



## Apple Glen Crossing II

1306 Apple Glen Blvd  
Fort Wayne, IN 46804



## Shopping Center Retail Space For Lease

Retail space available in one of Fort Wayne's premier shopping centers. One retail space available directly next to Kohl's in Apple Glen Crossing. This unit is also right across from Jefferson Pointe Shopping Center. Apple Glen Crossing is Fort Wayne's third largest shopping center, and offers excellent visibility and access via West Jefferson Boulevard (29,000 VPD) and Illinois Road (32,000 VPD). Shadow anchors Walmart, Kohl's, and Best Buy generated nearly 2.5 million visitors last year.

## Property Highlights

- ▶ One retail space available
- ▶ Shadow-anchored by Walmart, Best Buy, and Kohl's
- ▶ Zoned SC - Shopping Center
- ▶ Located in one of the highest-income areas in Indiana
- ▶ **FOR LEASE: \$25.00/SF/Yr NNN**

### NEAL BOWMAN, SIOR

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

### PHILIP HAGEE

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

### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



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Map data ©2015 Google

### Excellent Location

Apple Glen Crossing is located just west of downtown Fort Wayne, and only 1.25 miles east of I-69. It is directly adjacent to Jefferson Pointe, one of northeast Indiana's most popular shopping malls. It is also in close proximity to the following businesses:

- |                                |                                  |                                |
|--------------------------------|----------------------------------|--------------------------------|
| <b>1.</b> Target               | <b>8.</b> Trader Joe's           | <b>15.</b> Kohl's              |
| <b>2.</b> Lowe's               | <b>9.</b> Von Maur               | <b>16.</b> Panda Express       |
| <b>3.</b> Sportman's Warehouse | <b>10.</b> Best Buy              | <b>17.</b> Chicken Salad Chick |
| <b>4.</b> At Home              | <b>11.</b> PetSmart              | <b>18.</b> AMC Theatre         |
| <b>5.</b> Big Lots             | <b>12.</b> Chick-Fil-A           | <b>19.</b> ALDI                |
| <b>6.</b> HOTWORX              | <b>13.</b> Walmart               | <b>20.</b> Verizon             |
| <b>7.</b> Panera Bread         | <b>14.</b> Dick's Sporting Goods | <b>21.</b> Starbucks           |

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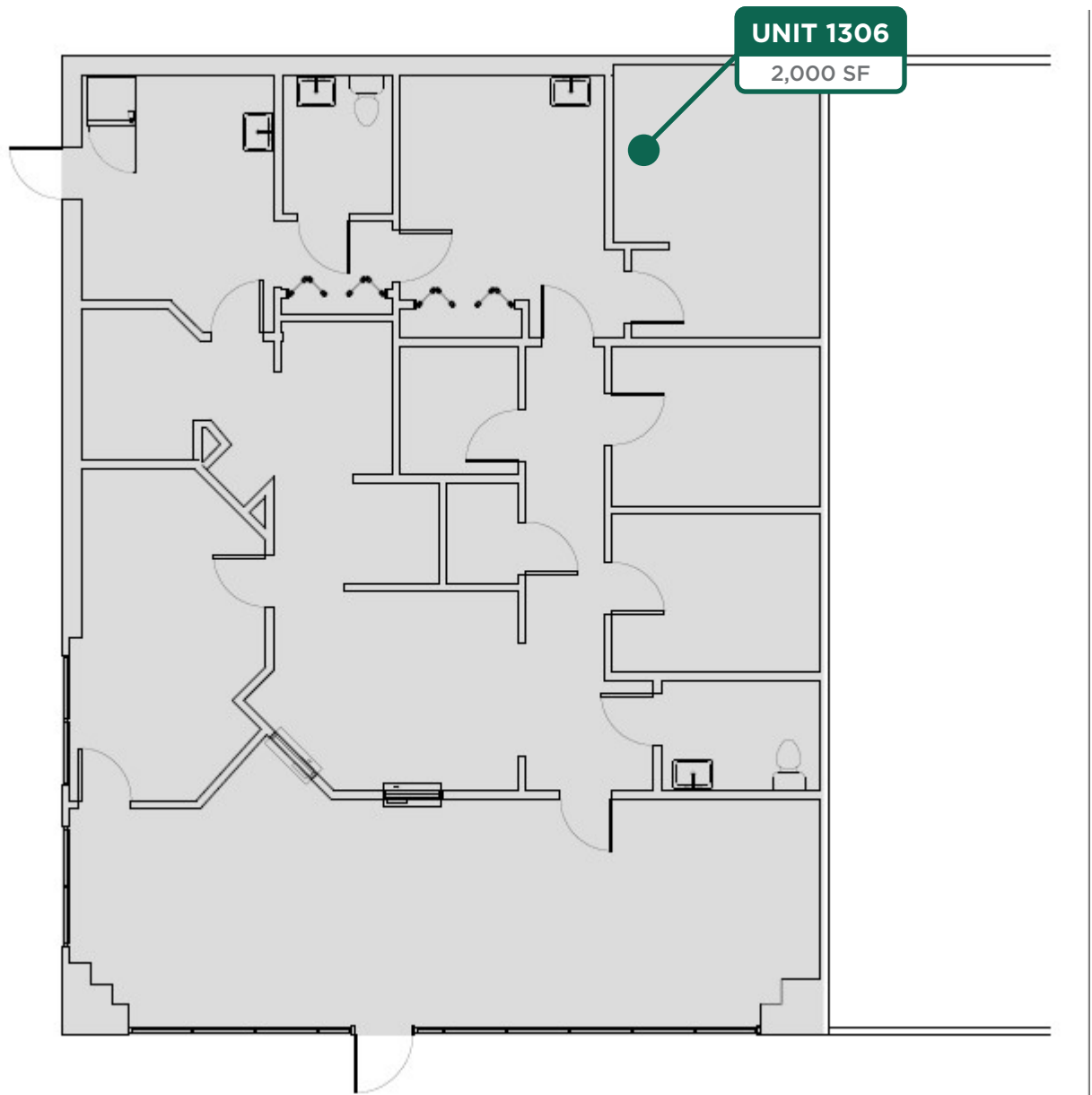
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### Available Unit



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

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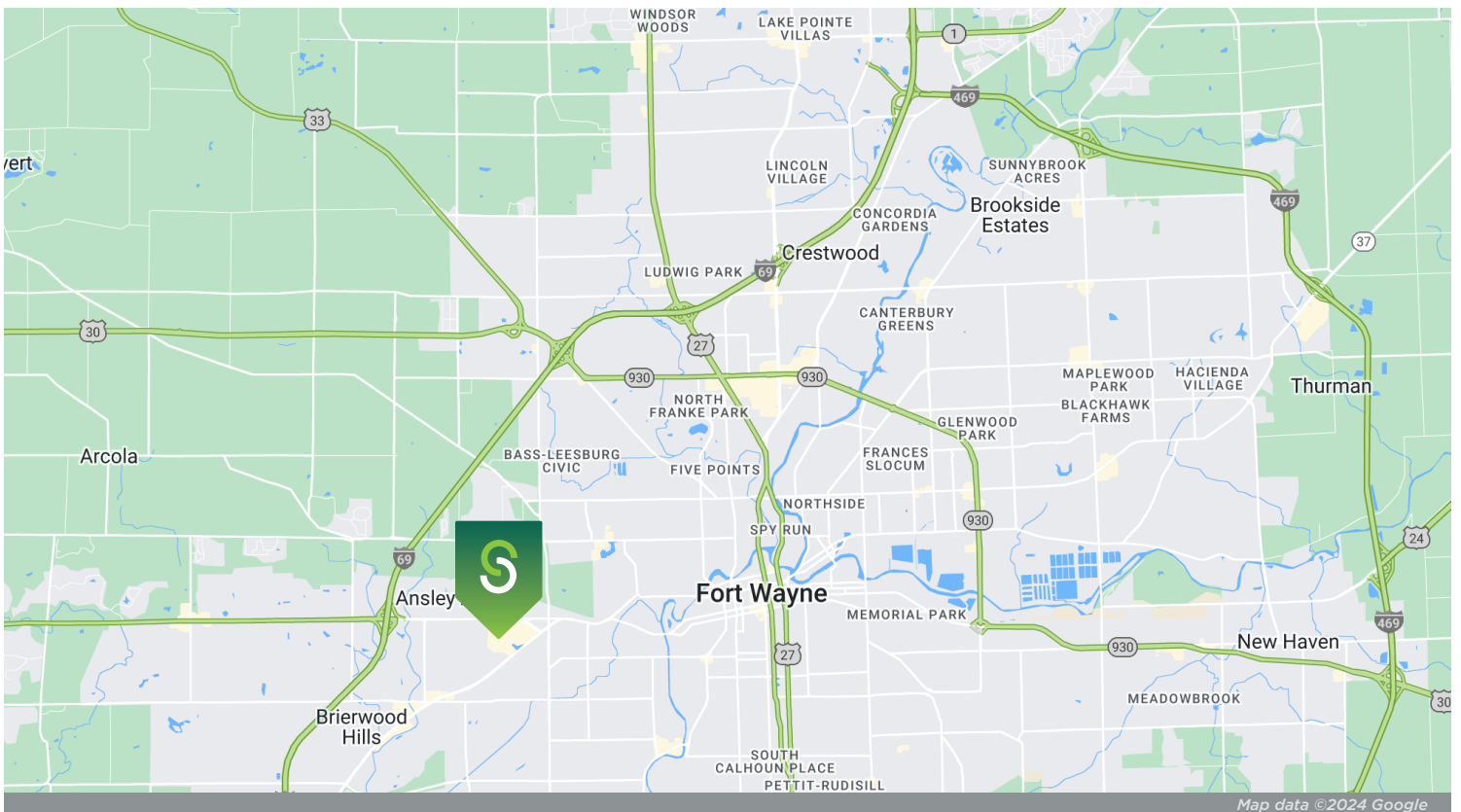
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## Apple Glen Crossing II

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### PROPERTY INFORMATION

Address	1306 Apple Glen Blvd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-08-126-013.000-074



### LEASE INFORMATION

Lease Rate & Type	\$25.00/SF/Yr NNN
Terms	Minimum 5 years
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	8,350 SF	
Total Available	2,000 RSF	
Max Contiguous	2,000 RSF	
Units Available	RSF	Monthly Rate
• 1306	2,000	\$4,166.67

### UTILITIES

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

### SITE DATA

Site Acreage	23.6 AC
Zoning & Description	SC - Shopping Center
Nearest Interstate	I-69 - 1.25 miles
Traffic Count	Jefferson Blvd - 26,000 VPD Illinois Rd - 32,000 VPD
Parking Description	Surface/ample
Parking Ratio	3.75 spaces/1,000 SF

### 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	2001
# of Stories	1
Construction Type	Cinder Block
Roof	Membrane
Heating	RTU
A/C	RTU
Sprinkler	Yes
Signage	Monument on Jefferson Blvd & Illinois Rd, façade

### ADDITIONAL INFORMATION

- Shadow-anchored by Walmart & Kohl's
- Excellent visibility and access
- Affluent demographics

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## About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana 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 local 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 The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

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.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



2<sup>nd</sup>

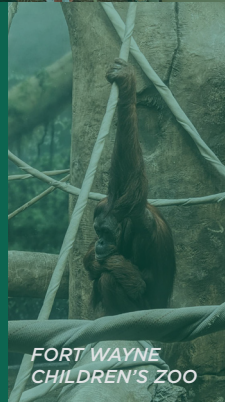
Largest City  
in Indiana



#1

Best Place  
to Move

(Reader's Digest,  
2022)



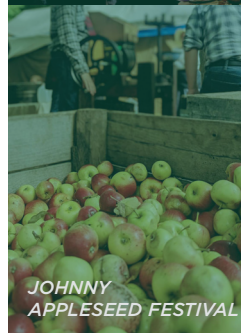
FORT WAYNE  
CHILDREN'S ZOO



ELECTRIC WORKS



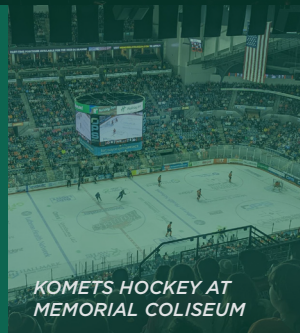
GRAND WAYNE CONVENTION CENTER



JOHNNY  
APPLESEED FESTIVAL



7+  
Million  
Visitors  
Annually



KOMETES HOCKEY AT  
MEMORIAL COLISEUM



**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 & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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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 include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



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### Sturges Development

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