

BND

COMMERCIAL

**INVESTMENT PROPERTY
FOR SALE
4210 CRESCENT AVE
FORT WAYNE, INDIANA**



INVESTMENT OPPORTUNITY

Multi-Tenant Retail Property

3.15 - Total Acres
7,645 SF - 4 Tenant Retail Building
13,165 SF - CVS

Land Leased from Purdue Fort Wayne

100% Leased

Sale Price: \$1,310,000

Cap Rate: 8.75%



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1021 S. Calhoun Street
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Investment Overview

BND Commercial is pleased to exclusively offer, on behalf of ownership, an outstanding investment opportunity featuring a 7,645 square foot retail building, along with master lease rights to a CVS, situated in Fort Wayne, Indiana. This opportunity entails acquiring a leasehold interest under a long-term ground lease arrangement.

Property Details:

1. CVS Outlot (± 2.13 Acres):

- **Location:** Southwest corner of Crescent Avenue and Hobson Road.
- **Land Lease Term:** 25 years (October 2014 - September 2039, with five renewal periods of five years each).
- **Occupancy:** Fully leased to CVS.
- **Building Size:** 13,165 SF.
- **CVS Lease Details:** Absolute Net (NNN), with tenants responsible for all property expenses

2. Retail Outlot (± 1.02 Acres):

- **Location:** Next to Purdue University Fort Wayne campus, catering to over 5,884 students (Fall 2025).
- **Land Lease Term:** 24 years (February 2014 - January 2038 with three renewal periods of five years each.)
- **Occupancy:** Fully leased with four tenants including Hungry Howie's Pizza, We Nails, Sister Pho Restaurant, and Jimmy John's.
- **Building Size:** 7,645 SF.
- **Lease Details:** Triple Net (NNN), with tenants responsible for all property expenses.

Financial Highlights:

- Retail spaces provide additional income with built-in rent increases.
- Tenant responsibilities include most property costs, reducing owner's expenses.

Location Benefits:

- High foot traffic from PFW students and staff.
- Fort Wayne's growth supports retail and services.

Investment Benefits:

- **Reliable Income:** Long-term leases with established tenants like CVS provide consistent revenue.
- **Prime Location:** Near a large university, enhancing tenant stability.
- **Upside Potential:** Rent escalations and renewal options could increase future income.

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Site Plan

Purdue University
Fort Wayne Campus

St Joe Rd

Stellhorn

Crescent Ave

Hobson Rd

Hobson Rd

Purdue University
Fort Wayne Student Housing

Crescent Ave

CVS

Jimmy Johns

We Nails

Hungry Howies

Sister Pho

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Tenant Overview



CVS Pharmacy, with 9,165 locations across all 50 states, is a leading player in the retail pharmacy industry. This particular location, a tenant since 2014, benefits from a convenient drive-thru service, enhancing accessibility and efficiency for customers. Known for its wide range of health and wellness products and services, CVS consistently draws a steady stream of patrons.



Jimmy John's is a well-known fast-food chain with 2,637 locations across 45 states. This particular location has been a tenant since 2014 and includes a drive-thru, adding to its convenience and appeal. Known for quick, fresh sandwiches, Jimmy John's maintains a strong customer base and reliable business performance.



We Nails is a well-established nail and skin care salon with several locations in Northeast Indiana, operating under the same ownership as Cali Nails. This locally owned business has built a strong reputation for quality service and a loyal customer base. With a new ten-year lease in place starting in 2025, this location offers long-term stability with an experienced tenant.



*official logo pending

Sister Pho is an exciting new addition to Fort Wayne's restaurant scene, offering authentic Vietnamese pho. Owned by the same trusted team behind Cali Nails and We Nails, this locally operated business brings their culinary expertise and strong community reputation to the table. With a brand-new ten-year lease beginning in 2025, Sister Pho combines long-term stability with the rising popularity of this flavorful dish.



Hungry Howie's is a well-established pizza chain with 530 locations across 21 states, known for its popular flavored crust and has a strong customer following. This location has been a tenant since 2016, benefiting from a proven business model focused on carryout and delivery. With a recognizable brand and steady demand for quick-service pizza, Hungry Howie's provides a reliable presence in the retail market.

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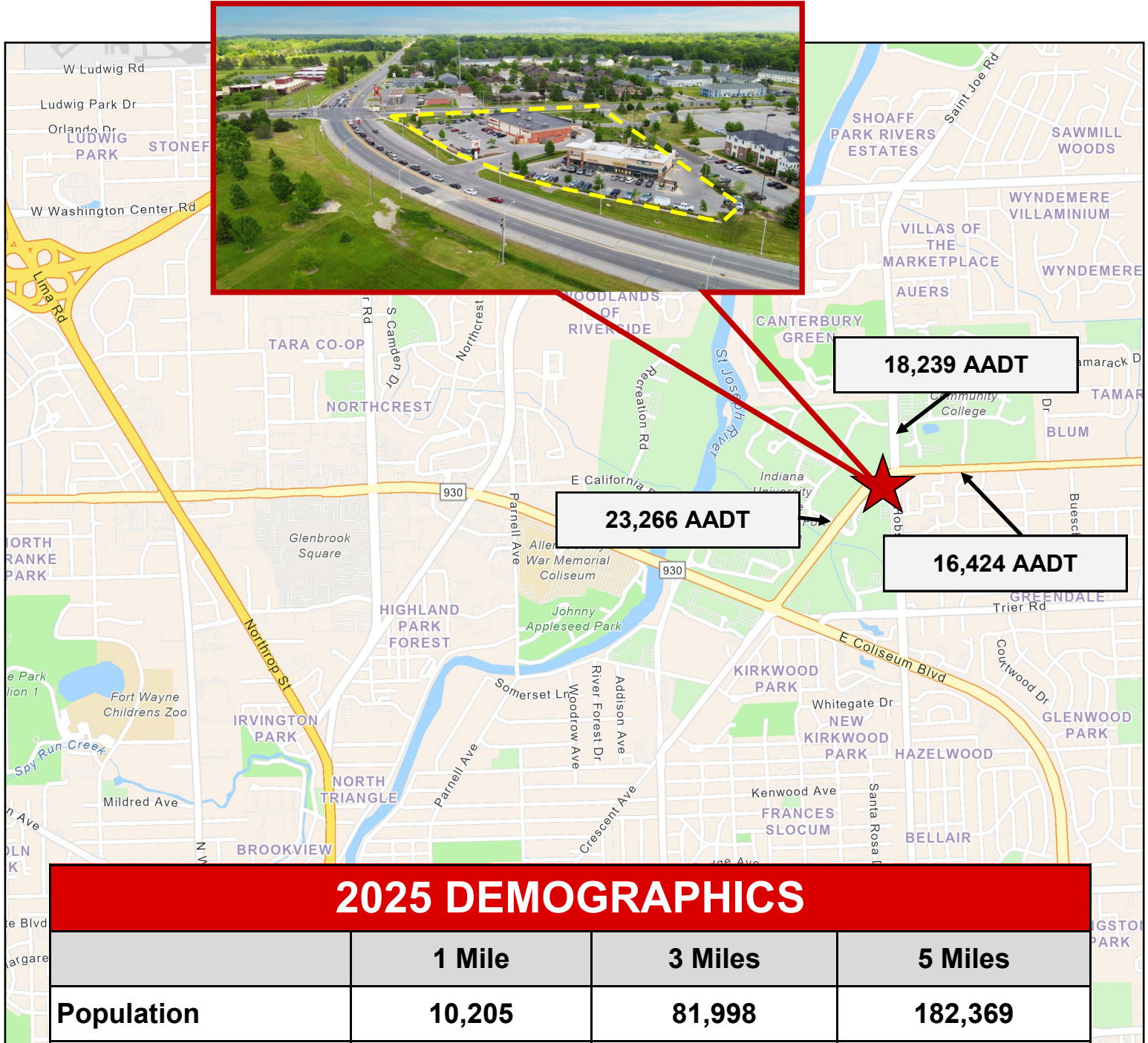
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	Retail	CVS
Address	4226 Crescent Avenue - Jimmy John's 4222 Crescent Avenue - We Nails 4218 Crescent Avenue - We Nails 4214 Crescent Avenue - Hungry Howie's 4210 Crescent Avenue - Sister Pho	4225 Hobson Road
City/State/Zip	Fort Wayne, Indiana 46815	Fort Wayne / IN / 46815
Occupancy	100%	100%
Total Building Size	7,645 SF	13,165 SF
Land Area (Leased)	1.02 Acres	2.13 Acres
Construction Type	Metal	Concrete
Construction Year	2014	2013
Number of Floors	One	One
Roof	EPDM Membrane	Standing Seam Metal
Heating/Air System	Gas Forced Heat; Central Air (Separate Rooftop Units)	Gas-Forced Heat; Central Air
Electric	Standard	Standard
Sprinkler System	Yes	Yes
Zoning	C2	C2
Parking Lot/Drives	±45 Spaces	±70 Spaces

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Property Exclusions

• Health and beauty aids store • Greeting card store • Gift store • Candy store • Store offering one-hour or other on-site photo processing • Vitamin store • Pharmacy mail order facility • Drug store • Pharmacy prescription department • Retail health center • Discount, \$.99 store or \$1.00 store • Gambling or betting offices • Massage parlor • Cinema or theater • Video store or bookstore that sells, rents or exhibits primarily material of a pornographic nature or adult nature • Bar, tavern or night club • Bowling alley • Roller skating rink • Firearms shooting range • Flea market • Warehouse • Facility which performs on-site dry cleaning • Gas station • Facility that performs on-site auto repair • Pet store	• Animal hospital, kennel, animal obedience school, or animal grooming operations • Child and/or adult care center • Church, synagogue, funeral home • Group residential facility • Billiard or pool hall • Bingo establishment • Bookstore that sells new or used college textbooks • Business or trade school • Cigarette/tobacco/cigar store • Consignment shop • Fireworks store • Gas/service station • Live bait business • Use primarily as a parking lot or parking structure • Recycling collection point • Tattoo establishment • Bail bonds • Sale of guns and firearms • Sale or storage of new or used automobiles • Junkyard • Landfill • Political party or campaign office • Offering or promoting services or goods of a controversial nature or by an organization for use promoting an ideology or agenda that is controversial in nature
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