



Subject Property

Redevelopment Opportunity

(Dark Firestone)

\$1,775,000

7811 N Southtown Crossing, Fort Wayne , IN 46816

- ✓ **7,740 Square-Foot 10 Bay Fully Equipped Auto Service Building Situated on a 1.4-Acre Lot**
- ✓ **Redevelopment Potential** - The Building's Design Makes it Suitable for Various Uses
- ✓ **Highly Visible & Easily Accessible** - Located Along Hwy 27 (7,400+ VPD)
- ✓ **Pad Site to Super Walmart & Menards, & Across from Planet Fitness**
- ✓ **Stable & Dense Demographics** - Only 4.5 Miles South of Downtown Fort Wayne

INVESTMENT OVERVIEW

REDEVELOPMENT OPPORTUNITY FORT WAYNE, IN

\$1,775,000



Building Area

±7,740 SF

Land Area

±1.40 AC

Year Built

2005

- ✓ **The Opportunity** - This property is a 7,740-square-foot 10 Bay Fully Equipped Auto Service Building situated on a 1.4-acre lot. Constructed in 2005, it was formerly occupied by Firestone Complete Auto Care.
- ✓ **Redevelopment Potential** - The building's design, featuring multiple service bays and ample parking, makes it suitable for various uses, including automotive services, retail, medical facilities, fitness centers, and more.
- ✓ **Highly Visible & Easily Accessible** - The subject property is located along Hwy 27 (7,400+ VPD), the main North/South highway connecting southern Fort Wayne with Downtown.
- ✓ **Pad Site to Super Walmart & Menards, & Across from Planet Fitness** - The property's strategic location within the Southtown Centre shopping area enhances its appeal for redevelopment. It is adjacent to major retailers such as Walmart and Menards, and recent developments in the vicinity include a Starbucks, Wellnow Urgent Care, and a Caliber Collision center, indicating a trend of commercial growth.
- ✓ **Stable & Dense Demographics** - The site is only 4.5 miles south of Downtown Fort Wayne. Within a 5-mile radius of the subject property, there are 103,021 people with an average household income of \$64,173.
- ✓ **Proximity to Fort Wayne International Airport** - The site is only 4 miles from Fort Wayne International Airport serves as a vital transportation hub for northeastern Indiana. They host several major carriers offering connections to major hubs such as Chicago, Atlanta, and Dallas, enabling access to domestic and international destinations.
- ✓ **Fort Wayne is the Economic Hub of Northeast Indiana** - It is the 2nd largest MSA in the state. It is also considered the "Orthopedic Capital of the World," with an extensive and successful healthcare system. Other key economic sectors include manufacturing (\$8.1B economic impact) and logistics and distribution, due to their strategic location near Indianapolis, Chicago, & Detroit.

CONTACT FOR DETAILS

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SECURE
NET LEASE

Kroger **SHOE SHOW MEGA**
DOLLAR TREE **THE SALVATION ARMY** **KFC**
Rainbow
H&R BLOCK **RBC** **BURGER KING** **Pizza Hut**

BLACKSTONE
BREWER PARK
DOLLAR GENERAL
SCOTT ACADEMY
 (357 STUDENTS)

TIMOTHY L. JOHNSON ACADEMY
 (195 STUDENTS)

BISHOP LUERS HIGH SCHOOL
 (553 STUDENTS)

SUBWAY

CVS pharmacy

Marathon

Checkers Rally's

save a LOT
FAMILY DOLLAR

COVENTRY COURT TOWN HOMES
 (322 UNITS)

TOWLES INTERMEDIATE SCHOOL
 (561 STUDENTS)

STEPHANIE VILLAS
 (60 UNITS)

O'Reilly AUTO PARTS

HICKORY MILL APARTMENTS
 (70 UNITS)

ADAM & BRUCE APARTMENTS
 (50 UNITS)

THE MERIDIAN
 (274 UNITS)

SOUTHWICK ELEMENTARY SCHOOL
 (606 STUDENTS)

FOSTER PARK APARTMENTS
 (70 UNITS)

27

CONTINENTAL INTERNATIONAL

LUTHERAN LIFE VILLAGES

DONALD ROSS GOLF CLUB

FAIRVIEW COURT APARTMENTS
 (112 UNITS)

SUBJECT PROPERTY
 7811 N. SOUTHTOWN CROSSING

ALDI

DOLLAR GENERAL

INDIANA TECH WARRIOR PARK

Domino's

FAMILY DOLLAR

DQ

Walmart Supercenter
Wendy's

planet fitness **McDonald's**

MENARDS

CALIBER

LIFELINE DATA CENTERS

TACO BELL **Starbucks**

RIVER CAMP FORT WAYNE

SOUTH BRIDGE APARTMENTS
 (888 UNITS)

LAFAYETTE STREET
 37400 VPD

WAYNE HIGH SCHOOL
 (1,419 STUDENTS)

SITE OVERVIEW

REDEVELOPMENT OPPORTUNITY FORT WAYNE, IN

Year Built | 2005

Building Area | ±7,740 SF

Land Area | ±1.40 AC



Subject Property



Subject Property



Subject Property



Subject Property

NEIGHBORING RETAILERS

- Walmart Supercenter
- ALDI
- Kroger
- Planet Fitness
- Menards
- Rainbow
- Dollar Tree
- Save-A-Lot
- Dollar General
- O'Reilly Auto Parts



Subject Property

INVENTORY

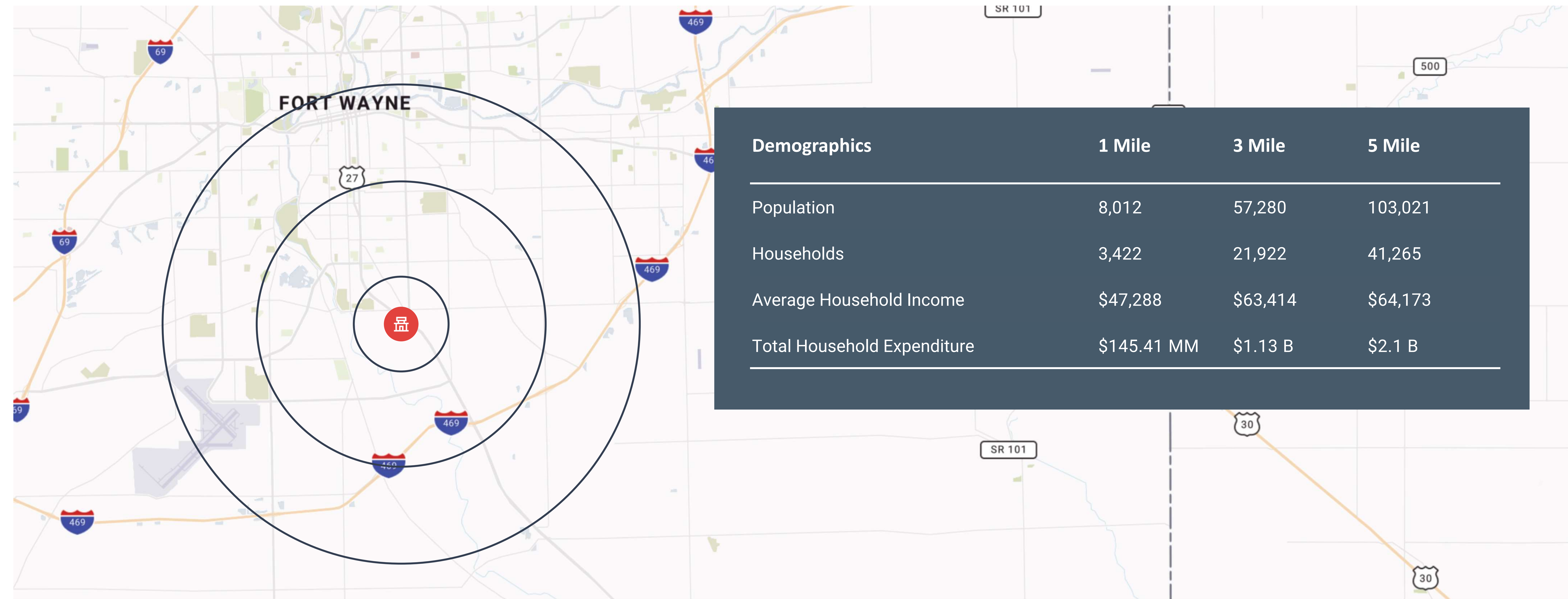
REDEVELOPMENT OPPORTUNITY FORT WAYNE, IN

- ✓ Alignment Rack Aligner
- ✓ (2) Air Compressors
- ✓ Compressor Dryer
- ✓ (2) Two Post Above Ground Lifts
- ✓ (7) High Pressure Twin In-Ground Lifts
- ✓ Brake Lathe With Bench
- ✓ Waste Oil Tank - Metal
- ✓ (2) Fresh Oil Tanks - Metal
- ✓ Tire/Parts Racking
- ✓ (2) Hunter Wheel Balancers
- ✓ (2) Coats Tire Changers
- ✓ MVS Computer-Work Station
- ✓ 42" Sales Counter
- ✓ Manager Office Desk
- ✓ Engine Hoist
- ✓ Mobile Strut Compressor
- ✓ Transmission Jack w/Gas Tank Handler
- ✓ Bearing Press
- ✓ Wheel Weight Rack



LOCATION OVERVIEW

REDEVELOPMENT OPPORTUNITY FORT WAYNE, IN



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Parkview Health Systems (8,986)
2. Amazon (4,650)
3. General Motors (4,320)
4. Lutheran Health Network (4,075)
5. Sweetwater Sound (HQ) (2,011)
6. Lincoln Financial Group (1,700)
7. BF Goodrich (1,500)
8. Fort Wayne Metals (1,419)
9. Shambaugh & Son (HQ) (1,302)
10. Steel Dynamics (1,200)

LOCATION OVERVIEW

REDEVELOPMENT OPPORTUNITY FORT WAYNE, IN

Fort Wayne

Indiana

 269,994
Population

 \$55,778
Median Household Income



Fort Wayne MSA is the
2nd Largest in the State

2ND

Fort Wayne Medical
Device Companies
Generate \$17B in
Revenue

"ORTHOPEDIC CAPITAL
OF THE WORLD"

With a population of almost 270,000 residents, Fort Wayne is Indiana's second-largest city.

Located in Allen County, Fort Wayne is a three-time All-America City Award winner and is consistently cited for a high quality of life and warm Hoosier Hospitality.

The city is the 76th largest city in the country, and ranked as the #5 Safest City in America according to InsuranceProviders.com.

Fort Wayne makes up 16% of Allen County and the rest of the county is comprised of smaller towns, unincorporated suburban areas, parks, and nature preserves.

65% of Allen County is agricultural land. The Fort Wayne Metropolitan Statistical Area is comprised of Allen, Wells, and Whitley counties. Fort Wayne is the economic hub of Northeast Indiana and the second largest MSA in the state behind Indianapolis. The Fort Wayne economy features key industries including specialty insurance, medical device and technology, vehicles, design & manufacturing. Aerospace & defense, e-commerce & logistics, food & beverage, and advanced materials. Top economic sectors in Fort Wayne include: Manufacturing (17.8%), healthcare and social assistance (15.3%), and retail trade (12.4%). When visiting Fort Wayne, there are multiple attractions to put on your must-see list. If you enjoy sports, Fort Wayne has three minor league teams; TinCaps Baseball, Komet Hockey and the Mad Ants Basketball team. There are also recreational opportunities like one of the many golf courses or kayaking on the river. The Fort Wayne Zoo is also a popular spot for families to visit during the day. If you're more interested in the Arts, Fort Wayne is a great place to visit! They embrace street art and have multiple murals that have become popular photo hot spots.

IN THE NEWS

REDEVELOPMENT OPPORTUNITY FORT WAYNE, IN

U.S. Census Bureau numbers show Fort Wayne is the fastest-growing city in the Midwest

AVERY JOHNSON, MAY 16, 2024 (WFFT)

Fort Wayne is the 83rd largest city in the U.S. according to the U.S. Census Bureau and the fastest-growing large city in the Midwest.

The city population has **grown 2.12 percent** since 2020, totaling the number of residents in **2023 at 269,994**. Director of Community Research at Purdue Fort Wayne Rachel Blakeman says this is a **direct reflection** of city development.

"Fort Wayne had the greatest growth of any midwestern city in the 100 largest cities and so we can really think about that as being a vote of confidence in the direction that Fort Wayne is going," said Blakeman.

Public Information Director John Perlich says there's a lot that goes into growing a city and a big part is investments, **bringing jobs** to the community.

"You look at the public-private partnerships that we're seeing, not only Google and Amazon, and the **largest global companies** that are now investing in Fort Wayne. Also, medium to smaller companies here in Fort Wayne with having corporate headquarters, with having smaller **businesses growing** and succeeding not only maintaining jobs here, but people from outside of Fort Wayne are taking a serious look at our community now and that shows with our population growth," said Perlich.

Neighboring cities such as Indianapolis, Evansville, and South Bend actually declined in population from **2020 to 2023**.

"Some of that population loss inside the city may actually not be leaving the community, not leaving the **metro area**, but moving over to a suburb like what we're seeing with Indianapolis as compared to Fishers and Carmel," said Blakeman.

EXPLORE ARTICLE



Northeast Indiana continues to see growth, new investment

MICHELLE KAUFMAN, NOVEMBER 25, 2024 (INSIDE INDIANA BUSINESS)

Fort Wayne-based Do It Best Corp. announced the completion of its nearly \$200 million acquisition of True Value Co. LLC.

"I look at it as a **tremendous opportunity** to not only care for that brand, but reinvigorate it," CEO Dan Starr told Inside INdiana Business host Gerry Dick. "I think that we're very **proud** to be in our community, and our community has demonstrated so much support for Do it Best. I think it's also true that **True Value** is just a much more recognizable brand."

More than \$1 billion has been invested in downtown Fort Wayne over the past 10 years, with the anticipation of an additional billion dollars in the decade ahead.

Do it Best's headquarters are located in the Electric Works mixed-use innovation district. The former General Electric campus underwent a nearly **\$300 million redevelopment** and opened in 2022.

"It was a manufacturing center for over **100 years**, and to see that now happening again in a different way, now in the innovation space...we have just over 900 people that are coming to campus every day. The aim is to grow that to **over 2,000** within the next 12 to 18 months," Electric Works Senior Experience Director Katy Silliman said.

In its first year, Electric Works welcomed over **770,000 unique visitors** and hosted more than **200 events**.

A recent Community Impact Report on Electric Works shows the project is forecasted to have an annual economic impact of **\$375 million** upon completion and full occupancy.

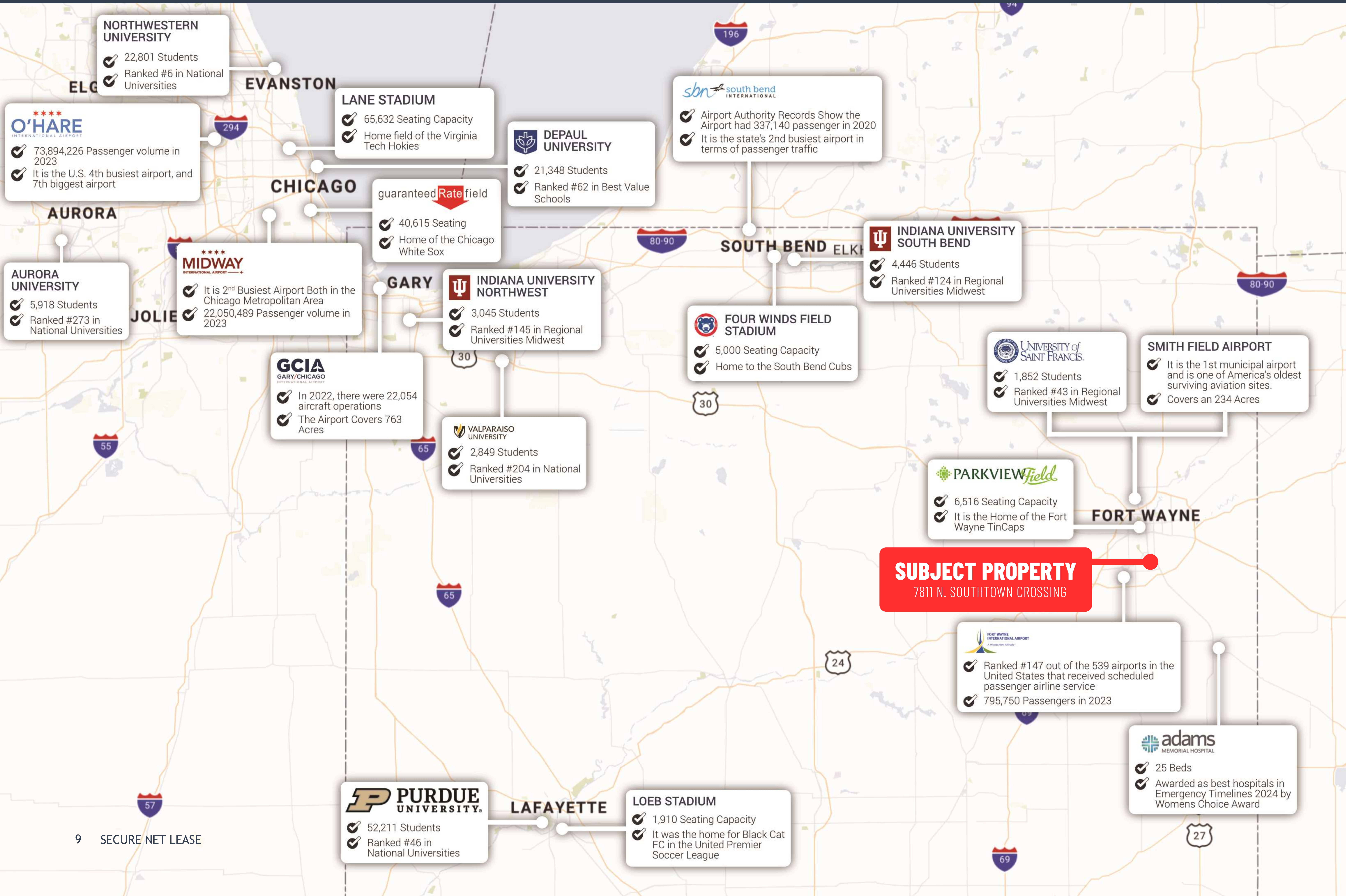
Warsaw-based Zimmer Biomet recently added some star power to its roster. Arnold Schwarzenegger is the company's first Chief Movement Officer. Schwarzenegger said in a statement he hopes to use his new role to encourage others to make positive changes and live an active lifestyle.

EXPLORE ARTICLE



METRO AREA

REDEVELOPMENT OPPORTUNITY FORT WAYNE, IN



NORTHWESTERN UNIVERSITY

- 22,801 Students
- Ranked #6 in National Universities

O'HARE INTERNATIONAL AIRPORT

- 73,894,226 Passenger volume in 2023
- It is the U.S. 4th busiest airport, and 7th biggest airport

LANE STADIUM

- 65,632 Seating Capacity
- Home field of the Virginia Tech Hokies

DEPAUL UNIVERSITY

- 21,348 Students
- Ranked #62 in Best Value Schools

sbn south bend INTERNATIONAL

- Airport Authority Records Show the Airport had 337,140 passenger in 2020
- It is the state's 2nd busiest airport in terms of passenger traffic

MIDWAY INTERNATIONAL AIRPORT

- It is 2nd Busiest Airport Both in the Chicago Metropolitan Area
- 22,050,489 Passenger volume in 2023

guaranteed Rate field

- 40,615 Seating
- Home of the Chicago White Sox

INDIANA UNIVERSITY SOUTH BEND

- 4,446 Students
- Ranked #124 in Regional Universities Midwest

AURORA UNIVERSITY

- 5,918 Students
- Ranked #273 in National Universities

INDIANA UNIVERSITY NORTHWEST

- 3,045 Students
- Ranked #145 in Regional Universities Midwest

FOUR WINDS FIELD STADIUM

- 5,000 Seating Capacity
- Home to the South Bend Cubs

UNIVERSITY OF SAINT FRANCIS

- 1,852 Students
- Ranked #43 in Regional Universities Midwest

SMITH FIELD AIRPORT

- It is the 1st municipal airport and is one of America's oldest surviving aviation sites.
- Covers an 234 Acres

GCIA GARY/CHICAGO

- In 2022, there were 22,054 aircraft operations
- The Airport Covers 763 Acres

VALPARAISO UNIVERSITY

- 2,849 Students
- Ranked #204 in National Universities

PARKVIEW Field

- 6,516 Seating Capacity
- It is the Home of the Fort Wayne TinCaps

SUBJECT PROPERTY
7811 N. SOUTHTOWN CROSSING

FORT WAYNE INTERNATIONAL AIRPORT

- Ranked #147 out of the 539 airports in the United States that received scheduled passenger airline service
- 795,750 Passengers in 2023

adams MEMORIAL HOSPITAL

- 25 Beds
- Awarded as best hospitals in Emergency Timelines 2024 by Womens Choice Award

PURDUE UNIVERSITY

- 52,211 Students
- Ranked #46 in National Universities

LOEB STADIUM

- 1,910 Seating Capacity
- It was the home for Black Cat FC in the United Premier Soccer League

CALL FOR ADDITIONAL INFORMATION

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Los Angeles

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