



## Jefferson Pointe Outparcel

4541 Illinois Road  
Fort Wayne, Indiana 46804



### Featured Property Highlights

Surrounding 600,000 SF Jefferson Pointe Shopping Center anchors this unique offering. Redevelop space into single or multi-tenant use. SC zoned building is +/- 8,150 SF on 1.36 acres with a large parking area. Former restaurant offers an open floor plan and commercial kitchen equipment which transfers with building – see floor plan.

- Jefferson Pointe Outparcel with 371' Frontage on Illinois Road
- Anchored by Comcast/Xfinity
- Can be Divided into 1 or 2 Suites
- Available for Sale or NNN Lease
- Numerous National Retailers and Traffic Generators Nearby
- Signalized Corner – Unmatched Visibility at the Intersection of Illinois Road & Apple Glen Blvd.

#### NEAL BOWMAN

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

#### REBECCA WORRELL

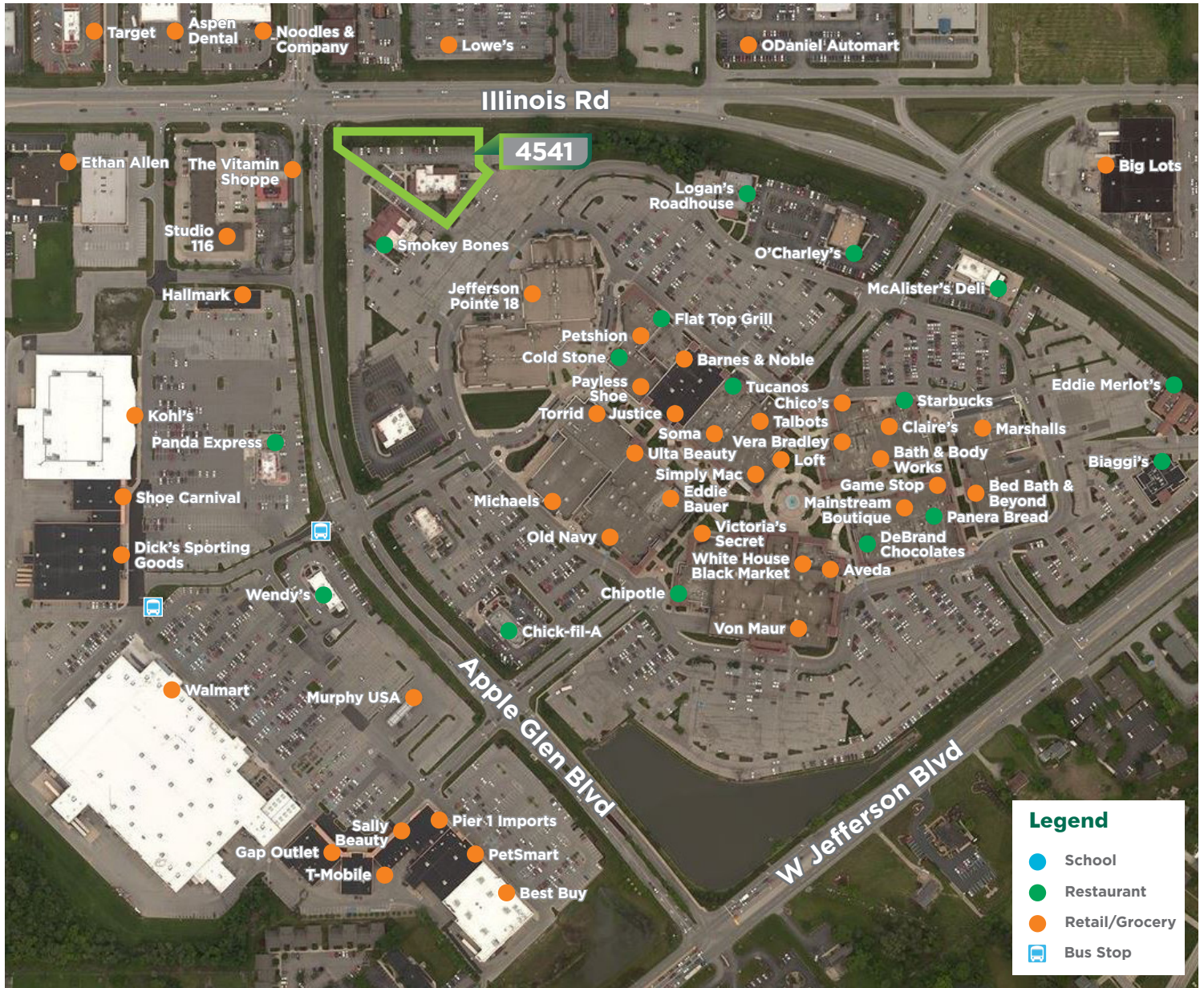
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#### PHILIP HAGEE

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#### STEPHANIE PETRAS

Brokerage Marketing Assistant  
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## Excellent Location

The subject property is anchored by Jefferson Pointe – a premier open-air shopping center anchored by over 60 shops and restaurants including Von Maur, Carmike Cinemas, Barnes & Noble, Old Navy, Bed Bath & Beyond, Chipotle, and Panera Bread. Other nearby retailers & restaurants include Wal-Mart, Best Buy, Smokey Bones, Logan's, O'Charley's, Kohl's, Dicks Sporting Goods, and more. Easy to find, within 1.5 miles of Interstate I-69 and 3 miles from downtown Fort Wayne make this site ideal for many uses.

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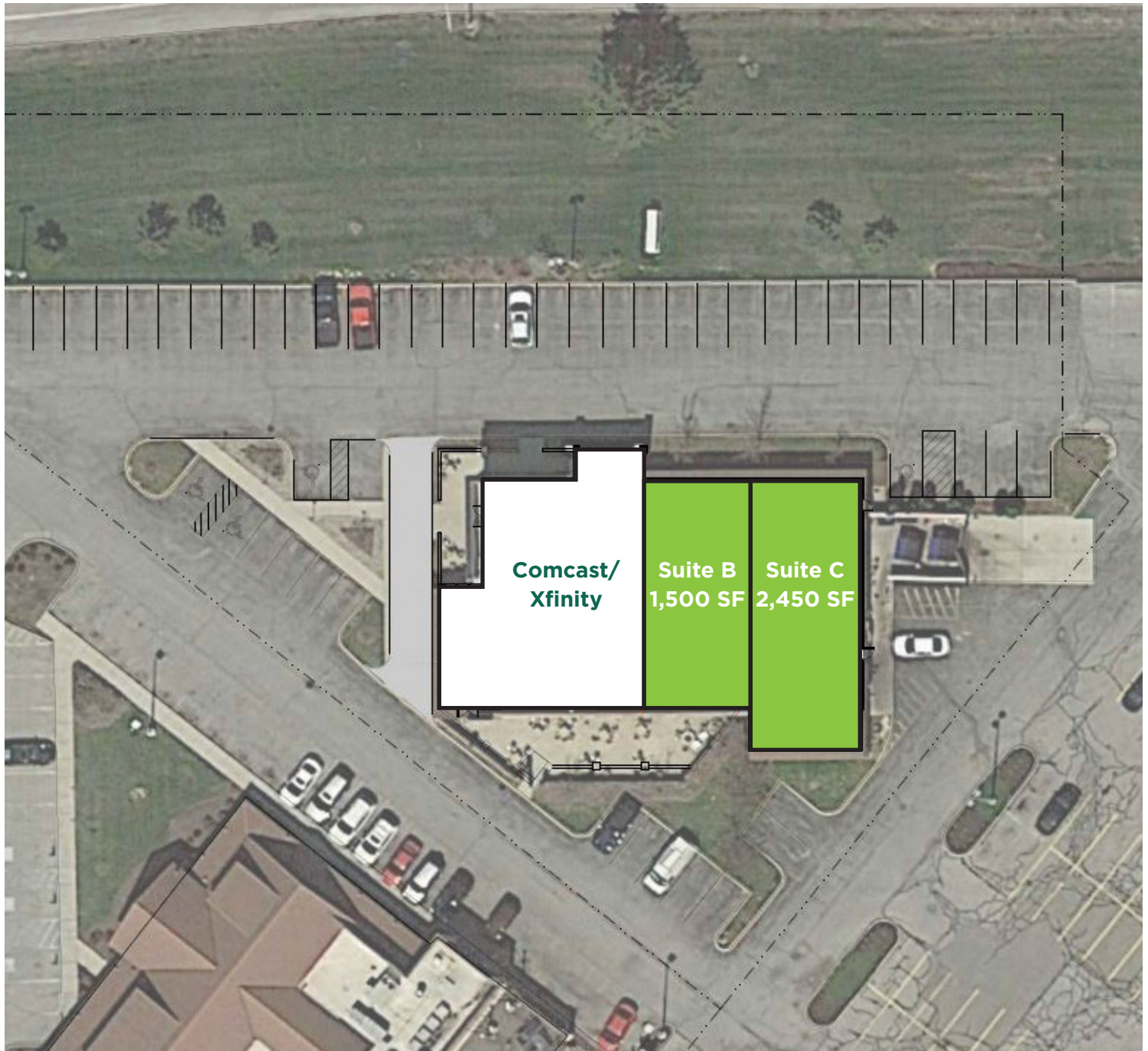
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**Units Available** - Contact Broker for Detailed Plans



Demising Plan: Not To Scale

**1,500 - 2,450 SF**

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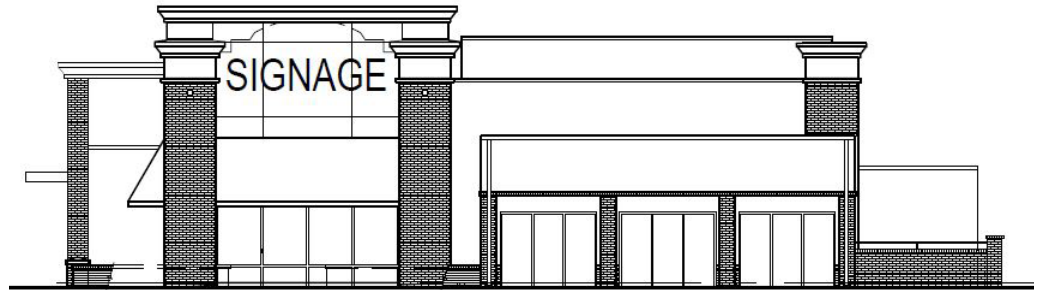
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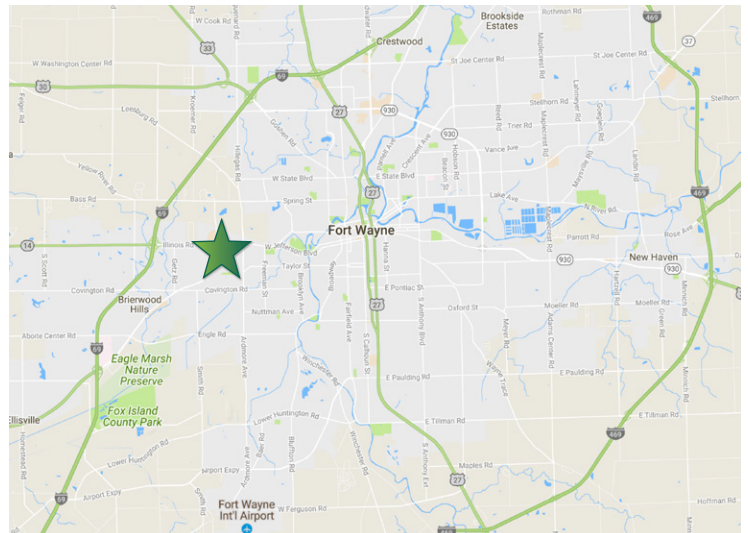
## North Elevation

Elevation: Not To Scale



## West Elevation

Elevation: Not To Scale



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# COMMERCIAL IMPROVED FOR SALE/LEASE

Property Name Jefferson Pointe Outparcel  
 Address 4541 Illinois Road  
 City, State, Zip Fort Wayne, IN, 46804  
 County Allen  
 Township Wayne  
 Parcel No. 02-12-08-201-001.002-074  
 2017 Tax/Payable 2018 \$44,343.04



## SALE INFORMATION

Price TBD  
 Terms Cash to Seller

## LEASE INFORMATION

Lease Rate \$35.50/SF/YR  
 Lease Type Triple Net  
 Terms 5 -7 Years  
 Availability Immediate

## AVAILABLE SUITES

Total Building Area +/- 8,150 SF  
 Total Available SF 3,950 RSF  
 Max. Contiguous Available 3,950 RSF

Suites Available	RSF	Monthly Rate
Suite B	1,500	\$4,437.50
Suite C	2,450	\$7,247.92

## RESPONSIBLE PARTIES

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

## SITE DATA

Site Acreage 1.36  
 Zoning & Description SC - Shopping Center  
 Parking Description Surface  
 Parking count/ratio 54 Spaces  
 Traffic Count 25,798

## BUILDING INFORMATION

Property Type Retail/Restaurant  
 Year Built 2001  
 No. of Stories 1  
 Construction Type Wood Joist/Masonry  
 Roof Steel Joist  
 Heating Package System  
 A/C Package System  
 Sprinklered Wet  
 ADA Compliant Yes  
 Elevators No  
 Signage Monument & Building

## UTILITIES

Electric Supplier AEP  
 Natural Gas Source NIPSCO  
 Water & Sewer Source City Utilities

## ADDITIONAL INFORMATION

- Jefferson Pointe Outparcel with 371' Frontage on Illinois Road
- Numerous National Retailers and Traffic Generators Nearby
- Can be Divided into Multiple Tenants
- Signalized Corner – Unmatched Visibility at the Intersection of Illinois Road & Apple Glen Blvd.
- Available for Sale or NNN Lease

## CONTACT US

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The Bowman/Worrell Team of Sturges Property Group specializes in industrial, retail, and land real estate services. Our team prides itself on outstanding market knowledge and the ability to facilitate harmonious relationships. The skilled Bowman/Worrell Team delivers guidance and consultation to tenants, landlords, investors, and developers, providing a full range of services including advisory and transaction services, acquisition and disposition strategies, and asset management.



### Neal Bowman

Senior Broker  
neal.bowman@sturgespg.com

Neal Bowman has been a commercial real estate professional for over 16 years. Neal is a member of the International Council of Shopping Centers (ICSC) and Certified Commercial Investment Member (CCIM).

Neal has been involved in numerous real estate transactions throughout his career, including but not limited to: shopping centers, restaurants, multi-family homes, farmland, industrial, and office properties.

Because of Neal's experience in commercial property investment, he is able to use his knowledge to guide investment clients to successful real estate ownership while also advising clients regarding the knowledge necessary for operating their business and/or investment.



### Philip Hagee

Listing Manager  
philip.hagee@sturgespg.com

Philip Hagee joined the Sturges team in 2016 as a Property Manager and has since transferred to the Brokerage Department as a Listing Manager.

Prior to joining Sturges Property Group, Philip received his Master's Degree in Urban and Regional Planning for Ball State University and worked as a Long Range Planner for the City of Noblesville, Indiana.

As the Listing Manager, the key purpose of Philip's role is the facilitate efficiency and productivity of the Brokerage team. Philip ensures new listings are being launched in a timely manner, deadlines and benchmarks are being met, and proper communication is maintained between the client and Sturges Property Group.



### Rebecca Worrell

Broker  
rebecca.worrell@sturgespg.com

Rebecca Worrell joined the Sturges team in 2015. She specializes in sale and leasing of retail, industrial, office space and land. Rebecca is a member of the Indiana Commercial Board of Realtors and the National Association of Realtors.

Rebecca's favorite thing about her job is cultivating and maintaining relationships with her clients while helping them achieve success.

When not working or volunteering with Big Brothers Big Sisters, Rebecca enjoys spending time with her family and friends, playing with her dog, and cheering for The Ohio State University.



### Stephanie Petras

Brokerage Marketing Assistant  
stephanie.petras@sturgespg.com

As the dedicated Marketing Assistant to Neal and Rebecca, she provides day-to-day administrative and marketing support to promote their retail, industrial, land, and office property listings. Some of her creative duties include creation and design of marketing flyers, social media and email campaigns, and on-site photography. She also assists with research, and maintaining listing databases.

For her education, Stephanie studied Interior Design and Art History at Purdue University Fort Wayne. Her past experience in graphic and web design, bookkeeping, administrative support, and customer relations have all been put to good use in her role at Sturges.