



RETAIL

FOR LEASE

Shopping Center Retail Space For Lease

Two retail spaces and one build-to-suit pad available directly adjacent to Walmart Supercenter in Apple Glen Crossing. Across the street is Jefferson Pointe Shopping Center. This busy shopping center offers excellent visibility and access via 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

- ▶ Two retail spaces, one build-to-suit pad
- ▶ Shadow-anchored by Walmart, Best Buy, and Kohl's
- ▶ Located in one of the highest-income areas in Indiana
- ▶ Zoned SC - Shopping Center

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Apple Glen Crossing

1302 Apple Glen Blvd
Fort Wayne, IN 46804



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:

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

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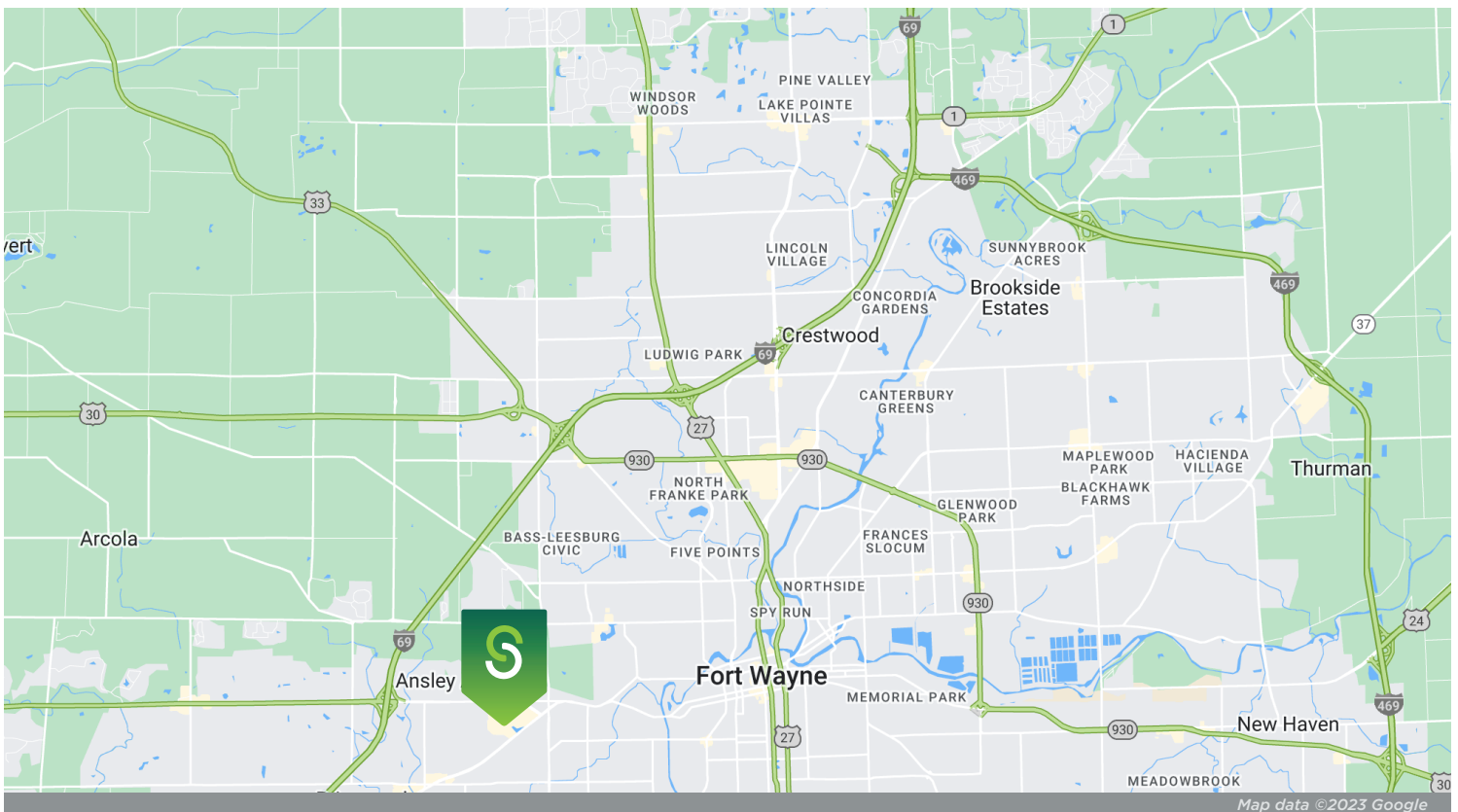


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Build-to-Suit Land Available: 12,000 SF



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Apple Glen Crossing

1302 Apple Glen Blvd
Fort Wayne, IN 46804



PROPERTY INFORMATION

Address	1302 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	Unpriced, NNN
Terms	Minimum 5 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	151,893 SF	
Total Available	8,025 RSF	
Max Contiguous	8,025 RSF	
Units Available	RSF	Monthly Rate
• Suite 1720A	3,348	Contact Broker
• Suite 1720B	4,677	Contact Broker
• Build-to-suit pad	12,000	Contact Broker

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 and Illinois Road

ADDITIONAL INFORMATION

- Shadow-anchored by Walmart and 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.



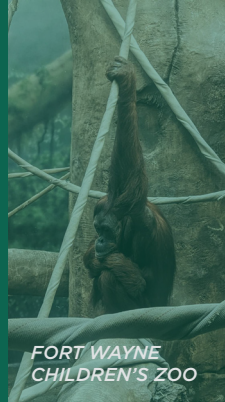
PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

2nd
Largest City
in Indiana

#1
Best Place
to Move
(Reader's Digest,
2022)



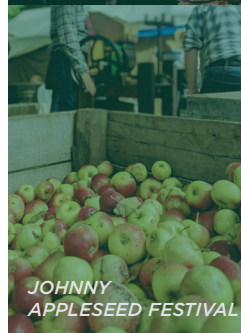
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS

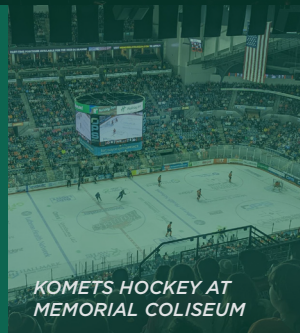


GRAND WAYNE CONVENTION CENTER



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



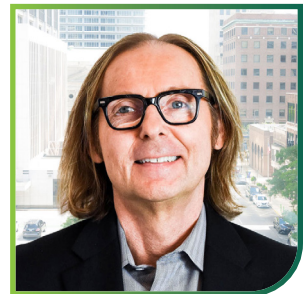
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The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



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

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TI Source Project Management

260 424 8448

TI-Source.com

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Sturges Development

260 426 9800

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