



## 7500 S. Anthony Boulevard Fort Wayne, Indiana 46816

### Property Features

- Excellent retail/office location
- Wide open space close to white box condition
- **Tenant improvement options available**
- Facade and parking lot improvements in 2023
- Anchors: Extra Space Storage, Planet Fitness & Smile Works Youth Dentistry
- Highly visible at Hwy. 27/Lafayette St. with 10,900 VPD
- Two outlots available: +/- 0.90 AC and +/- 1 AC - price negotiable

BUILDING SIZE 26,980 SF

ZONING SC

AVAILABLE UNIT 7514 - 1,500 SF

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

[www.naihb.com](http://www.naihb.com)

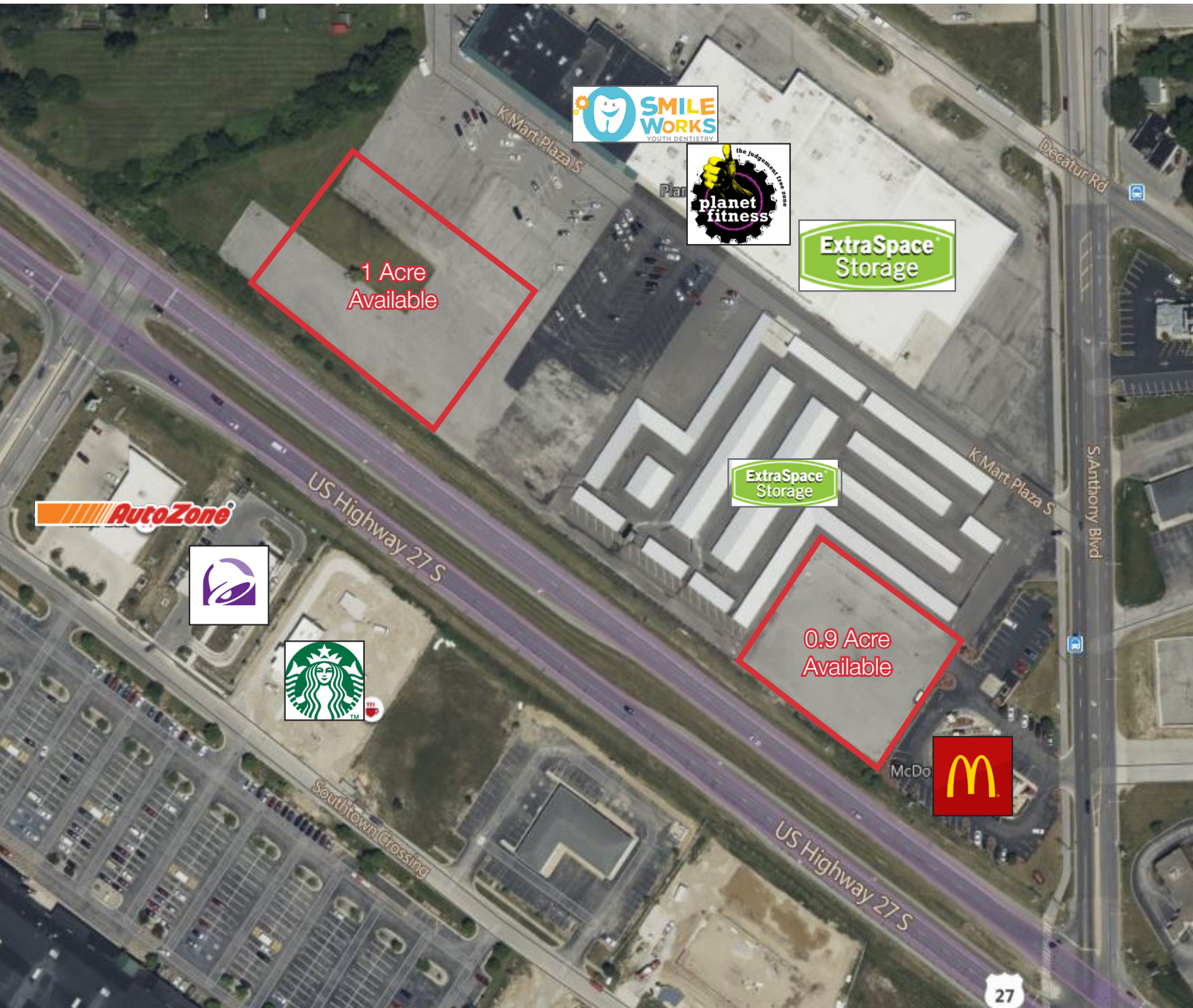
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental 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	7500 S. Anthony Blvd.	Parcel Number	02-12-36-226-007.000-074 02-12-36-226-008.000-074
Address	7500 S. Anthony Blvd.	Total Building SF	26,980 SF
City, State, Zip	Fort Wayne, IN 46816	Acreage	6.52 AC
County	Allen	Year Built	1968
Township	Wayne	Zoning	SC
Parking	Surface	Parking Spaces	Ample
Property Features			
Construction Type	Steel frame / block / brick	Number of Floors	One
Roof	Built-up	Foundation	Slab
Lighting	Fluorescent	Signage	Pylon / Store Front
Electrical	Standard	Restrooms	At least one in every unit
Heating	Gas forced air	Central Air	Central Air
Utilities		Major Roads	
Electric	I & M	Nearest Interstate	I-469
Gas	NIPSCO	Distance	Approximately 2.5 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	Hwy 27 / Lafayette Street
Lease Information			
Unit #	Size	Lease Rate	Lease Type
7514	1,500 SF	\$10.00/SF/YR	NNN
Lot 1 / Lot 2	1 AC / 0.9 AC	Sale Price TBD	
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
CAM / Ins. / Taxes	\$1.75	Tenant	
Maint./Repairs		Tenant	
Utilities		Tenant	
Roof /Structure		Landlord	
Additional Information			
<ul style="list-style-type: none"><li>Anchor: Planet Fitness</li><li>Adjacent neighboring tenants: Wendy's, Walmart, T-Mobile, My Market, Ivy Tech, Menards, McDonald's, Great Clips, Longe Optical, Fifth Third Bank, Dominos, Starbucks, Caliber Collision, Belmont Beverage &amp; Auto Zone Auto Parts</li></ul>			





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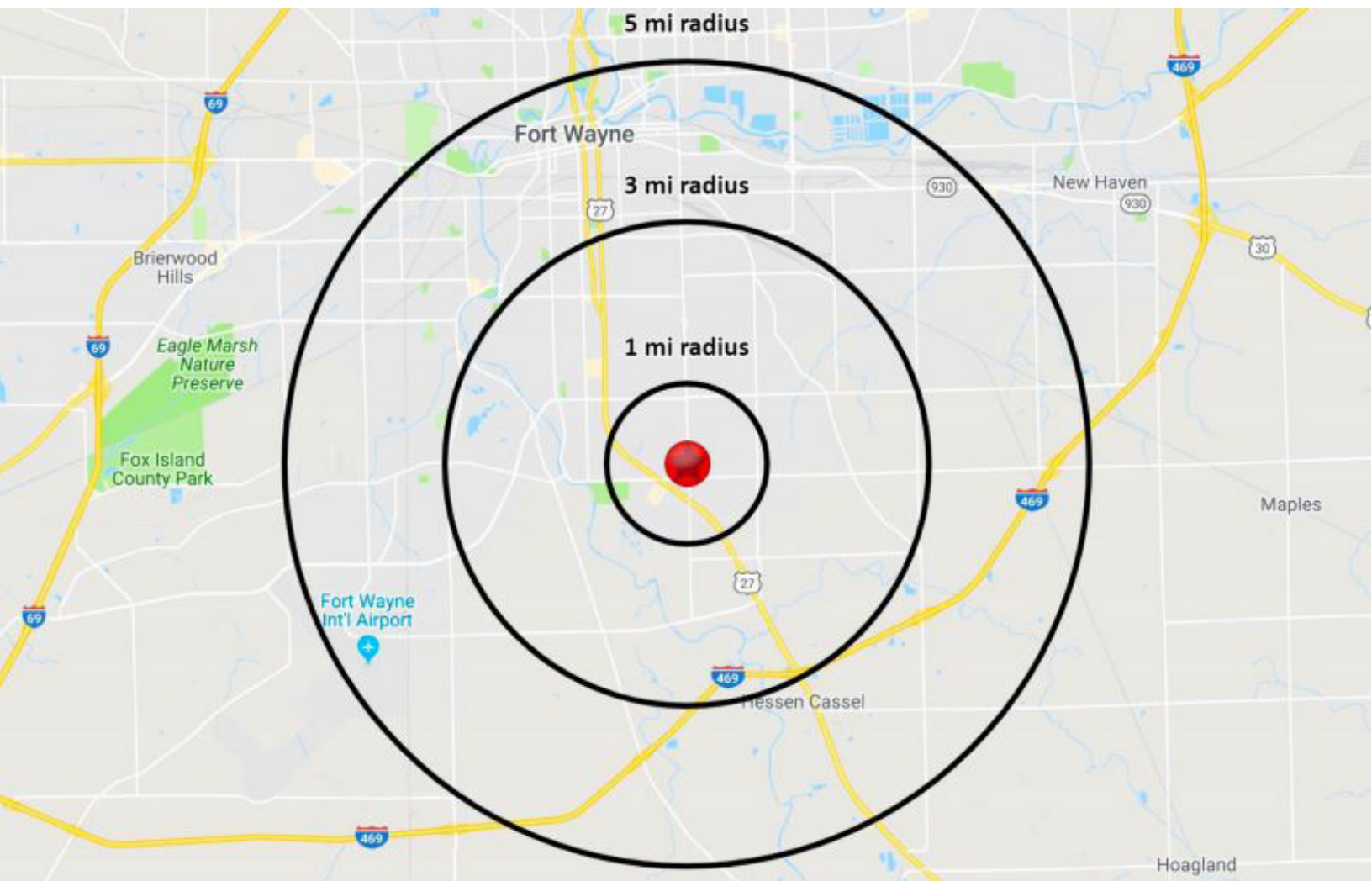
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,214	81,534	185,403
NUMBER OF HOUSEHOLDS	3,227	34,801	76,002
AVERAGE HOUSEHOLD INCOME	\$62,679	\$61,033	\$64,938
AVERAGE HOME VALUE	\$105,019	\$109,221	\$119,067
TRAFFIC COUNT	Anthony Blvd.		9,648 VPD

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