



North Anthony Plaza

3209 - 3215 N Anthony Blvd

Fort Wayne, IN 46805



Recently Renovated Neighborhood Shopping Center

This neighborhood shopping center is located at 3209-3215 N Anthony Blvd and has undergone a major renovation that includes façade, signage, and parking lot improvements. North Anthony Plaza is an excellent location for national, regional, or local tenants. There is a highly desirable suite available for lease with great visibility.

Property Highlights

- ▶ One suite available:
 - ▷ Suite 3209B - 2,488 SF
- ▶ Large parking lot with front-door parking
- ▶ Pylon and storefront signage available
- ▶ Near heavily-traveled and signalized 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

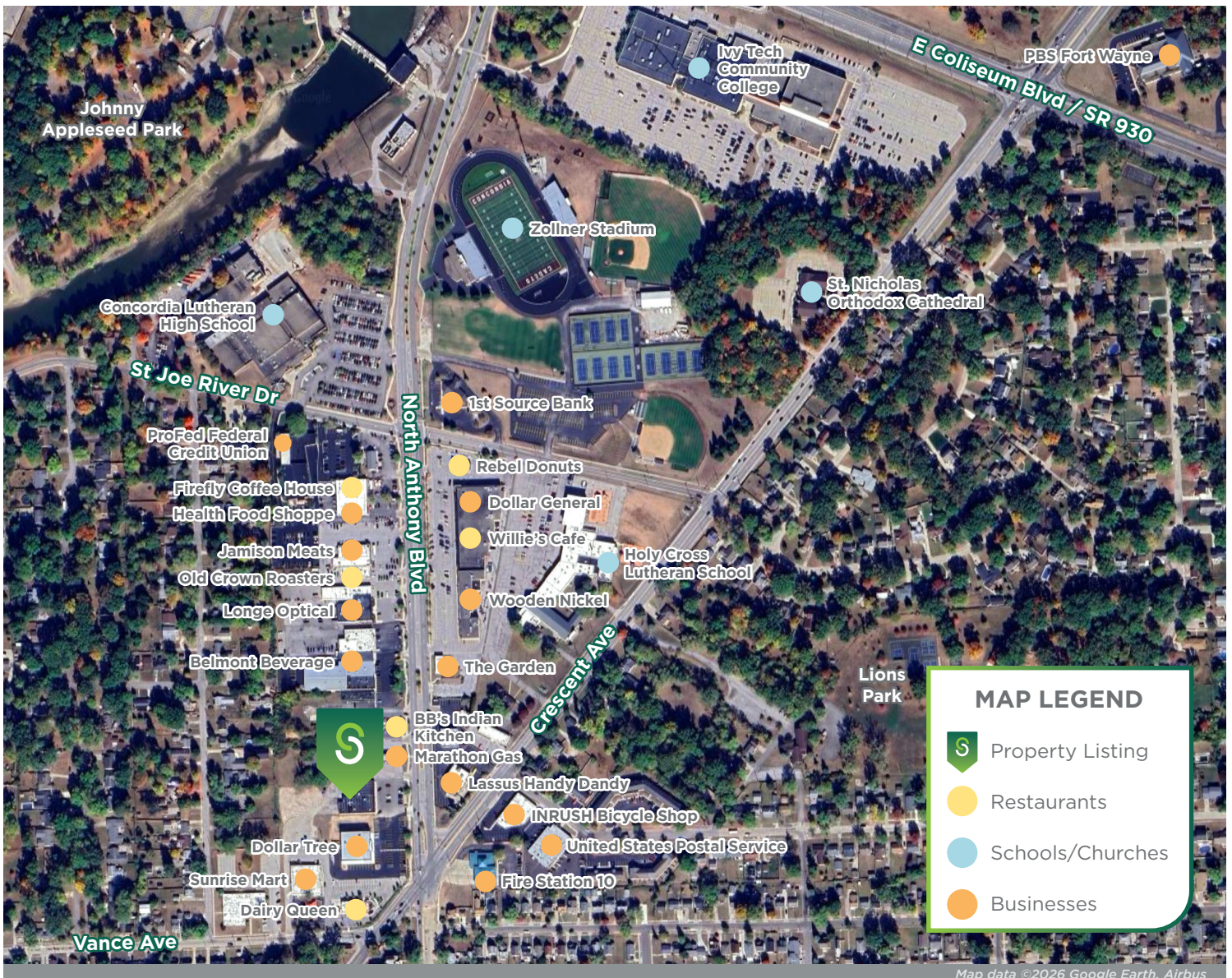
Broker
260 424 8448
robert.doyle@sturgespg.com



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Excellent Location

North Anthony Plaza is located in the busy North Anthony Corridor, which is walkable and bike-friendly due to several neighborhood improvements completed by the city of Fort Wayne. The North Anthony Corridor includes local favorites like Jamison Meats and Old Crown Coffee, plus national retail brands, like Dairy Queen and a newly-built Dollar Tree. 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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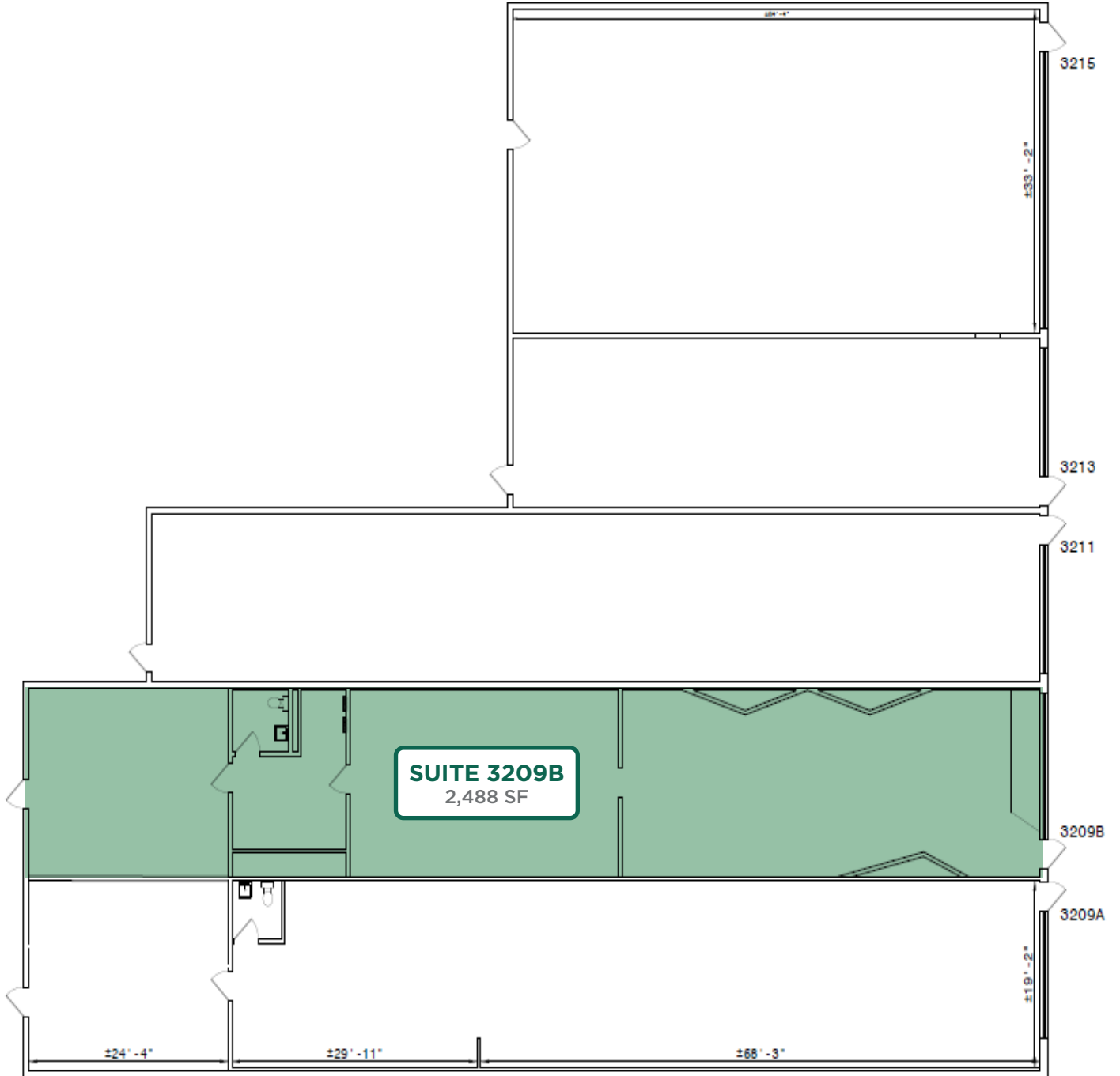
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Available Suite - 3209B



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

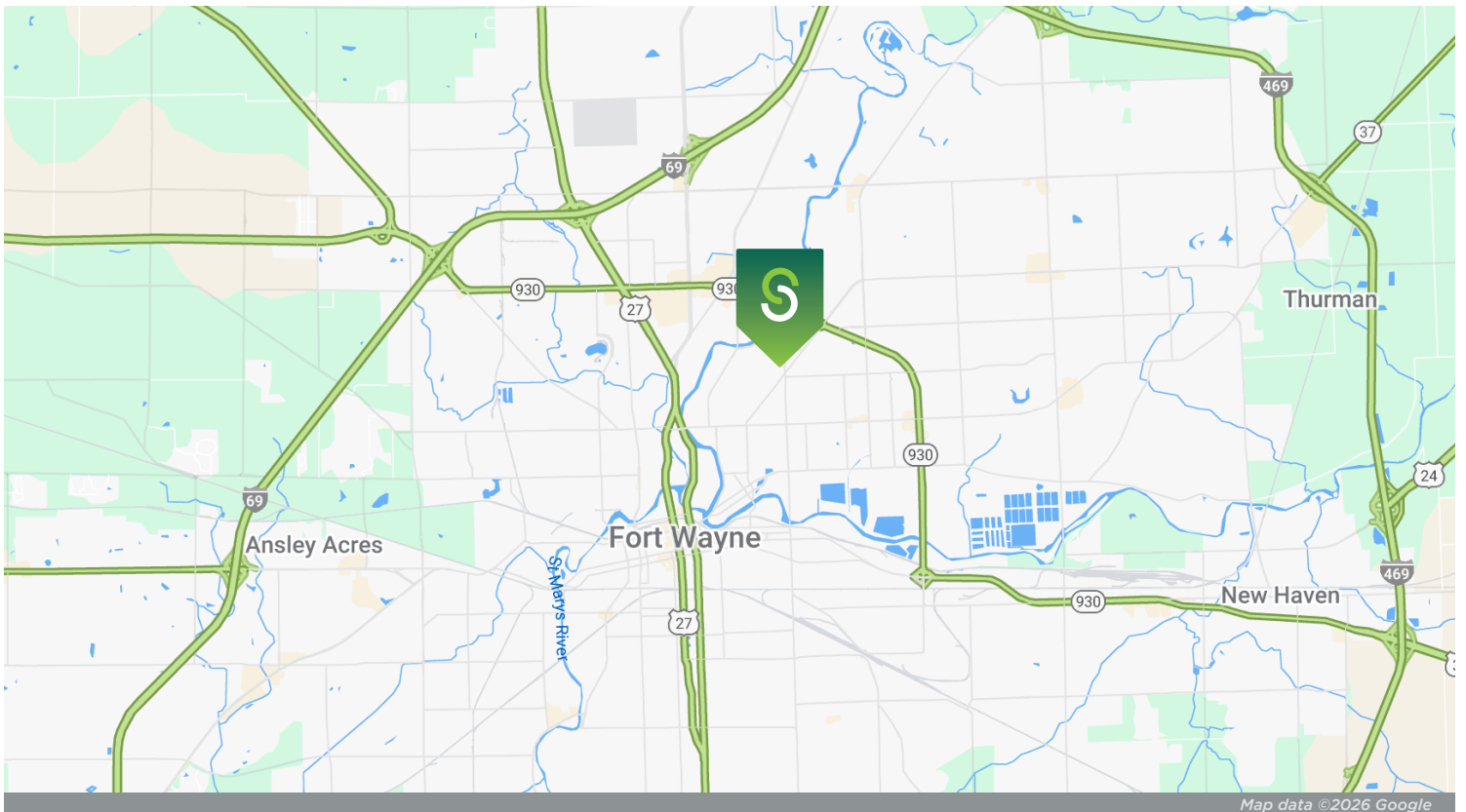
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PROPERTY INFORMATION

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

AVAILABLE UNITS

Total Building Area	10,440 SF	
Total Available	2,488 RSF	
Max Contiguous	2,488 RSF	
Units Available	RSF	Monthly Rate
• Suite 3209B	2,488	\$2,073.33

UTILITIES

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

SITE DATA

Site Acreage	1.25 AC
Zoning	C2 - limited commercial
Parking	Surface
Parking Count	50 spaces
Approximate Traffic Counts	12,500 VPD - N Anthony & Cresecent 7,500 VPD - N Anthony & Vance 45,000 VPD - Coliseum Blvd & N Anthony

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/Commercial
Year Built	1960
Renovated	2024
Construction Type	Masonry
Roof	Flat
Heating	Packaged System
A/C	Packaged System
Sprinkler	No
ADA Compliant	Yes
# of Stories	1
Signage	Facade and Pylon

ADDITIONAL INFORMATION

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

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