



## 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 are two highly desirable end-units 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: Negotiable/SF/Yr NNN**

### ROBERT DOYLE

Broker  
260 424 8448  
robert.doyle@sturgespg.com

### ANGIE DAVIS

Brokerage Administrator  
260 424 8448  
angie.davis@sturgespg.com





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### 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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### Available Units



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

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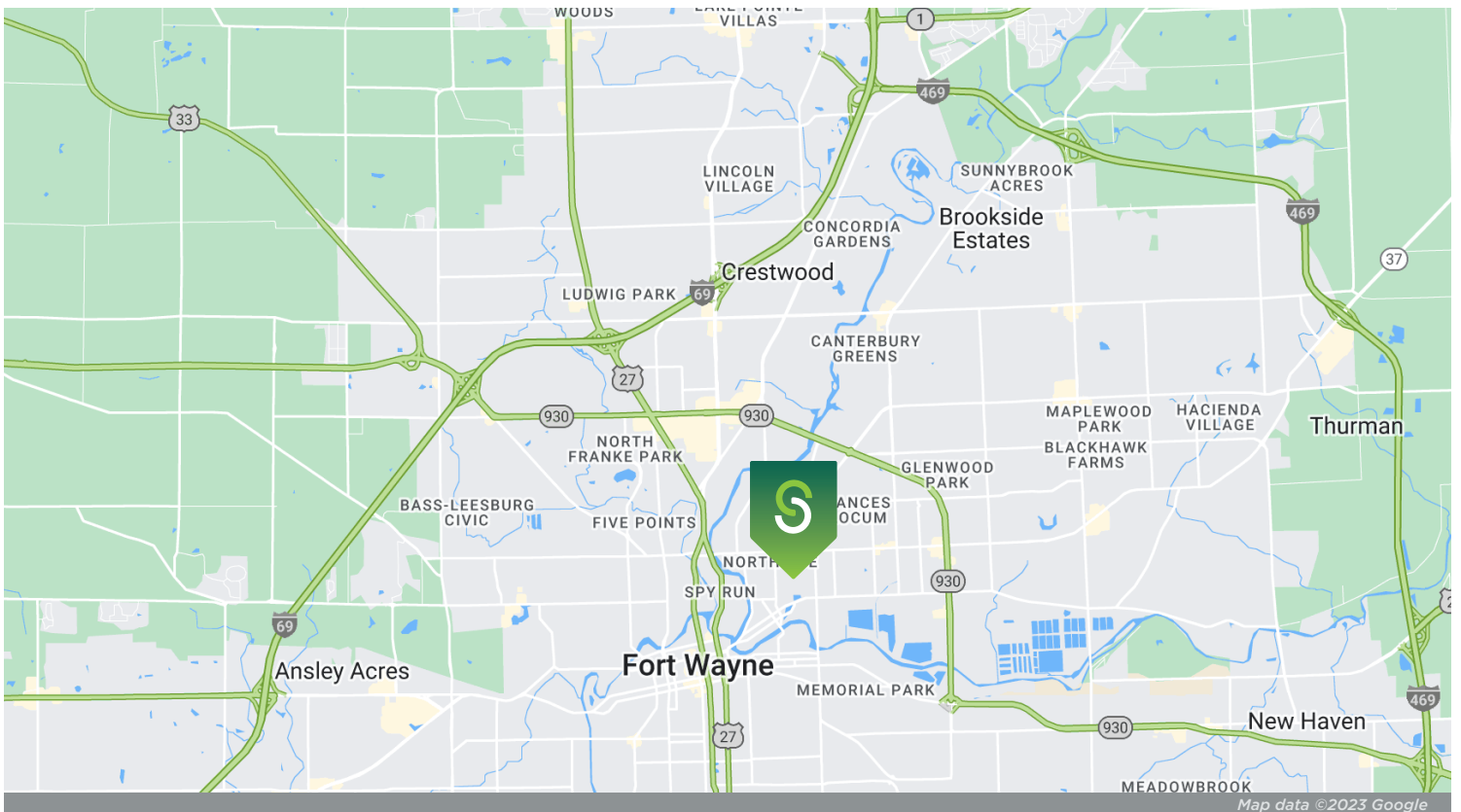




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## North Anthony Shopping Center

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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	Negotiable /SF/Yr NNN
Terms	5 years
Availability	Immediate

### 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	TBD

### 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
Traffic Counts	15,500 VPD - N Anthony & Vance 12,700 VPD - N Anthony & Coliseum 42,400 VPD - E Coliseum Blvd

### 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
# 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

### 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



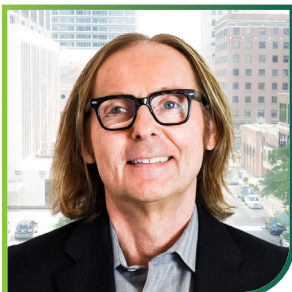
**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

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**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](http://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](http://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](http://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](http://SturgesDevelopment.com)

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