RETAIL FOR LEASE OUTLOTS FOR SALE



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)

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City, State, ZipFort Wayne, IN 46816Acreage6.52 ACCountyAllenYear Built1968TownshipWayneZoningSCParkingSurfaceParking SpacesAmpleProperty FeaturesVear Suif frame / block / brickNumber of FloorsOneRoofBuilt-upFoundationSlab	General Property In	formation				
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Utilities Tenant Roof /Structure Landlord	CAM / Ins. / Taxes	\$1.75	Tenant			
Roof /Structure Landlord	Maint./Repairs		Tenant			
	Utilities		Tenant			
Additional Information	Roof /Structure		Landlord			
	Additional Informati	ion				

Anchor: Planet Fitness

• 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 & Auto Zone Auto Parts

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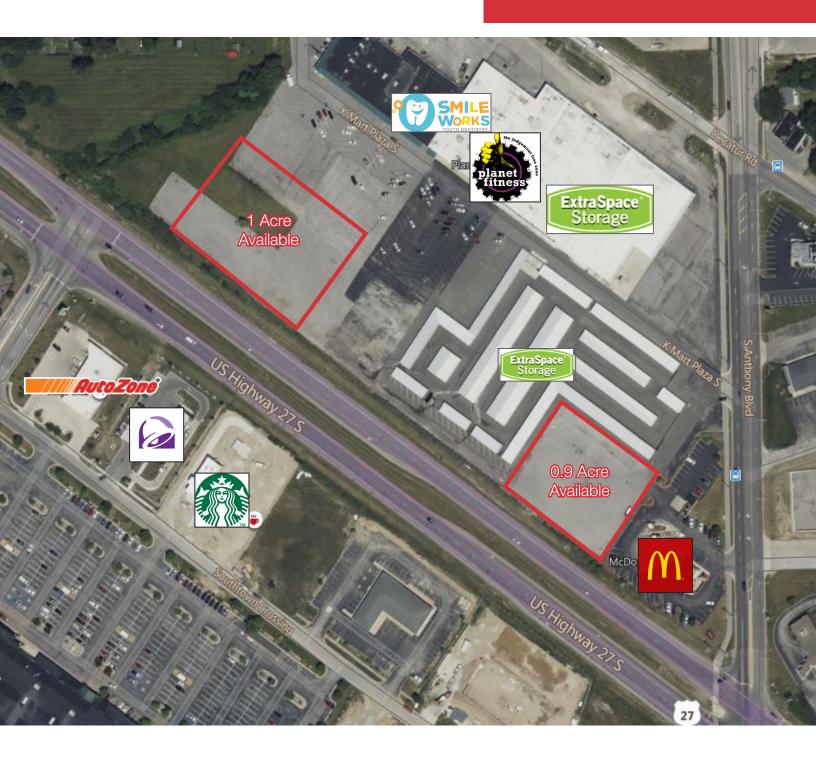
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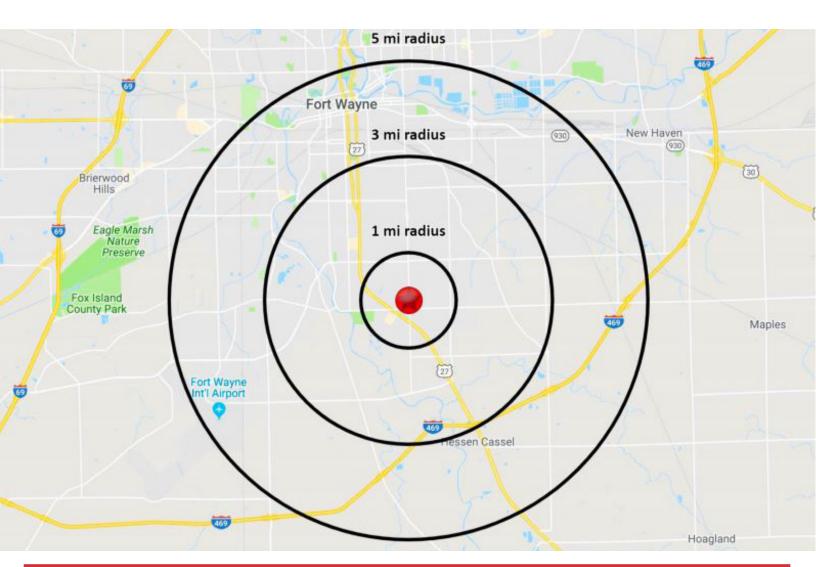
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,214	81,534	185,403
NUMBER OF HOUSEHOLDS	3,227	34,801	76,002
AVERAGE HOUSEHOLD INCOME	\$62,679	\$61,033	\$64,938
AVERAGE HOME VALUE	\$105,019	\$109,221	\$119,067
TRAFFIC COUNT	Anthony Blvd.		9,648 VPD

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