

**RETAIL****FOR SUBLEASE**

Chapel Ridge Retail Space For Sublease

Retail space available for sublease in the Chapel Ridge retail submarket. This active trade area is benefitted by its proximity to I-469 in northeast Fort Wayne. The 1,280 SF space is essentially in shell condition and is surrounded by a host of national retailers. The property features over 230' frontage of Maysville Road, which sees over 15,000 vehicles per day and is less than a quarter mile to I-469.

Property Highlights

► **FOR LEASE: \$19.50/SF/Yr NNN**

► Lease runs through 5/31/2028

► Located in active retail trade area

► Less than 0.25 miles to I-469

► Outlot to Walmart

► Other national retailers include Kohl's, Buffalo Wild Wings, Subway, Wendy's, Menards, Applebee's, and more

NEAL BOWMAN, SIOR

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Chapel Ridge Retail

10454 Maysville Road
Fort Wayne, IN 46835



Fantastic Location

This retail building is located within the Chapel Ridge retail submarket, surrounded by the following businesses:

- | | | |
|-----------------------|----------------------------|--------------------------------|
| 1. Marshalls | 9. Goodwill | 17. Applebee's |
| 2. Michaels | 10. Ziano's Italian Eatery | 18. Steak 'n Shake |
| 3. Dollar Tree | 11. Buffalo Wild Wings | 19. Bob Evans |
| 4. PetSmart | 12. Subway | 20. Discount Tire |
| 5. tiny little donuts | 13. Cracker Barrel | 21. Wings Etc |
| 6. Kohl's | 14. Meijer | 22. Walgreens |
| 7. Walmart | 15. Menards | 23. Dairy Queen |
| 8. O'Reilly's | 16. AT&T | 24. First Federal Savings Bank |

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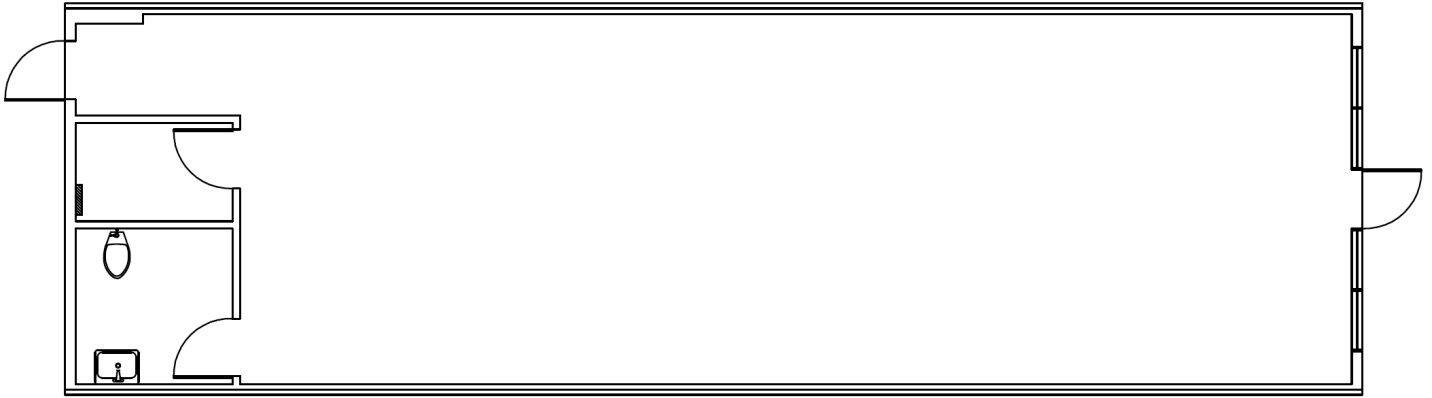
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Available Units



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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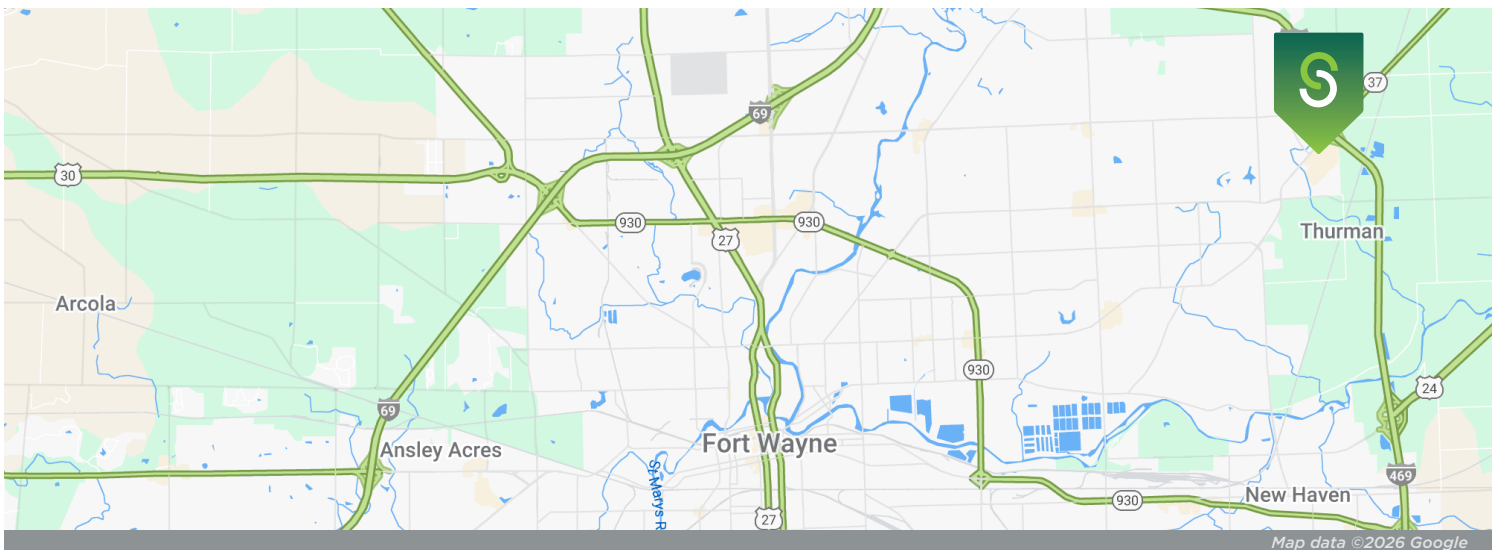
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Chapel Ridge Retail

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PROPERTY INFORMATION

Address	10454 Maysville Rd
City, State, Zip	Fort Wayne, IN 46835
County	Allen
Township	St. Joseph
Parcel Number	02-08-24-426-002.007.072
2024 Tax/Payable 2025	\$33,647.16



LEASE INFORMATION

Lease Rate & Type	\$19.50/SF/Yr NNN
Terms	Sublease
Availability	Immediate; to 5/31/2028

AVAILABLE UNITS

Total Available	1,280 RSF	
Max Contiguous	1,280 RSF	
Units Available	RSF	Monthly Rate
• 10454	1,280	\$2,080.00

UTILITIES

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

SITE DATA

Site Acreage	1.5 acres
Zoning & Description	SC - Shopping Center
Nearest Interstate	I-469, 0.2 miles
Traffic Count	15,620 VPD

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
# of Stories	1
Construction Type	Block
Heating	RTU
A/C	RTU
Sprinkler	No
Signage	Front/rear building

ADDITIONAL INFORMATION

- 1,280 SF retail suite for sublease until 5/31/2028
- 0.2 miles from I-469
- Located within Chapel Ridge retail submarket

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