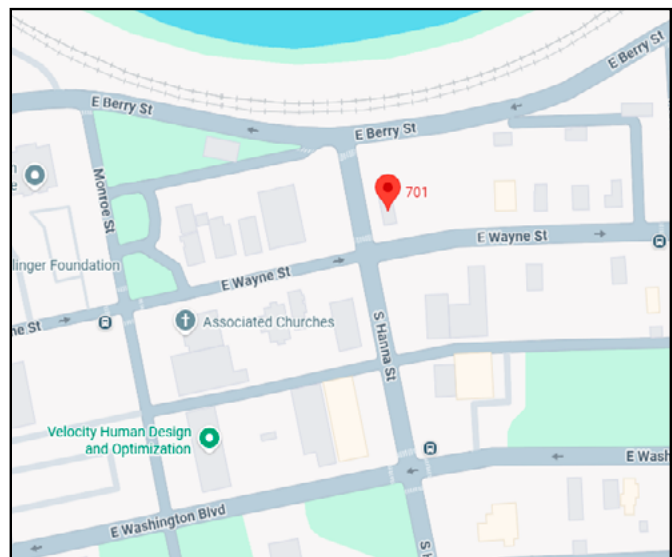




701 E. Wayne Street
Fort Wayne, Indiana 46803

Property Features

- New retail/office building - built in 2025
- Suite 1B: first floor space consisting of large open area with one private office, restroom, mop sink closet, and storage closet
- Suite 2A: second floor space consisting of five private offices, conference room, kitchenette with refrigerator, and restroom. Accessible via stairs.
- First floor conference room available to use upon request
- Move-in ready space located one minute from downtown



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihb.com

GARY BUSCHMAN, SIOR

Broker
260.348.2769 (m)
gary@naihb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	701 E. Wayne Street	Parcel Number	02-12-01-310-001.000-074
Address	701 E. Wayne Street	Total Building SF	14,385 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	0.66 AC
County	Allen	Year Built	2025
Township	Wayne	Zoning	C-3
Parking	Surface		

Property Features			
Construction	Fireproof steel	# of Floors	2
Roof	Flat	Restrooms	2
Heating	Gas forced air	Central Air	Yes
Other			

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	4.3 Miles
Water	City of Fort Wayne	Highway	US 27
Sewer	City of Fort Wayne	Distance	0.3 Miles

Lease Information			
Unit	SF	Lease Rate	
1B	1,407 SF	\$15.00/SF MG	Tenant pays utilities & janitorial
2A	1,533 SF	\$15.00/SF MG	Tenant pays utilities & janitorial
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes		Landlord	
CAM		Landlord	
Insurance		Landlord	
Maint/Repairs		Landlord	
Roof/Structure		Landlord	
Utilities		Tenant	
Total Expenses			

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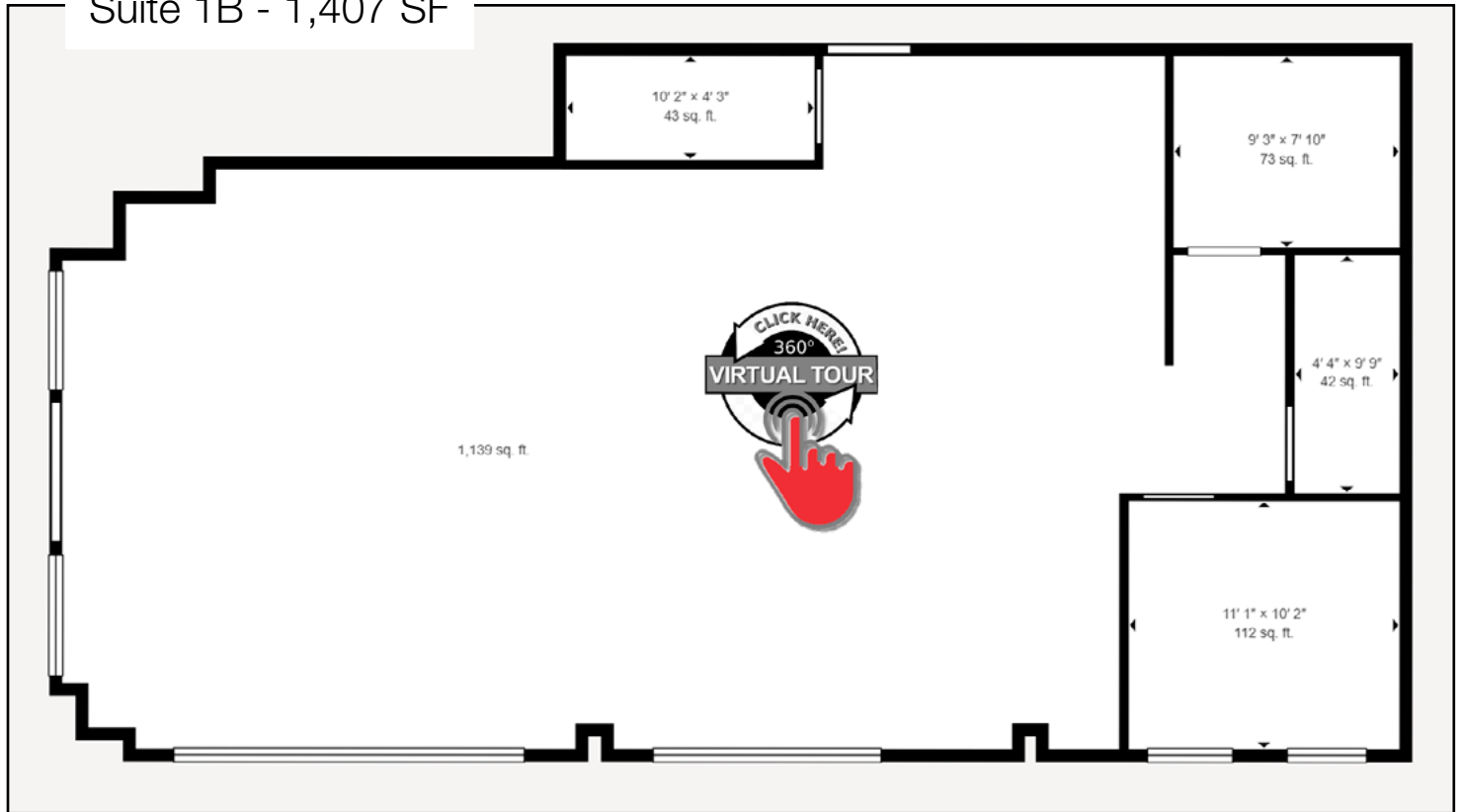
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Suite 1B - 1,407 SF



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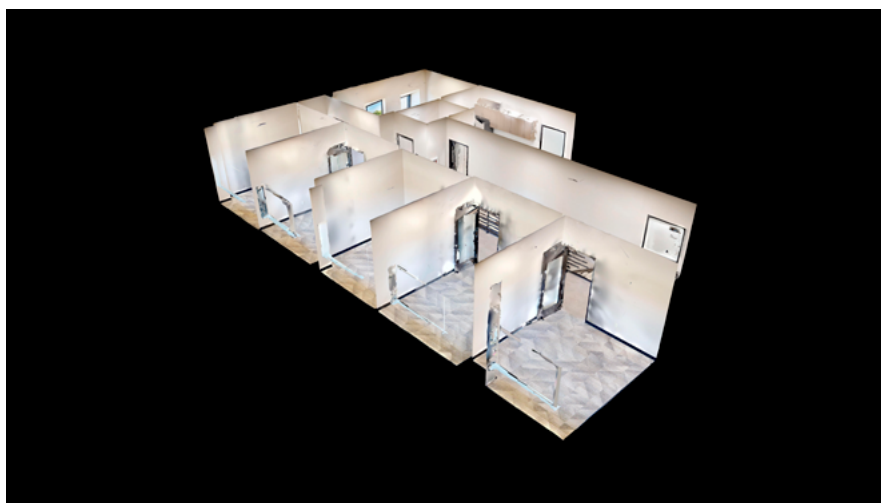
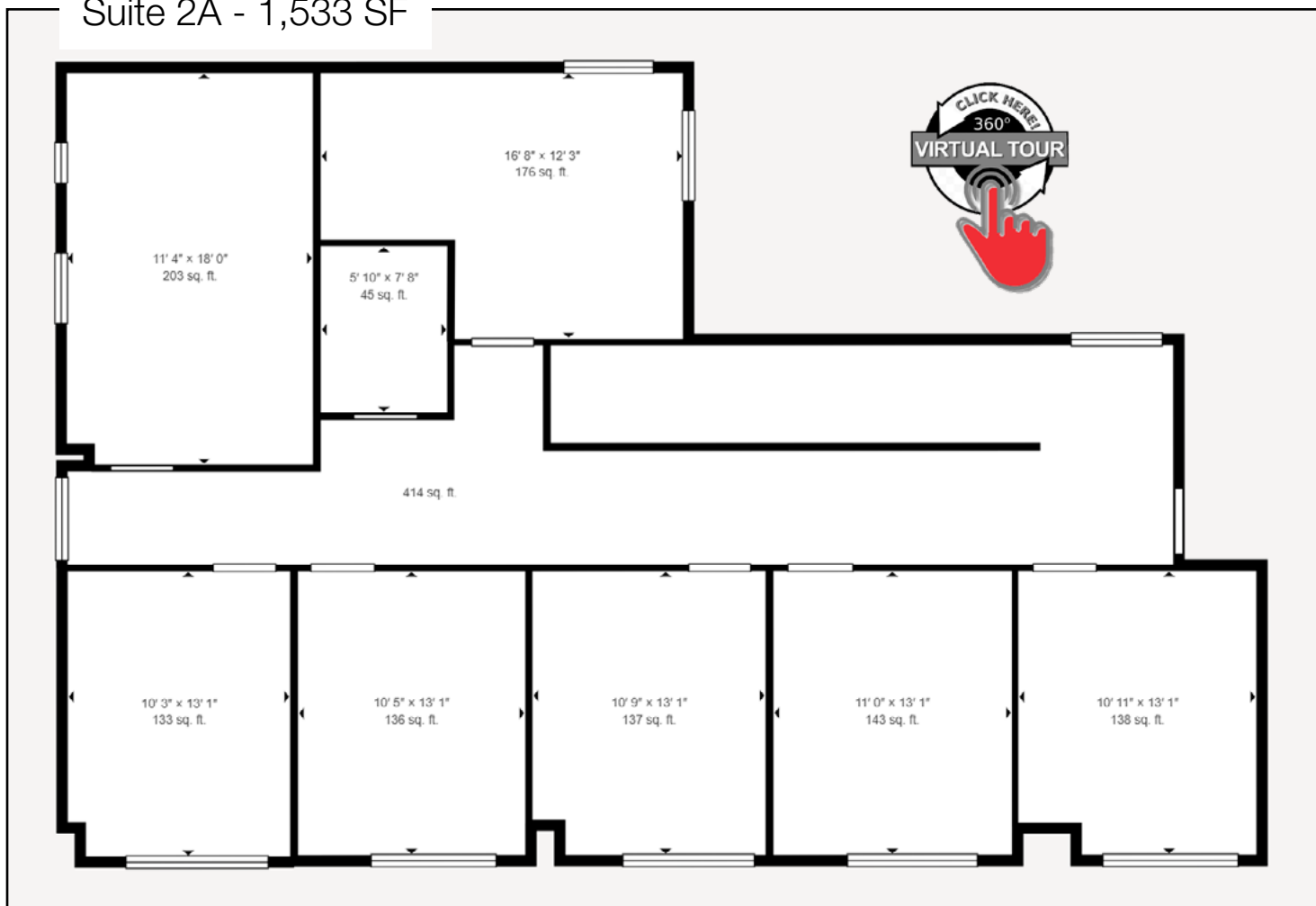
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Suite 2A - 1,533 SF



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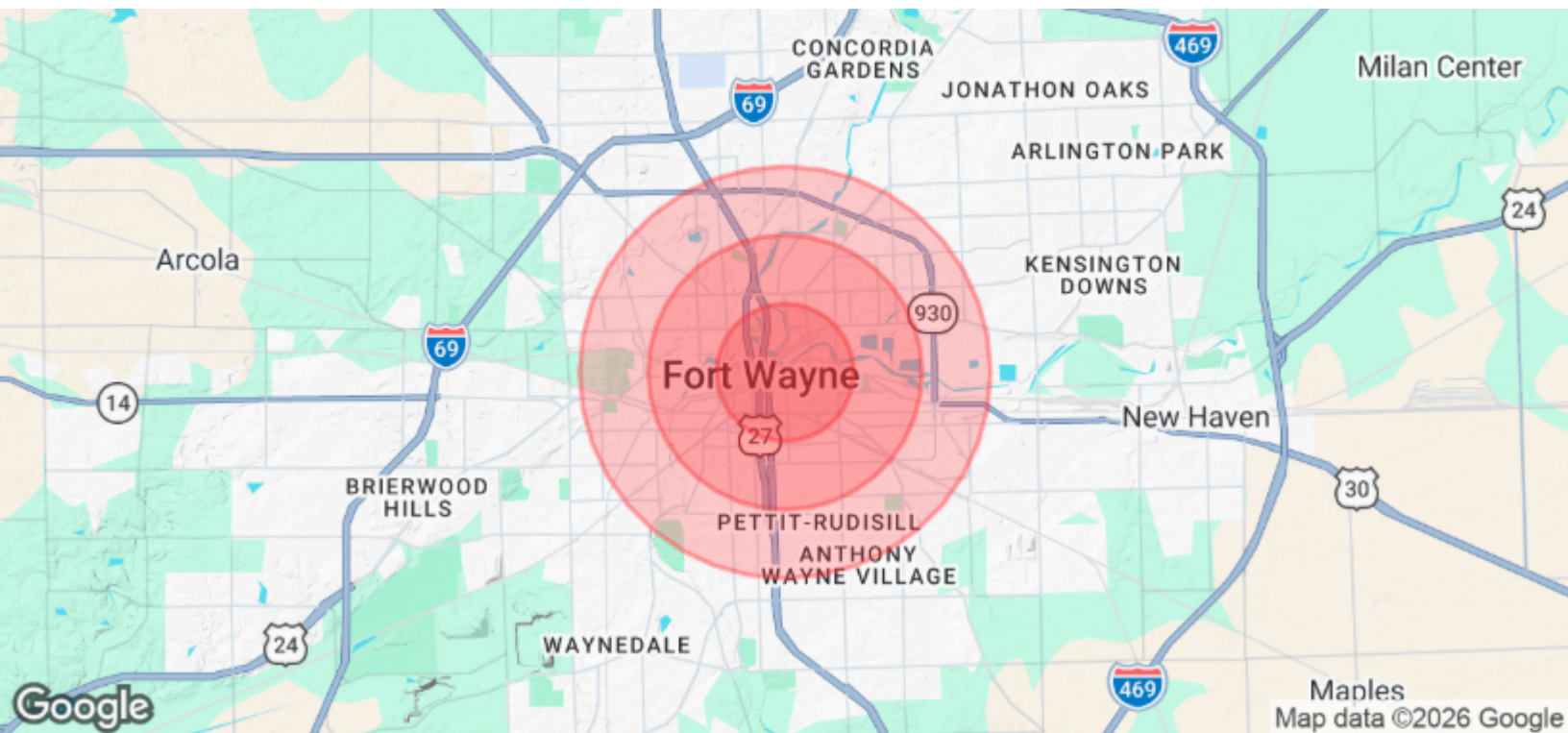
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,873	52,429	95,575
Average Age	31.9	32.7	33.1
Average Age (Male)	33.2	32.7	32.5
Average Age (Female)	32.8	33.1	33.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,091	21,934	38,961
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$52,237	\$58,753	\$63,166
Average House Value	\$141,519	\$126,719	\$129,801

American Community Survey (ACS)

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