



North Clinton Street Retail

4810 N Clinton St
Fort Wayne, IN 46825



White-Box Retail Space For Lease

Retail space available for lease in the highly desirable Glenbrook trade area. The available space consists of 2,500 - 5,084 RSF directly adjacent to Mattress Firm. Landlord will provide the space in white-box condition and provide a tenant improvement allowance. This space offers high ceilings, an abundance of natural light, and the potential to add a drive-through.

Property Highlights

- ▶ 2,500 - 5,084 RSF (divisible)
- ▶ Delivered in white-box condition
- ▶ Potential to add a drive-through
- ▶ Excellent location in Glenbrook retail submarket
- ▶ Fantastic visibility from North Clinton Street
- ▶ Large windows

NEAL BOWMAN, SIOR

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PHILIP HAGEE

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Excellent Location

The property at 4810 North Clinton Street is near these businesses and popular shopping centers, including but not limited to:

- | | | |
|---|--|---|
| 1. Crumbl Cookies | 7. Kroger | 13. Coliseum Shoppes
<i>Half Price Books, Potbelly</i> |
| 2. Olive Garden | 8. Allen County War Memorial Coliseum | 14. JoAnn Plaza
<i>JOANN Fabrics, Aldi</i> |
| 3. Dunham's Sports | 9. Ivy Tech Community College | 15. Walmart |
| 4. Glenbrook Square Shopping Mall
<i>Macy's, JCPenney, PF Chang's</i> | 10. Purdue University Fort Wayne | 16. Glenbrook Plaza
<i>DICK'S Sporting Goods, Petco</i> |
| 5. Target | 11. Baker Street Steakhouse | |
| 6. Panera Bread | 12. Northcrest Shopping Center
<i>Kohl's, Best Buy, Office Depot</i> | |

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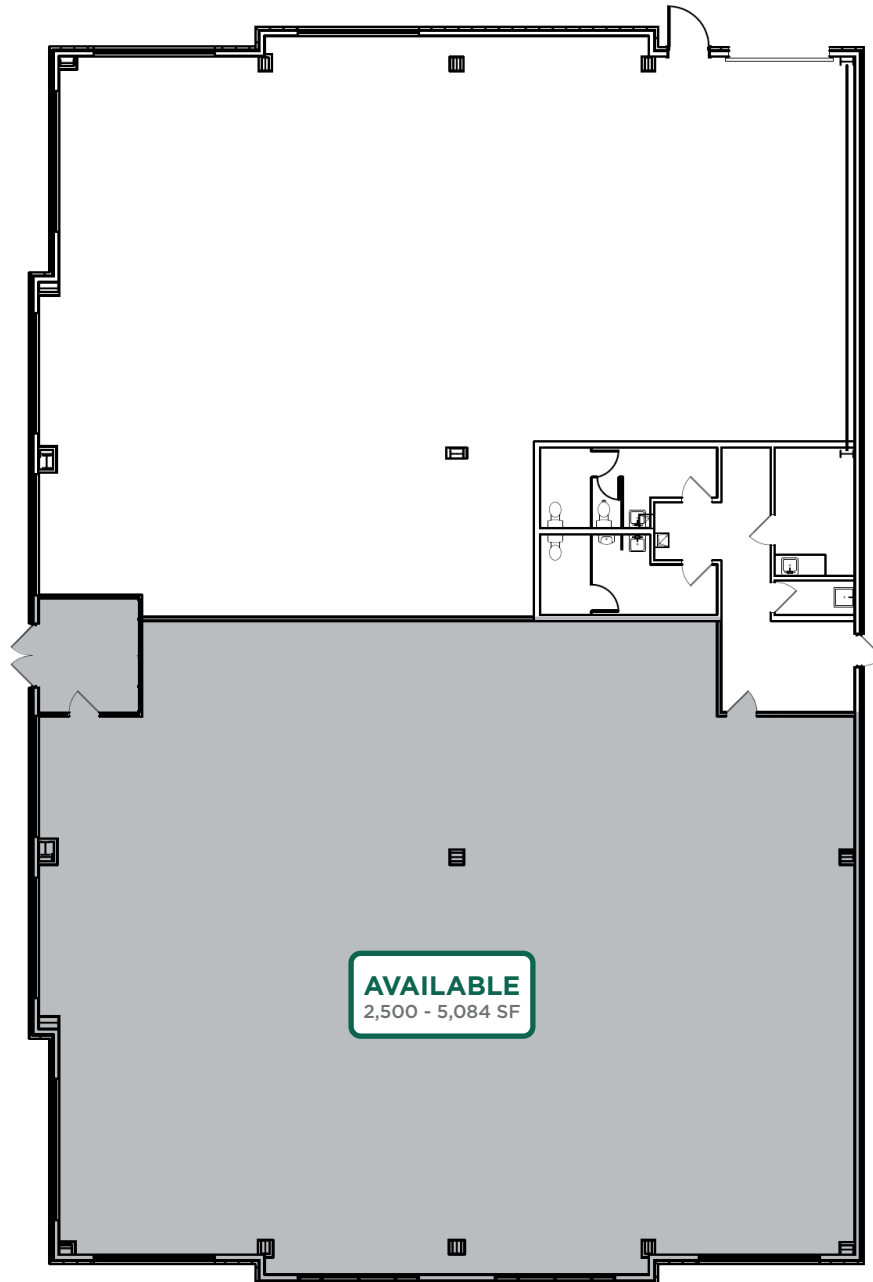
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Available Units



Floor plan may not be to scale.

Contact broker for detailed floor plan.

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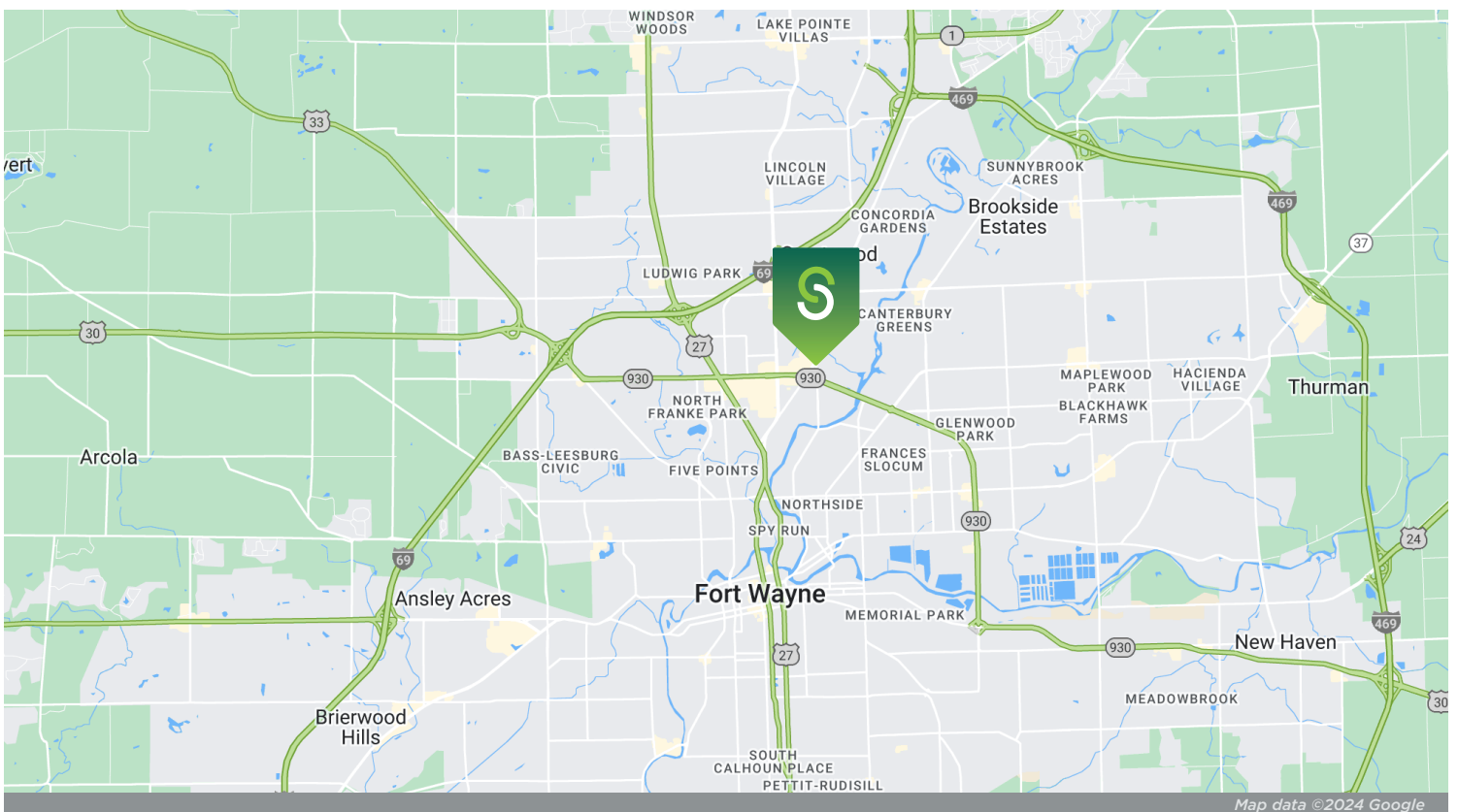
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PROPERTY INFORMATION

Address	4810 N Clinton Street
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-24-451-002.000-073



LEASE INFORMATION

Lease Rate & Type	Unpriced NNN
Terms	5-7 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	10,075 SF	
Total Available	5,084 RSF	
Max Contiguous	5,084 RSF	
Units Available	RSF	Monthly Rate
• Unit 1	2,500 - 5,084	Contact broker

UTILITIES

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

SITE DATA

Site Acreage	2.03 AC
Zoning	C2
Parking	Surface
Parking Ct	100+ spaces
Interstate	I-69 - 2 miles
Traffic Ct	29,000 VPD

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail
Year Built	2015
# of Stories	1
Construction Type	Masonry
Roof	Standing seam
Heating	Rooftop
A/C	Rooftop
ADA Compliant	Yes
Signage	Monument, storefront

ADDITIONAL INFORMATION

- 2,500 - 5,084 RSF retail space for lease
- To be delivered in white-box condition
- Drive-through can be added
- Located in Glenbrook retail submarket

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WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



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Shelby Wilson
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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

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