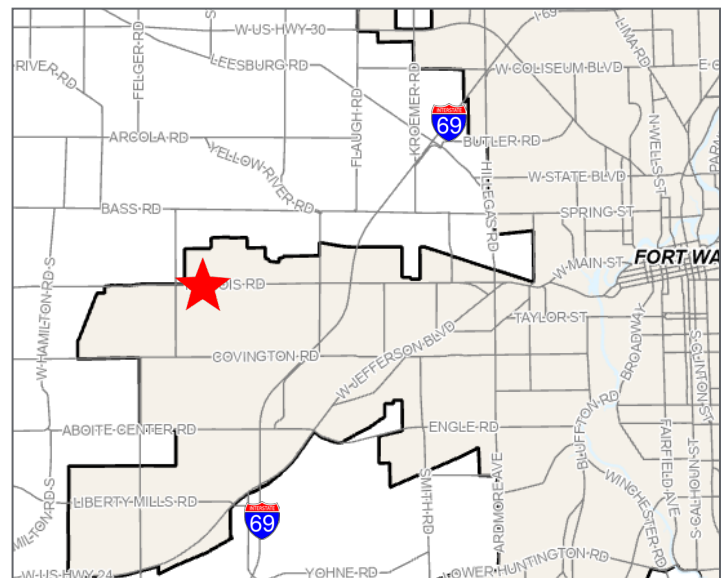


10000 BLOCK ILLINOIS ROAD Fort Wayne, Indiana 46804

Property Features

- 11,420 SF Retail/office building zoned C2 -- Pre-leasing for 2024!
- Current units range from 1,742 SF to 11,682 SF with drive thru capability on each endcap - unit configurations can be modified
- Generous tenant improvement allowance!
- Excellent visibility and easy access to site
- Located in an ultra desirable location with exceptional demographics on Fort Wayne's southwest side
- High traffic counts of 21,135 VPD
- Exclusion on vape and cigarette stores



200 E. Main Street, Suite 580
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General Property Information			
Name	Sonrise Retail	Parcel Number	02-11-10-201-001.001-075
Address	9925 Illinois Road	Acreage Size	1.5 AC
City, State, Zip	Fort Wayne, IN 46804	Frontage	300' (approx.)
County	Allen	Depth	206' (approx.)
Township	Aboite	Zoning	C-2
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-69
Gas	NIPSCO	Distance	2.1 Miles
Water	Aqua Indiana	Nearest Highway	SR 14
Sewer	Aqua Indiana	Distance	Adjacent to property
Lease Information			
Unit #	Square Feet (gross)	Lease Rate	Lease Type
Unit 1	2,106 SF	\$33/SF/YR endcap	NNN
Unit 2	1,802 SF	\$31/SF/YR inline	NNN
Unit 3	1,951 SF	\$31/SF/YR inline	NNN
Unit 4	1,742 SF	\$31/SF/YR inline	NNN
Unit 5	1,969 SF	\$31/SF/YR inline	NNN
Unit 6	1,850 SF	\$33/SF/YR endcap	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
CAM / Ins. / Tax	TBD	Tenant	
Maint./Repairs		Tenant	
Utilities		Tenant	
Roof /Structure		Landlord	

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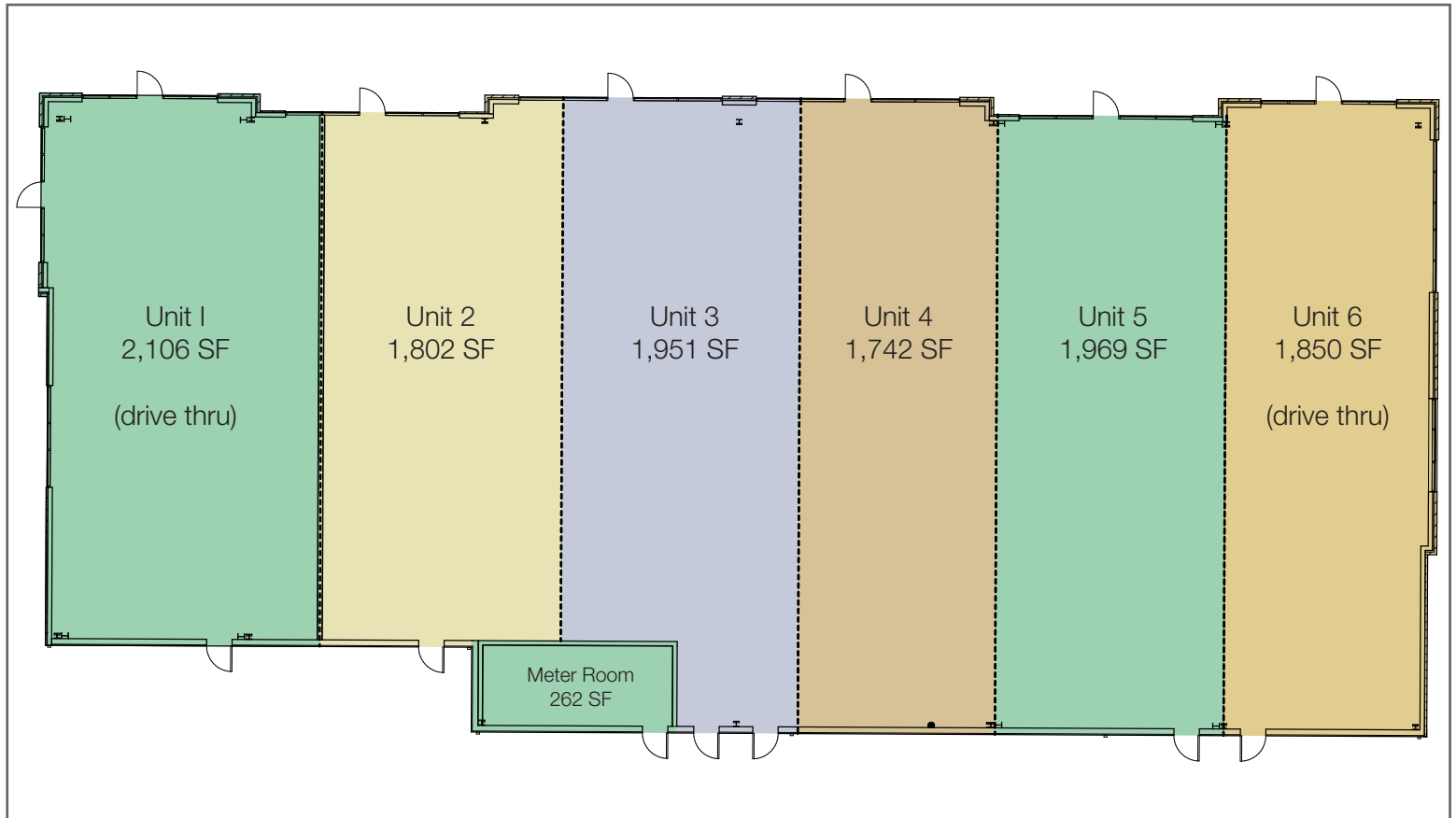
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Proposed Multitenant Building

11,682 SF (gross)

Units can be combined



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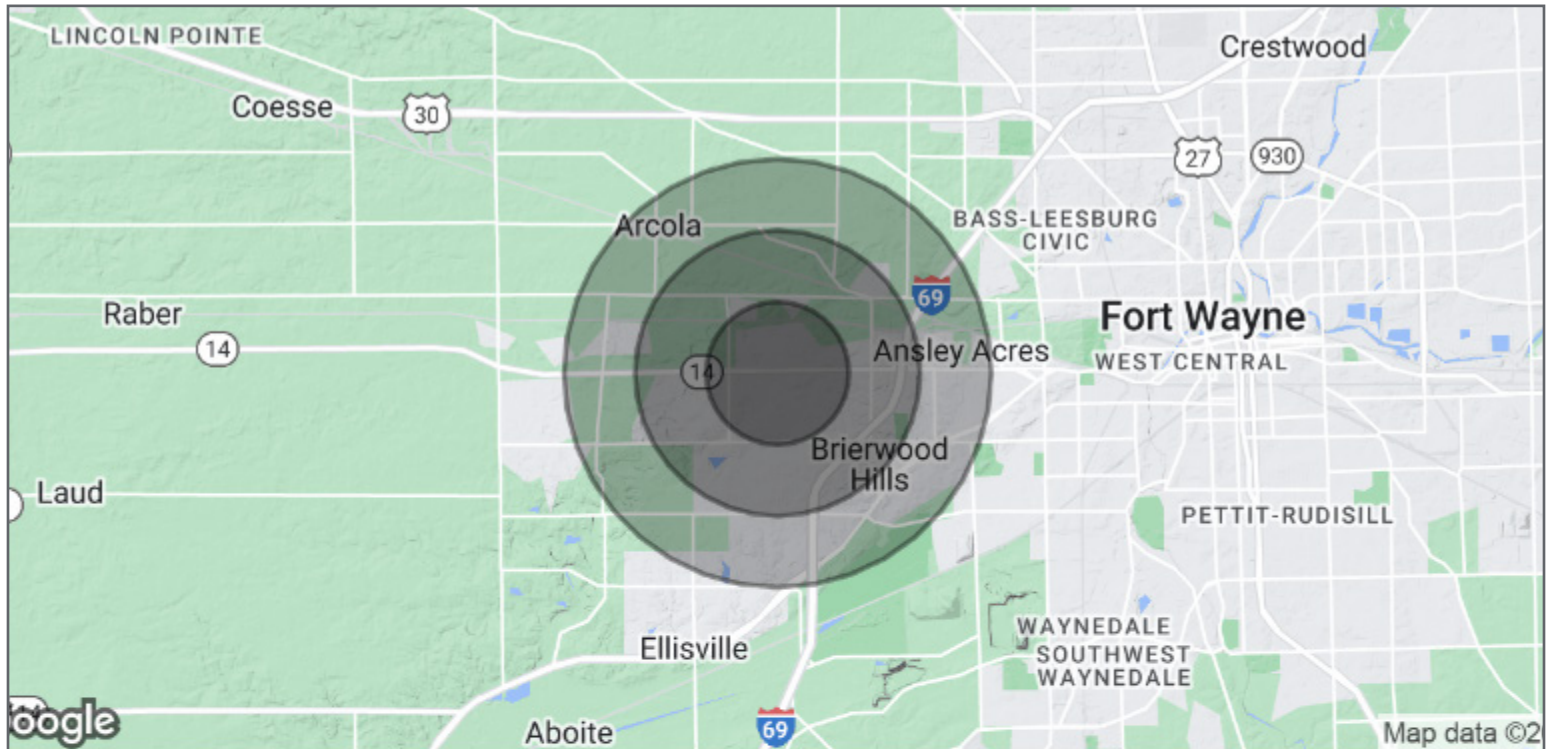
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,911	19,436	32,053
Average Age	38.2	40.8	39.3
Average Age (Male)	36.1	39.3	38.0
Average Age (Female)	38.1	41.0	40.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,675	7,828	13,545
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$109,593	\$113,136	\$103,364
Average House Value	\$218,952	\$222,643	\$207,108

* Demographic data derived from 2020 ACS - US Census

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