



Rare Opportunity Near Parkview Field

525 & 527 W Jefferson Blvd

Fort Wayne, IN 46802



Highly Visible Site in Fort Wayne's Gateway District

Discover a piece of historic downtown Fort Wayne! These two large historic buildings are located on West Jefferson Boulevard, one of Fort Wayne's major thoroughfares. The property also boasts an oversized garage and a vacated alleyway on over 0.7 acres of land. The site has fantastic access with two curb cuts on West Jefferson Boulevard and Fulton Street, so it is perfect for a business looking for excellent visibility and location. The price has been recently improved by our motivated seller.

Property Highlights

- ▶ Over 19,000 VPD
- ▶ Opportunity to capitalize on entertainment and employment surrounding the site
- ▶ Currently holds two residential-style office buildings with garage/storage building
- ▶ **FOR SALE: \$975,000**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Rare Opportunity Near Parkview Field

525 & 527 W Jefferson Blvd

Fort Wayne, IN 46802



Map data ©2024 Google, Maxar Technologies

Nearby Attractions and Developments

- | | | |
|---------------------------------------|--|---------------------------------------|
| 1. Electric Works | 9. Botanical Conservatory | 17. Promenade Park |
| 2. Lutheran Hospital Downtown | 10. Grand Wayne Convention Center | 18. The Riverfront |
| 3. University of Saint Francis | 11. Firefighters Museum | 19. Headwaters Park & Ice Rink |
| 4. Cityscape Flats | 12. Fort Wayne Visitors Center | 20. Historic Old Fort Wayne |
| 5. Allen County Public Library | 13. Lincoln Tower | 21. Freimann Square |
| 6. Harrison Square | 14. Allen County Courthouse | 22. Arts United Center |
| 7. Parkview Field | 15. The Bradley Hotel | 23. Fort Wayne Museum of Art |
| 8. Embassy Theatre | 16. The Landing | 24. The History Center |

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Rare Opportunity Near Parkview Field

525 & 527 W Jefferson Blvd

Fort Wayne, IN 46802

Excellent Location

This property is ideally situated on West Jefferson Boulevard, the main western gateway into downtown Fort Wayne. Over 19,000 vehicles travel this roadway every day. Everything downtown Fort Wayne has to offer is within walking distance, including Parkview Field, Electric Works, Grand Wayne Convention Center, and much more!



NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Rare Opportunity Near Parkview Field

525 & 527 W Jefferson Blvd

Fort Wayne, IN 46802



© 2024 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Rare Opportunity Near Parkview Field

525 & 527 W Jefferson Blvd

Fort Wayne, IN 46802

PROPERTY INFORMATION

| | |
|------------------|----------------------------|
| Address | 525 & 527 W Jefferson Blvd |
| City, State, Zip | Fort Wayne, IN 46802 |
| County | Allen |
| Township | Wayne |
| Parcel Number | 02-12-11-129-001.000-074 |



SALE INFORMATION

| | |
|-------|---------------|
| Price | \$975,000 |
| Terms | Cash at close |

SITE DATA

| | |
|----------------------|--------------------|
| Site Acreage | 0.71 AC |
| Zoning & Description | DE - Downtown Edge |
| Traffic Count | 19,000 VPD |

UTILITIES

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

AREA SF

| | |
|--------------|-----------------|
| Building 1 | 3,576 SF |
| Building 2 | 4,101 SF |
| Garage | 2,800 SF |
| Total | 7,677 SF |

BUILDING INFORMATION

| | |
|-------------------|---------------|
| Property Type | Office/Retail |
| Year Built | 1900 |
| # of Stories | 2 |
| Construction Type | Wood joist |
| Roof | Shingle |
| Heating | Central |
| A/C | Central |

ADDITIONAL INFORMATION

- 0.71 AC for sale on W Jefferson Blvd - Fort Wayne's main western gateway
- Currently developed with two (2) residential-style office buildings and garage/storage building
- Two (2) curb cuts and over 19,000 VPD, providing excellent access and visibility
- 162' frontage on W Jefferson Blvd
- Located in downtown Fort Wayne; this site allows the developer the opportunity to capitalize on surrounding entertainment and employment base

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

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



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448
SturgesProperty.com



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



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

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.