



In Association with Scott Reid & ParaSell, Inc.
A Licensed Indiana Broker #RC51900187

Single-Tenant Drive-thru Property

Fort Wayne, IN

For sale / For lease
Ready for immediate move-in

3519 Broadway Fort Wayne, IN 46807

[View Map](#)

Offering Memorandum



Advisory Team

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Property For Sale/For Lease
For immediate move-in

**YOUR
SIGNAGE
HERE**



Property address: 3519 Broadway Fort Wayne, IN 46807

APN: 02-12-15-426-002.000-074

Building size: 2,362 SF

Lot size: 0.92 AC

Tenancy: Single

SUBJECT PROPERTY

YOUR
SIGNAGE
HERE

Pricing

Inquire for Price / Lease Rate

Investment Highlights

- Single-tenant property ready for immediate move-in
- Situated on 40,075 square feet of land near a shopping mall, grocery, and theatre

Market Highlights

- Adjacent Tenants: 0.2 miles from Foster Park Plaza Shopping Mall, Save A Lot, and the Clyde Theatre (2,150 capacity), and half a mile from Foster Park Golf Course, which spans approximately 255 acres and features an 18-hole course
- Situated at the highly-trafficked intersection of Broadway St (14.2k VPD) and Bluffton Rd (21.9k VPD)
- Less than 2 miles from Lutheran Downtown Hospital (60 beds), South Side High School (1,491 students), Bishop Luers High School (511 students) and Downtown Fort Wayne
- Robust population of 159,952 and 65,156 households within a 5-mile radius

Robust population of 159,952 and 65,156 households within a 5-mile radius



BROOKLYN MANOR (52 UNITS)



HAINAN HOUSE



FOSTER PARK PLAZA SHOPPING MALL

CINTA'S FACILITY SERVICES

PAUL'S AUTO YARD



HALL'S CATERING SERVICE

Bluffton Road - 21,897 Vehicles Per Day



Broadway Street - 14,252 Vehicles Per Day

BROADWAY FAMILY DENTISTRY

SUBJECT PROPERTY

HEALTH INSURANCE SHOP



DOWNTOWN FORT WAYNE (2 MILES)

PARKVIEW FIELD (8,100 CAPACITY)

SOUTH WAYNE HISTORIC DISTRICT

Broadway Street - 14,252 Vehicles Per Day

Bluffton Road - 21,897 Vehicles Per Day

HEALTH INSURANCE SHOP

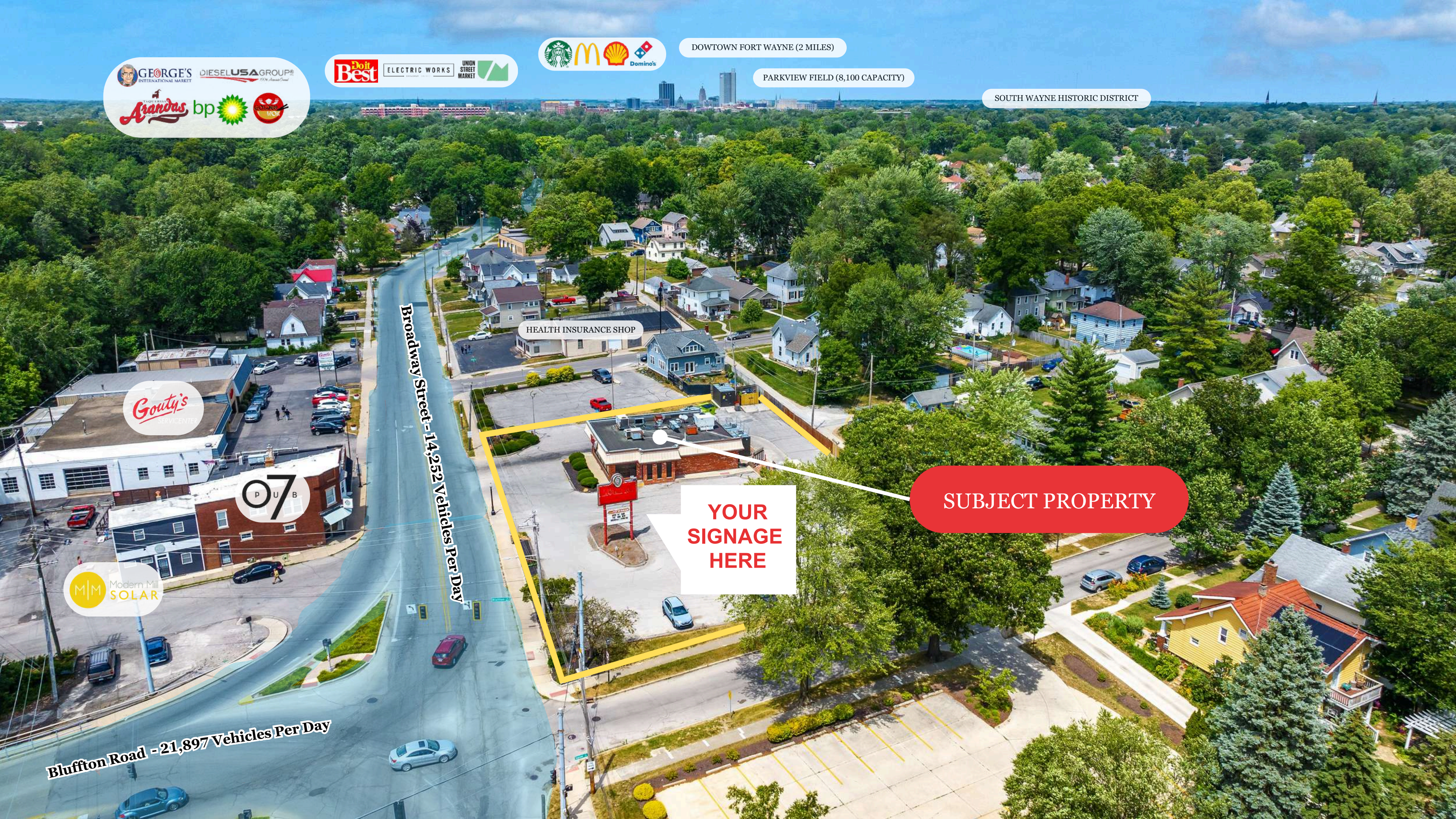
YOUR SIGNAGE HERE

SUBJECT PROPERTY

Gouty's

PUB

Modern Mill SOLAR



About Fort Wayne, IN

Fort Wayne, IN, demonstrates strong market potential due to its strategic location, diversified economy, and supportive business environment. The city's population of over 267,000 and the broader Allen County's nearly 400,000 residents provide a substantial customer base for businesses. Fort Wayne's proximity to major cities such as Chicago, Indianapolis, and Detroit enhances its accessibility and attractiveness for commerce and logistics.

Additionally, the city's robust retail sector has shown increased occupancy rates, and its industrial market, though slowing, remains historically strong. These factors collectively create a favorable environment for new and expanding businesses.



Demographic Highlights

159,952

5-Mile Population

\$63,727

Average Household Income (1 mile)

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	14,750	90,949	159,952
Average Household Income	\$63,727	\$53,398	\$58,366
Households	5,811	36,287	65,156

Major Employers in Fort Wayne



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