STURGES PROPERTY GROUP

Bluffton Road Retail

6410 Bluffton Road
Fort Wayne, IN 46809

Retail Building For Sale or Lease

6410 Bluffton Road is a vacant ±6,928 SF freestanding retail building in Fort Wayne, formerly an Advance Auto Parts. The building was constructed in 2006 and sits on ±0.83 acres, with 34 parking spaces and C3 zoning. A pylon sign faces Bluffton Road, which is a busy retail corridor with Kroger, Dollar General, and AutoZone close by.

Property Highlights

- Rear overhead door
- Open floor plan with two interior columns
- Glass storefront
- Suited to auto parts, discount retail, thrift, furniture or mattress stores, urgent care, dental, physical therapy, fitness studios, and car wash
- **FOR SALE: $825,000**
- **FOR LEASE: $11.25/SF/Yr NNN**

SHELBY WILSON
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260 424 8448
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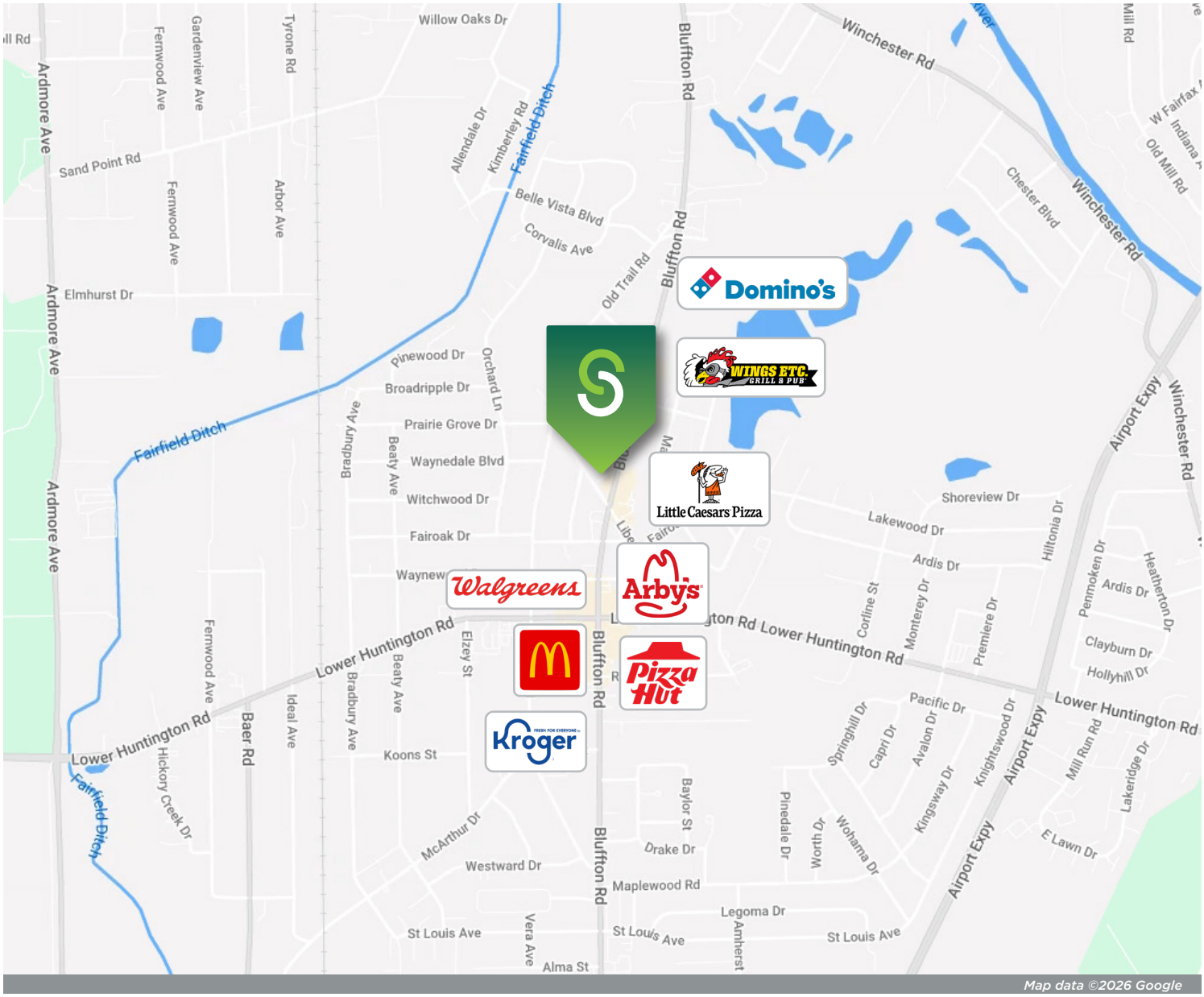

Property Location and Surrounding Area

6410 Bluffton Road is in Waynedale on Fort Wayne's south side, near the intersection of Bluffton Road and Lower Huntington Road. Bluffton Road carries about 11,258 vehicles a day past the site, and the area is a mix of established neighborhoods and national retailers including Kroger, Dollar General, AutoZone, Verizon, and Chase. Airport Expressway is less than two miles away. Fort Wayne International Airport is about 3.4 miles away, downtown is about 4.8 miles, and I-49 is about 3 miles.

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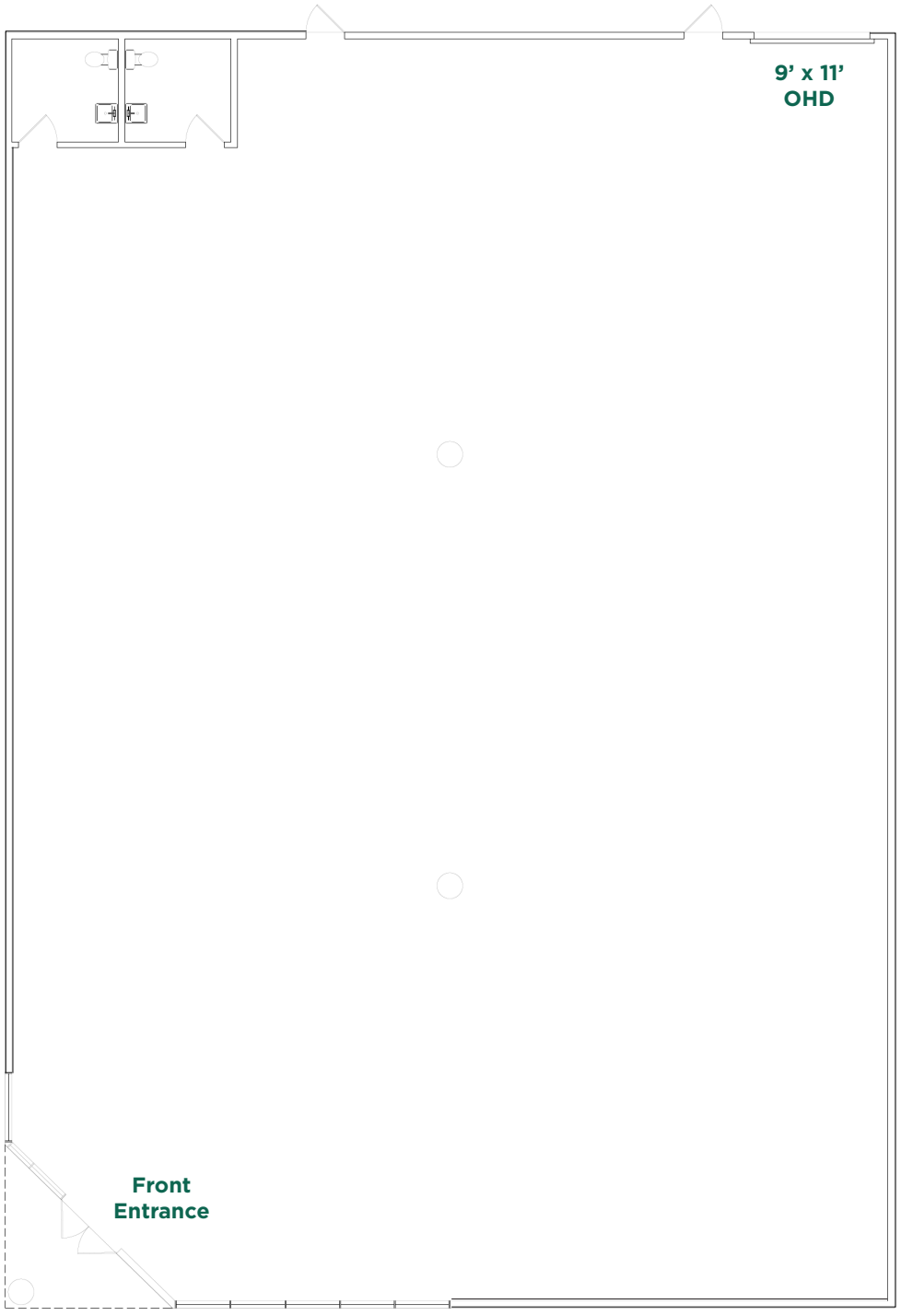
Available - ±6,928 SF



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

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Aerial View

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Site Plan

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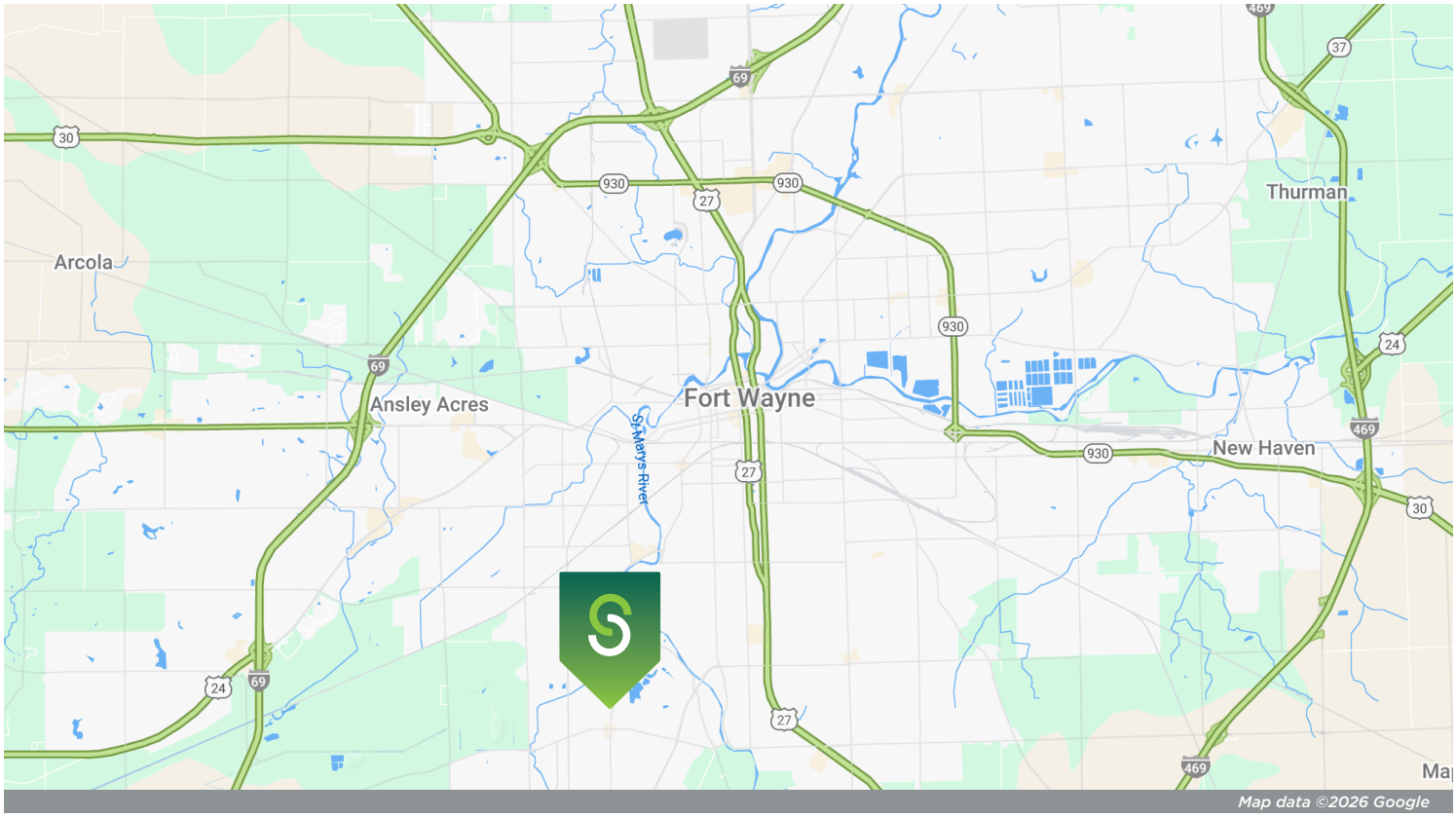

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PROPERTY INFORMATION

Address	6410 Bluffton Road
City, State, Zip	Fort Wayne, IN 46809
County	Allen
Township	Wayne
Parcel Number	02-12-27-151-006.000-074
2025 Tax/Payable 2026	$16,651.88

SALE INFORMATION

Price	$825,000
Terms	Cash at close

LEASE INFORMATION

Lease Rate & Type	$11.25/SF/Yr NNN
Terms	3 - 5 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	±6,928 SF	
Total Available	±6,928 SF	
Max Contiguous	±6,928 SF	
Units Available	**SF**	**Monthly Rate**
• 6410	±6,928	$6,495.00

UTILITIES

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

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Retail
Year Built	2006
# of Stories	1
Construction Type	Concrete block
Roof	Built-up
Heating	RTU
A/C	RTU
Signage	Building, pylon

SITE DATA

Site Acreage	±0.83 AC
Zoning & Description	C3 - General Commercial
Nearest Interstate	I-469, 3 miles
Traffic Count	11,258 VPD - Bluffton Road

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