



FOR **LEASE** RETAIL
PROPERTY



10468 Maysville Rd
Fort Wayne, IN 46835

3,694 SF Retail Building For Lease

About The Property

- Located in Walmart anchored center
- Stand-alone building with drive thru potential
- Well maintained
- Good visibility and high traffic counts
- Lease rate: \$20.50 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

3,694 SF RETAIL BUILDING FOR LEASE

BUILDING LOCATION/SIZE/ZONING

Street Address	10468 Maysville Rd
City, State, Zip	Fort Wayne, IN 46835
Total Building Size	3,694 SF
Zoning	SC/Shopping Center

BUILDING DATA

Date of Construction	2014
Number of Stories	1

POPULATION DEMOGRAPHICS

1 Mile	2,707
3 Miles	28,489
5 Miles	79,366

TRANSPORTATION

Distance to Interstate	Less than 1 Mile - I-469
Traffic Count	Maysville Rd. - 15,651 VPD

PROPERTY TAXES

Parcel Number	02-08-24-426-002.000-072
Assessment: Land	\$237,200
Improvements	\$379,700
Total Assessment	\$616,900
Annual Taxes	\$16,384.42 (4.44/SF)
Tax Year	2025 Payable 2026

PRICE/AVAILABILITY

Available Space	3,694 SF
Lease Price/SF	\$20.50 SF/yr
Lease Type	NNN
Available	Immediately

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

UTILITIES

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



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ADDITIONAL PHOTOS

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RETAILER MAP

3,694 SF RETAIL BUILDING FOR LEASE



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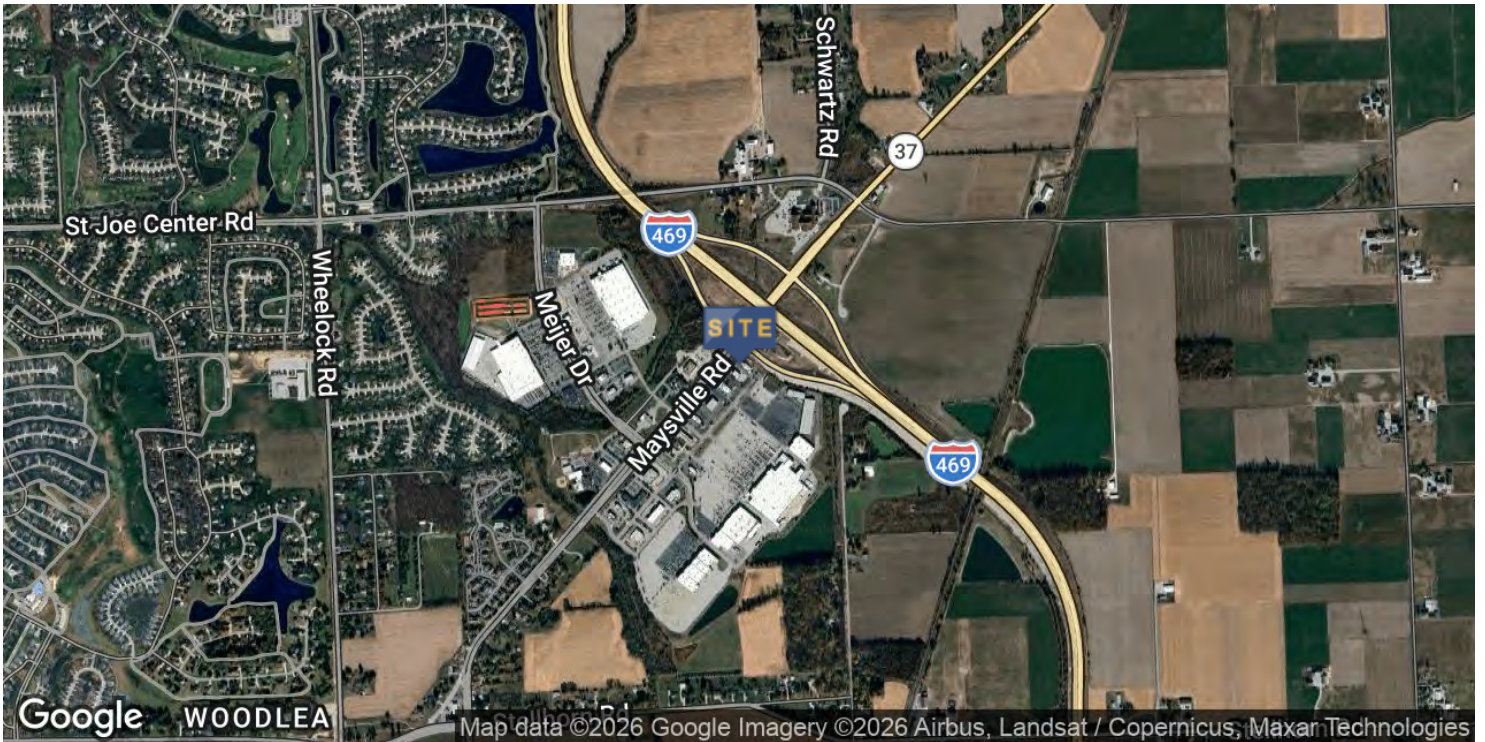
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LOCATION MAP

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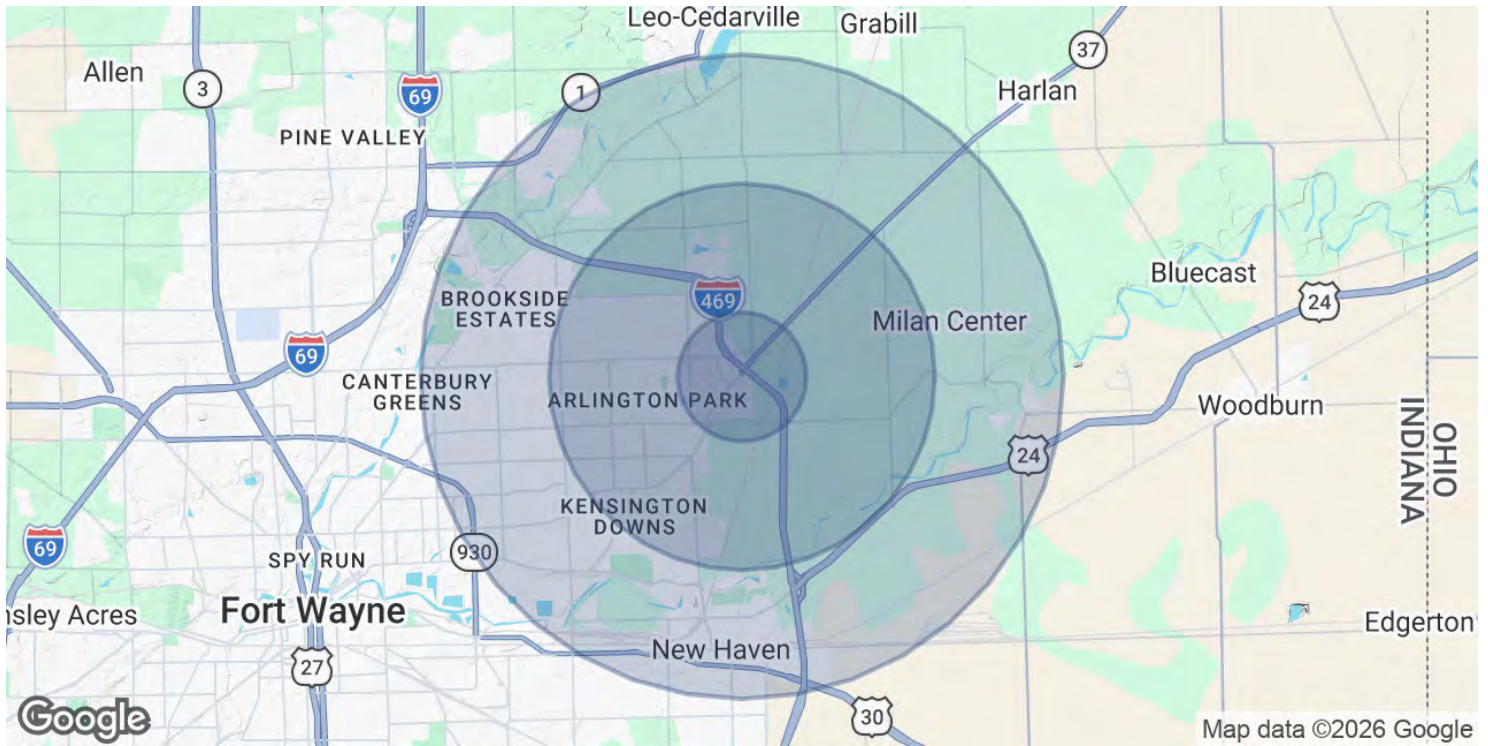
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DEMOGRAPHICS MAP & REPORT

3,694 SF RETAIL BUILDING FOR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,707	28,489	79,366
Average Age	45.4	40.0	37.1
Average Age (Male)	46.3	39.2	36.3
Average Age (Female)	47.1	41.2	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,171	11,491	31,620
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$102,255	\$102,409	\$92,806
Average House Value	\$259,491	\$230,152	\$213,566

2023 American Community Survey (ACS)



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