



Wells Street Retail

1643-1645 Wells Street
Fort Wayne, IN 46808



Wells Street Corridor Retail Space

Two retail spaces for lease on the popular Wells Street Corridor. This newly renovated building offers white box spaces with new storefront windows and an updated façade. The Wells Street Corridor is home to many popular local businesses, including but not limited to G.I. Joe's Army Surplus, Honey Plant, Don Chava's, Hyde Brothers Booksellers, Ophelia's, and much more.

This property is also near the recently-announced \$45 million-dollar development site, the "Wells Street Wedge", which will be northwest of Promenade Park.

Property Highlights

▶ 1643 Wells Street

▷ 1,437 RSF

▷ **\$2,500/month**

▶ 1645 Wells Street

▷ 656 RSF

▷ **\$1,000/month**

NEAL BOWMAN, SIOR

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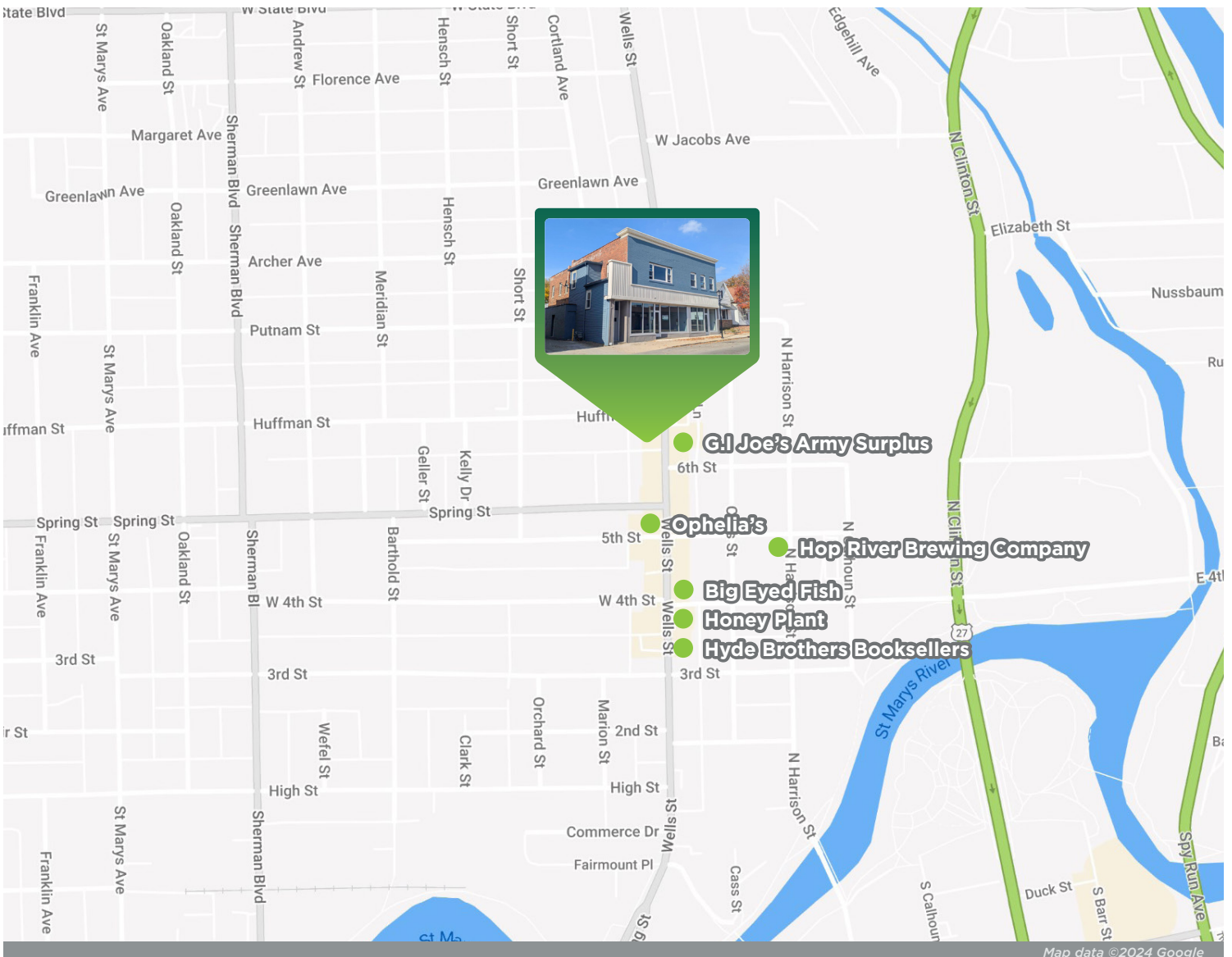
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Excellent Location

The Wells Street Corridor is a vibrant area known for its good mix of local businesses, residential spaces, and industrial zones. Close to downtown, it boasts a diverse demographic and serves as a hub for many small businesses, art galleries, and eateries.

The area is easily accessible with traffic counts of over 15,000 vehicles per day, and it's near the University of Saint Francis and Fort Wayne Children's Zoo. The corridor continues to see immense growth, making it an essential part of Fort Wayne's economic and cultural landscape.

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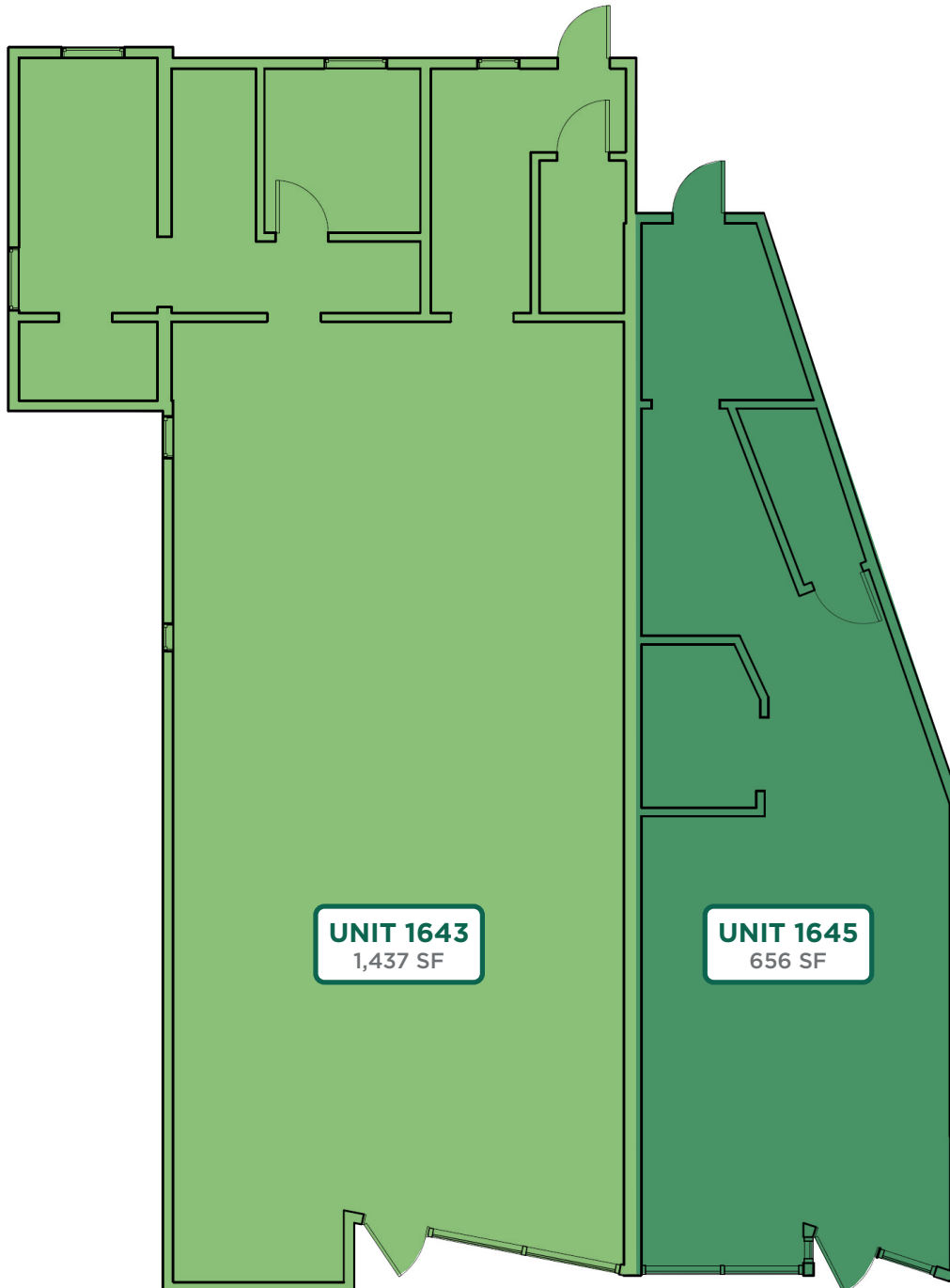
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Available Units



UNIT 1643
1,437 SF

UNIT 1645
656 SF

Floor plan may not be to scale.

Contact broker for detailed floor plan.

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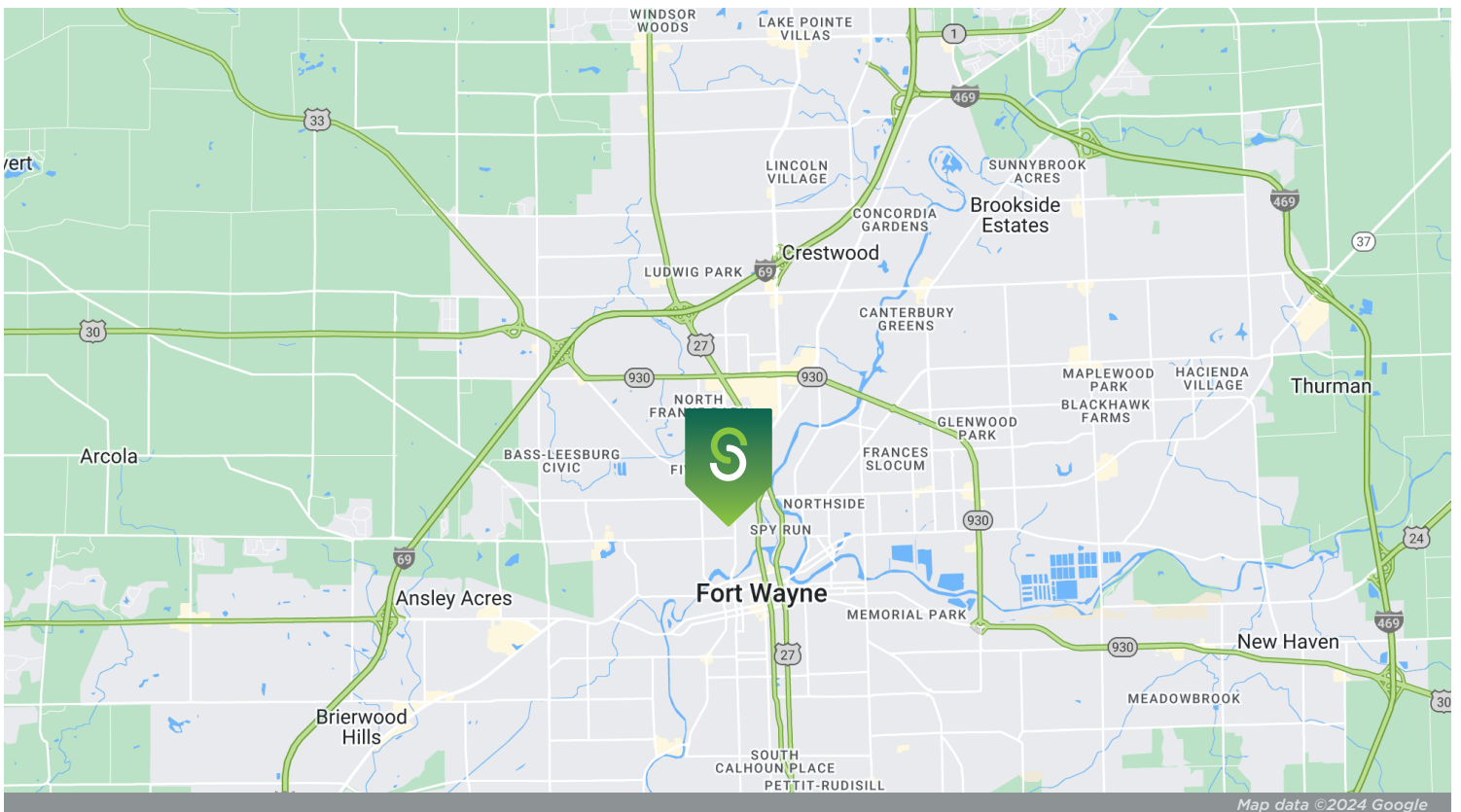
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PROPERTY INFORMATION

Address	1643-1645 Wells Street
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Wayne
Parcel Number	02-07-35-38-021.000-074
2023 Tax/Payable 2024	\$2,618.94



LEASE INFORMATION

Lease Rate & Type	\$1,000-\$2,500 Modified Gross
Terms	Minimum 3 years
Availability	11/01/2024

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

Total Building Area	6,608 SF	
Total Available	2,093 RSF	
Max Contiguous	2,093 RSF	
Units Available	RSF	Monthly Rate
• 1643	1,437	\$2,500
• 1645	656	\$1,000

BUILDING INFORMATION

Property Type	Office/Retail/Commercial
Year Built	1900
# of Stories	1
Construction Type	Wood frame/brick wrap
Heating	Split system
A/C	Split system
Sprinkler	No
Signage	Storefront, window

UTILITIES

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

SITE DATA

Site Acreage	0.10 AC	Interstate	I-69, 4 miles
Zoning	UC	Flood Zone	None
Parking	Rear/Street	Parking Ct	6 spaces

ADDITIONAL INFORMATION

- Two units for lease on popular Wells Street Corridor
- Floor covering allowance available
- High ceilings
- Façade grant

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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.



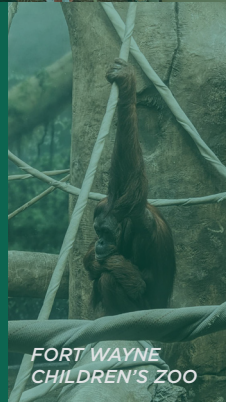
PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

2nd
Largest City
in Indiana

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



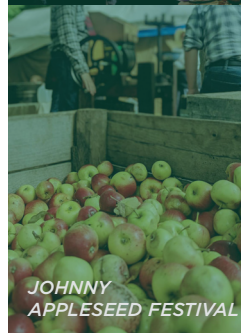
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

7+
Million
Visitors
Annually



KOMET'S HOCKEY AT
MEMORIAL COLISEUM



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