



North Anthony Shopping Center

3209-3215 N Anthony Blvd

Fort Wayne, IN 46805



Majorly Redeveloped Shopping Center

This neighborhood shopping center is located at 3209-3215 N Anthony Blvd and has undergone a major remodel that includes numerous capital improvements (façade, signage, and parking lot). North Anthony Shopping Center is an excellent location for national, regional, or local tenants. There is one highly desirable end-unit available for lease with great visibility.

Featured Property Highlights

- ▶ One suite available:
 - ▷ 2,538 SF
- ▶ Large parking lot with front-door parking
- ▶ Pylon and storefront signage available
- ▶ Near heavily-traveled and lighted intersection providing great visibility
- ▶ Less than a mile from Purdue University Fort Wayne and Ivy Tech College
- ▶ Easy access from N Anthony Blvd with two points of ingress/egress
- ▶ **FOR LEASE: \$10.00/SF/Yr NNN**

ROBERT DOYLE

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MAP LEGEND

- Property Listing
- Restaurants
- Schools/Churches
- Businesses

Map data ©2024 Google

Excellent Location

North Anthony Shopping Center is located on the busy North Anthony Corridor which is walkable and bike-friendly due to several neighborhood improvements completed by the city of Fort Wayne. North Anthony Corridor includes local favorites like Jamison Meats plus Old Crown Coffee, and national retail brands Wendy's and Dollar General. The shopping center is located near the intersection of North Anthony Blvd and Crescent Ave providing great visibility from both streets. Traffic counts exceed 15,000 vehicles per day. Excellent demographics around the area include a dense population. The historic neighborhoods draw new young families causing a growth in area income and population.

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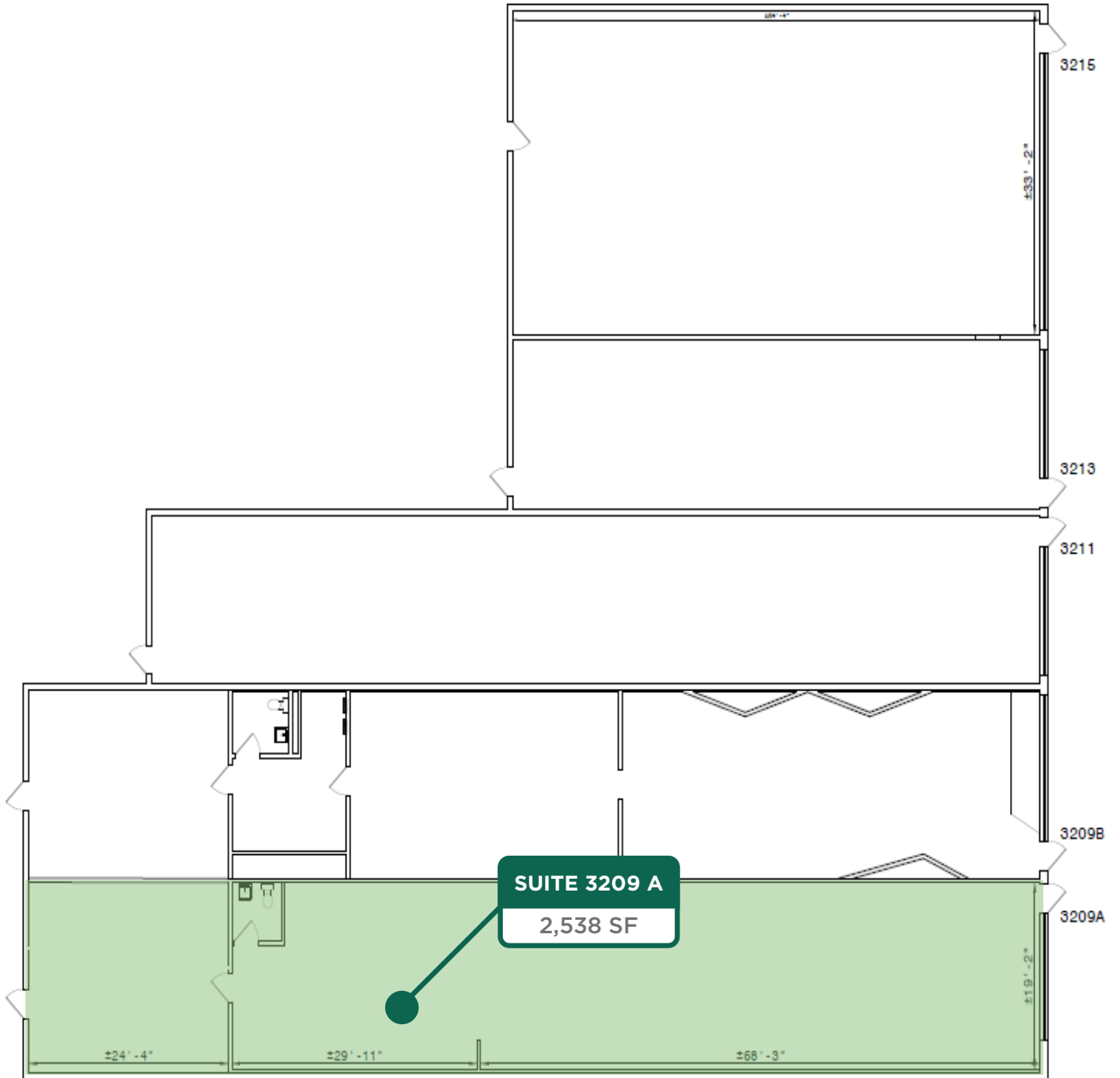
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Available Units



Floor plan may not be to scale. Contact broker for detailed floor plan.

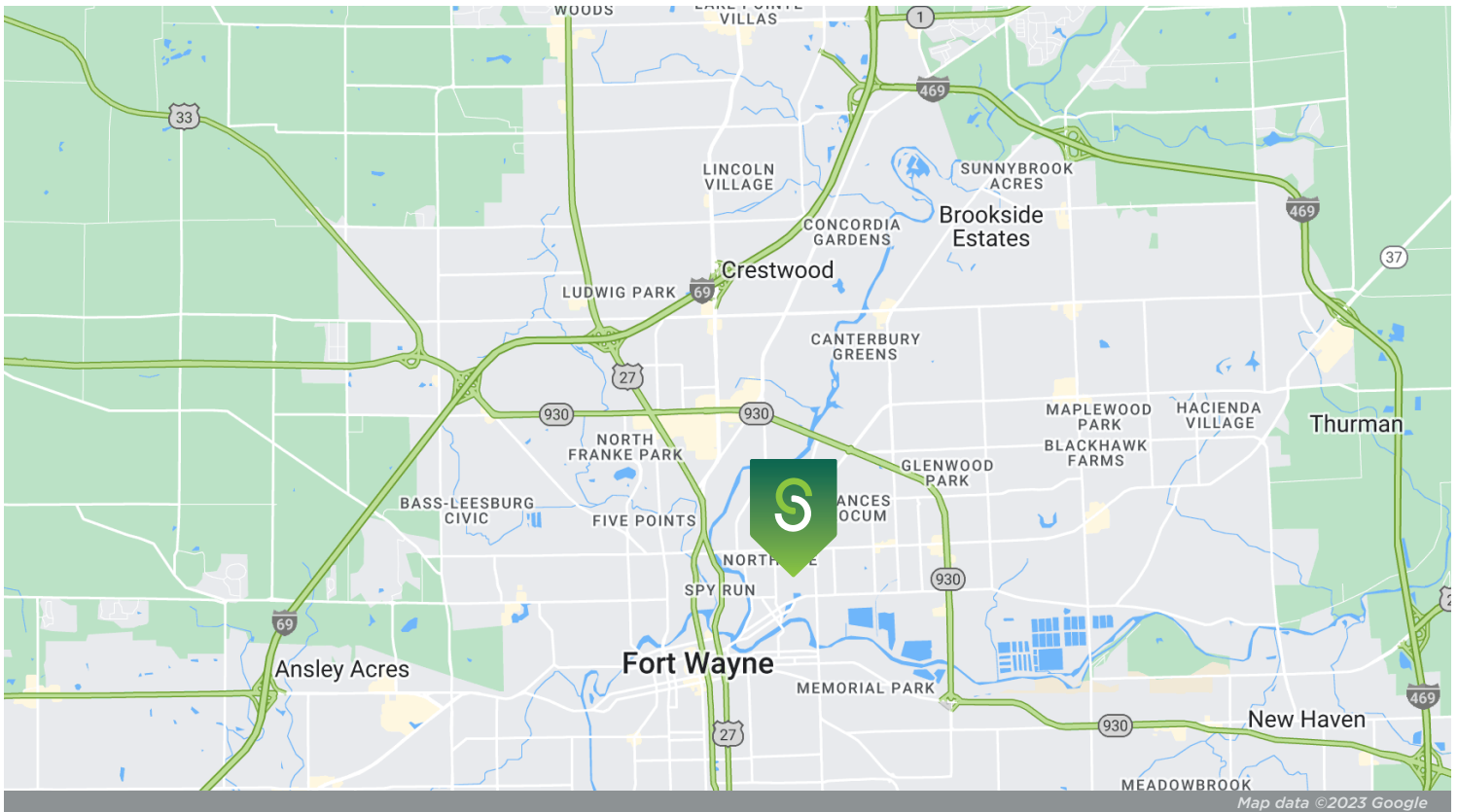
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PROPERTY INFORMATION

| | |
|------------------|--------------------------|
| Address | 3209-3215 N Anthony Blvd |
| City, State, Zip | Fort Wayne, IN 46805 |
| County | Allen |
| Township | Wayne |
| Parcel Number | 02-07-25-482-015.000-074 |



LEASE INFORMATION

| | |
|-------------------|-------------------|
| Lease Rate & Type | \$10.00/SF/Yr NNN |
| Terms | 5 years |
| Availability | Immediate |

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

| Total Building Area | 10,440 SF | |
|---------------------|-----------|--------------|
| Total Available | 2,538 RSF | |
| Max Contiguous | 2,538 RSF | |
| Units Available | RSF | Monthly Rate |
| • Suite 3209A | 2,538 | \$2,115.00 |

UTILITIES

| | |
|------------------------|--------------------|
| Electric Provider | AEP |
| Natural Gas Provider | NIPSCO |
| Water & Sewer Provider | City of Fort Wayne |
| High Speed Data | Comcast |

BUILDING INFORMATION

| | |
|-------------------|-------------------|
| Property Type | Retail/Commercial |
| Year Built | 1960 |
| # of Stories | 1 |
| Construction Type | Masonry |
| Roof | Flat |
| Heating | Packaged System |
| A/C | Packaged System |
| Sprinkler | No |
| ADA Compliant | Yes |
| Elevators | No |
| Signage | Facade and Pylon |

SITE DATA

| | |
|----------------|---|
| Site Acreage | 1.25 AC |
| Zoning | C2 - limited commercial |
| Parking | Surface |
| Parking Count | 50 spaces |
| Traffic Counts | 15,500 VPD - N Anthony & Vance 12,700 VPD - N Anthony & Coliseum 42,400 VPD - E Coliseum Blvd |

ADDITIONAL INFORMATION

- Large parking lot with front door parking
- Near heavily trafficked intersection
- Less than a mile to Purdue FW and Ivy Tech

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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
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Shelby Wilson
Project Coordinator

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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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