

# 2025 RETAIL MARKET REPORT

FORT WAYNE, INDIANA

*PUBLISHED 5/1/2025*

# 2025 FORT WAYNE, INDIANA RETAIL MARKET REPORT

For the first time in five years, vacancy increased and absorption was negative. This was primarily due to corporate bankruptcies and store closures by national retailers and less new construction. Distress is most concentrated in goods retailers, while restaurant, entertainment and personal service users are continually taking a larger share of the market and remain active. Due to the tremendous economic unpredictability, it is challenging to make retail forecasts. There is a sense of increased risk of a recession, potential for higher inflation and supply chain disruptions as a result of tariffs, which we feel will have a negative impact on the retail market in the next 12 months. On a positive note, Fort Wayne is outpacing state, regional and national population growth rates.

## 2024 REVIEW

- The market fundamentals took a negative turn with vacancy increasing from 9.4% to 10.4%, and negative absorption of 70,000 SF as compared to positive absorption of 469,000 last year
- The vacancy increase was primarily the result of several national retailer store closings, including three Big Lots, three Wendy's, three Walgreens, JOANN Fabric & Crafts, Party City and Forever 21
- The number of empty big box stores increased from seven to thirteen, adding 180,000 SF of vacant space
- Northcrest Shopping Center, Coldwater Crossing, Northwood Shopping Center and Time Corners all sold in 2024
- Momentum continued Downtown, with the openings of a number of dining and entertainment options at The Pearl, The Landing and The Fairfield; The Lofts at Headwaters Park, The Elex, Schaab Riverfront Plaza and Baker Street Centre are currently under redevelopment

## 2025 FORECAST

- Vacancy rates will continue to increase and absorption will be negative due to economic uncertainty and the potential for increased inflation
- We expect car washes, oil change facilities and convenience stores to continue to be the most active users in the market
- Dollar stores will restructure due to store portfolio optimization, closing underperforming stores while seeking better locations
- Walgreens and CVS will continue to close poor-performing stores
- Warehouse Clubs such as Costco and Sam's Club will continue to take market share from other retailers
- In order to fill big box vacancies, Landlords will need to be aggressive with lease incentives and consider creative alternative uses
- Once the proposed North River Development comes to fruition, it will have a transformational effect on Downtown retail activity, similar to Parkview Field 15 years ago

| MARKET INDICATORS (000) | 2024<br>REPORT | 2024<br>REVIEW | 2025<br>REPORT | 2025<br>FORECAST |
|-------------------------|----------------|----------------|----------------|------------------|
| Total Inventory         | 14,677         | ↑              | 14,754         | ↑                |
| Vacancy SF              | 1,385          | ↑              | 1,532          | ↑                |
| Vacancy %               | 9.40%          | ↑              | 10.40%         | ↑                |
| New Construction        | 297            | ↓              | 83             | ↑                |
| Absorption              | 469            | ↓              | -70            | ↓                |
| Average Rental Rates    |                | ■              |                | ■                |

All statistics are May 2024 to May 2025



## 2025 FORT WAYNE, INDIANA RETAIL MARKET REPORT

### TOTAL MARKET INVENTORY STATISTICS (SF)

|                             |            |
|-----------------------------|------------|
| Total Inventory – 5/02/2024 | 14,677,281 |
| Vacant Space – 5/02/2024    | 1,384,833  |
| Occupied Space – 5/02/2024  | 13,292,448 |
| Constructed                 | 83,230     |
| Adjustments (1)             | -6,608     |
| Total Inventory – 5/01/2025 | 14,754,443 |
| Vacant Space – 5/01/2025    | 1,532,077  |
| Vacancy Rate – 5/01/2025    | 10.4%      |
| Occupied Space – 5/01/2025  | 13,222,366 |
| Net Absorption – 5/01/2025  | -70,000    |

(1) Southwest – 15,545 SF Cali Nails on 4807 Illinois Rd. demolished; 6,015 SF Azar's on 6800 Bluffton Rd. demolished

Southeast – 30,508 SF on 5717 S. Anthony Blvd. converted from office to retail

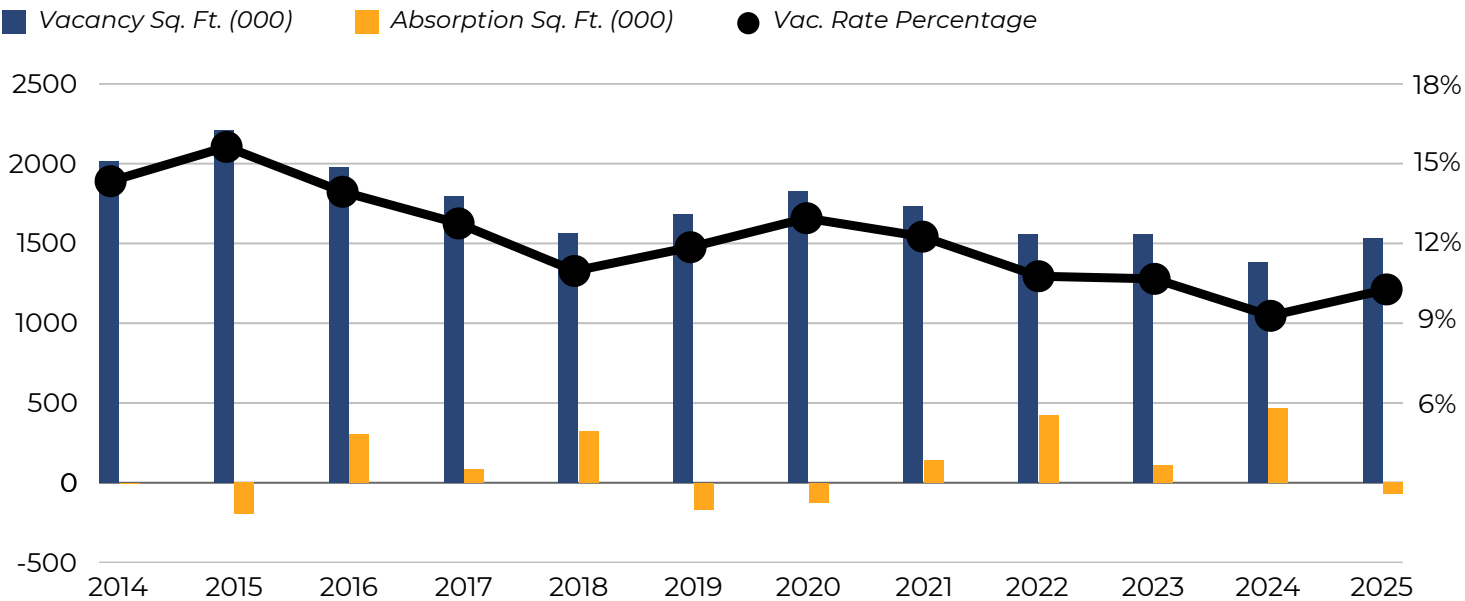
Northeast – 5,706 SF Pizza Hut on 701 E. Coliseum Blvd. demolished; 9,310 SF Tokens n Tickets on 5820 Coldwater Rd. demolished



Sonrise Shoppes

2025 FORT WAYNE, INDIANA RETAIL MARKET REPORT

MARKET VACANCY AND ABSORPTION, 2014-2025

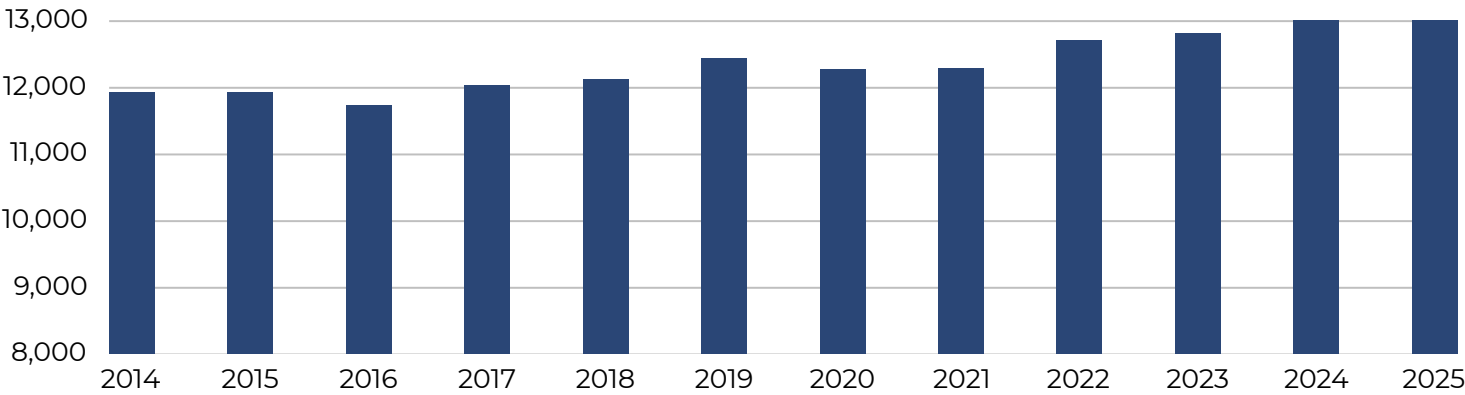


| Year | Vacancy SF (000) | Absorption SF (000) | Vac. Rate Percentage |
|------|------------------|---------------------|----------------------|
| 2014 | 2,015            | -5                  | 14.50%               |
| 2015 | 2,210            | -195                | 15.80%               |
| 2016 | 1,978            | 304                 | 14.10%               |
| 2017 | 1,798            | 83                  | 12.90%               |
| 2018 | 1,561            | 324                 | 11.10%               |
| 2019 | 1,682            | -166                | 12.00%               |

| Year | Vacancy SF (000) | Absorption SF (000) | Vac. Rate Percentage |
|------|------------------|---------------------|----------------------|
| 2020 | 1,825            | -125                | 13.10%               |
| 2021 | 1,735            | 138                 | 12.40%               |
| 2022 | 1,557            | 421                 | 10.90%               |
| 2023 | 1,557            | 109                 | 10.80%               |
| 2024 | 1,385            | 469                 | 9.40%                |
| 2025 | 1,532            | -70                 | 10.40%               |

OCCUPIED RETAIL SPACE, 2014-2025

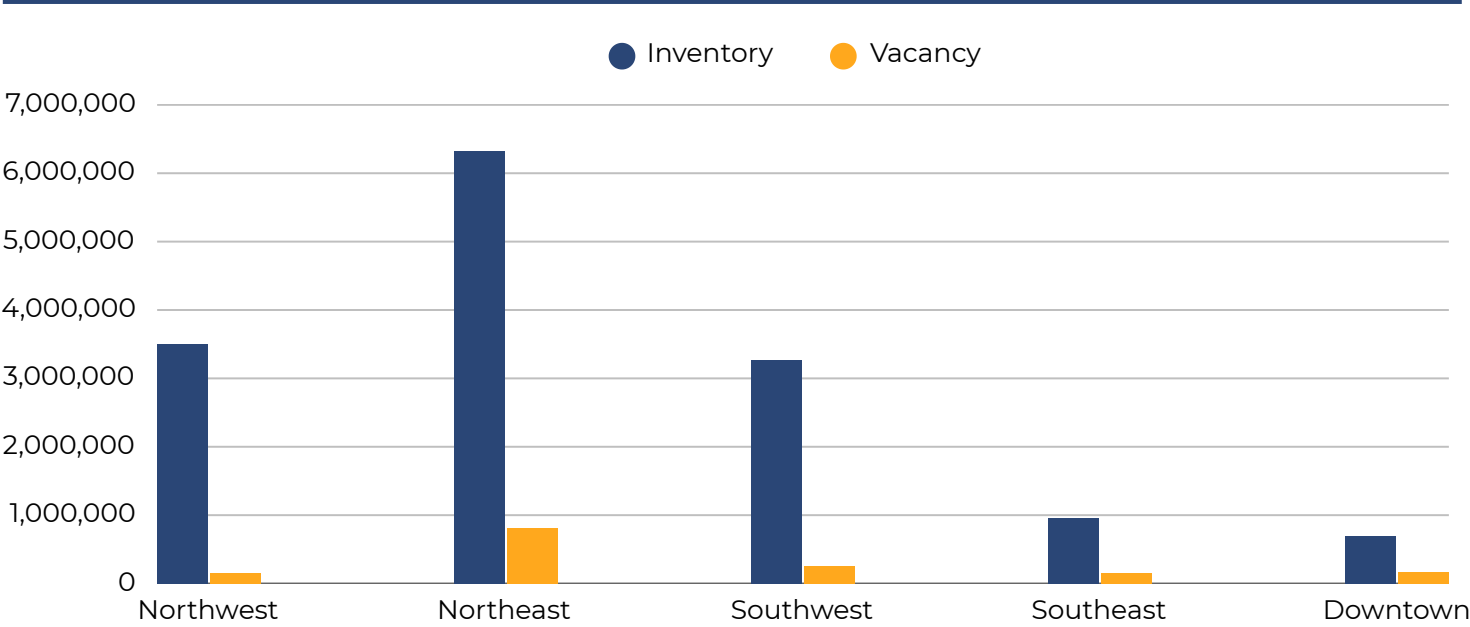
Occupied Space (000)





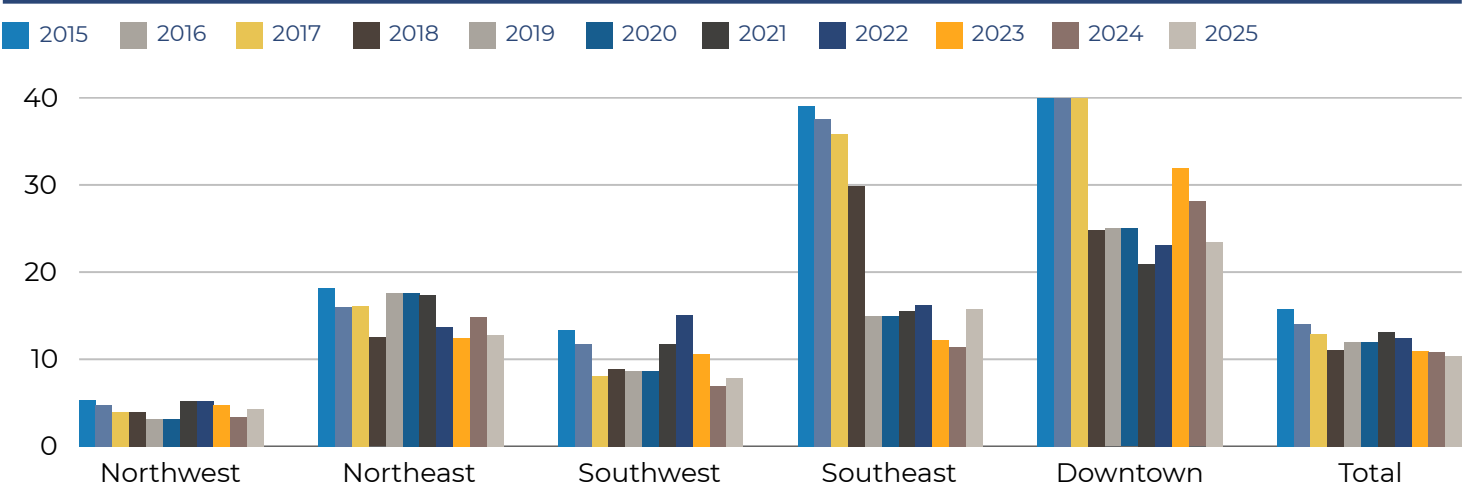
2025 FORT WAYNE, INDIANA RETAIL MARKET REPORT

RETAIL MARKET BY QUADRANT



|           | 2025 Retail Total Sq. ft. | 2025 Retail Vacant Sq. Ft. | 2025 Retail Vacancy | 2024 Retail Vacant Sq. Ft | 2024 Retail Vacancy | Change 2024 - 2025 |
|-----------|---------------------------|----------------------------|---------------------|---------------------------|---------------------|--------------------|
| Northwest | 3,506,317                 | 149,697                    | 4.3%                | 120,531                   | 3.4%                | 0.9%               |
| Northeast | 6,322,728                 | 810,289                    | 12.8%               | 869,836                   | 13.9%               | -1.1%              |
| Southwest | 3,267,773                 | 256,699                    | 7.9%                | 171,075                   | 5.2%                | 2.7%               |
| Southeast | 962,894                   | 152,517                    | 15.8%               | 96,982                    | 10.5%               | 5.3%               |
| Downtown  | 694,731                   | 162,875                    | 23.4%               | 126,409                   | 18.2%               | 5.2%               |
| Total     | 14,754,443                | 1,532,077                  | 10.4%               | 1,384,833                 | 9.4%                | 1.0%               |

RETAIL VACANCY PERCENTAGE BY QUADRANT



## 2025 FORT WAYNE, INDIANA RETAIL MARKET REPORT

### MARKET PRICING BASED ON CURRENT AVAILABILITY

| Type of Center                                 | Size (Sq. Ft.) | # Available Spaces | Rental Rate Range Per SF Per Year (NNN) |
|--|----------------|--------------------|---|
| Strip/Convenience<br><30,000 Sq. Ft.           | 1,000-2,500    | 15                 | \$10.00 - \$33.00                       |
|  | 2,500-5,000    | 9                  | \$12.00 - \$20.00                       |
|  | 5,000-20,000   | 2                  | \$15.00 - \$26.00                       |
|  | Build to Suit  | 0                  | \$35.00 - \$55.00                       |
| Neighborhood<br>Center, Avg.<br>71,000 Sq. Ft. | 1,000-2,500    | 23                 | \$7.00 - \$16.00                        |
|  | 2,500-5,000    | 14                 | \$5.00 - \$14.00                        |
|  | 5,000-20,000   | 8                  | \$10.00 - \$12.50                       |
|  | 20,000+        | 5                  | \$7.00 - \$8.00                         |
| Community Center,<br>Avg. 197,000 Sq. Ft.      | 1,000-2,500    | 33                 | \$6.00 - \$16.00                        |
|  | 2,500-5,000    | 22                 | \$6.00 - \$12.00                        |
|  | 5,000-20,000   | 11                 | \$6.00 - \$14.00                        |
|  | 20,000+        | 4                  | Withheld                                |
| Regional Mall<br>Enclosed                      | 1,000-2,500    | 4                  | Withheld                                |
|  | 2,500-5,000    | 4                  | Withheld                                |
|  | 5,000-20,000   | 3                  | Withheld                                |
|  | 20,000+        | 1                  | Withheld                                |
| Lifestyle Center,<br>Outside                   | 1,000-2,500    | 0                  | Withheld                                |
|  | 2,500-5,000    | 2                  | Withheld                                |
|  | 5,000-20,000   | 3                  | Withheld                                |
|  | 20,000+        | 0                  | Withheld                                |
| Stand Alone                                    |                | 23                 | \$8.00 - \$40.00                        |
| Downtown/<br>Urban Development                 | 1,000-2,500    | 12                 | \$14.00 - \$28.00                       |
|  | 2,500-5,000    | 10                 | \$18.00 - \$24.00                       |
|  | 5,000-20,000   | 6                  | \$18.00 - \$24.00                       |
|  | 20,000+        | 1                  | \$35.00                                 |

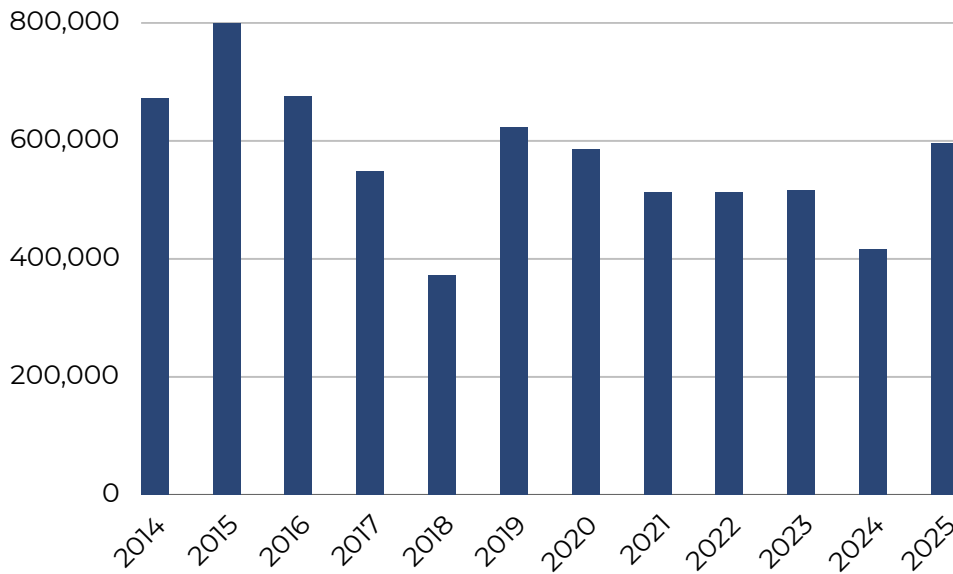
In our market, triple net (NNN) means the tenant is responsible for all operating costs such as real estate taxes, building insurance and common area maintenance. The landlord is typically responsible for roof and structure.



## 2025 FORT WAYNE, INDIANA RETAIL MARKET REPORT

### BIG BOX VACANCY BY YEAR, SPACES OVER 20,000 SQ. FT.

Square Footage (000)



| Year | # of Spaces | Sq. Ft. (000) |
|------|-------------|---------------|
| 2014 | 12          | 671           |
| 2015 | 14          | 799           |
| 2016 | 12          | 676           |
| 2017 | 10          | 548           |
| 2018 | 9           | 372           |
| 2019 | 11          | 623           |
| 2020 | 14          | 585           |
| 2021 | 13          | 513           |
| 2022 | 10          | 513           |
| 2023 | 10          | 516           |
| 2024 | 7           | 416           |
| 2025 | 13          | 595           |

### VACANT BIG BOX LOCATIONS

| Name                    | Address            | Quadrant | Square Footage |
|-------------------------|--------------------|----------|----------------|
| Carsons                 | Coldwater Rd.      | NE       | 122,000        |
| AMC Theatre             | E. Dupont Rd.      | NE       | 86,252         |
| Entertainment Center    | Maplecrest Rd.     | NE       | 69,023         |
| Art Van                 | Coliseum Blvd.     | NE       | 45,982         |
| AT&T                    | W. Jefferson Blvd. | SW       | 38,892         |
| JOANN Fabric and Crafts | Coldwater Rd.      | NE       | 34,500         |
| Big Lots                | W. Jefferson Blvd. | SW       | 32,874         |
| Big Lots                | Stellhorn Rd.      | NE       | 32,810         |
| Gander Mountain         | Lima Rd.           | NW       | 31,080         |
| Big Lots                | Lincoln Hwy. W.    | SE       | 30,000         |
| At Home Excess Space    | Illinois Rd.       | SW       | 27,462         |
| Jungle George's         | Parnell Ave.       | NE       | 23,442         |
| Office Depot            | Maysville Rd.      | NE       | 21,067         |
| <b>Total</b>            |                    |          | <b>595,384</b> |

## 2025 FORT WAYNE, INDIANA RETAIL MARKET REPORT

### RETAIL TRANSACTIONS, MAY 2024 – APRIL 2025

| <i>Tenant/Development</i>   | <i>Type</i>        | <i>Location</i>                | <i>Quadrant</i> | <i>Sq. Ft.</i> |
|-----------------------------|--------------------|--------------------------------|-----------------|----------------|
| NC Center Ft. Wayne         | Investment Sale    | Northcrest Shopping Center     | NE              | 424,967        |
| 5315 Coldwater Crossing LLC | Sale               | Coldwater Crossing             | NE              | 87,208         |
| Core Northwood Plaza, LLC   | Investment Sale    | Northwood Plaza                | NE              | 60,441         |
| Kittle's Furniture          | Closed             | E. Coliseum Blvd.              | NE              | 53,306         |
| Academy Sports + Outdoors   | Lease              | E. Coliseum Blvd.              | NE              | 53,306         |
| Baker Street Centre         | Redevelopment      | Baker Street                   | DT              | 51,752         |
| Mercedes Benz of Fort Wayne | Relocated          | W. Jefferson Blvd.             | SW              | 48,500         |
| Tabani Group                | Investment Sale    | Time Corners                   | SW              | 44,580         |
| Schaab Riverfront Plaza     | Under Construction | Phase II of Riverfront Project | DT              | 44,000         |
| O'Reilly Auto Parts         | Lease              | Chapel Ridge                   | NE              | 36,192         |
| Joann Fabrics               | Closed             | Coldwater Rd.                  | NE              | 35,400         |
| Big Lots                    | Closed             | Parkwest Shopping Center       | SW              | 32,874         |
| Big Lots                    | Closed             | Maplewood Plaza                | NE              | 32,810         |
| Grocery Store               | Proposed           | S. Anthony Blvd.               | SE              | 30,508         |



*The Eddy at North River*



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| <i>Tenant/Development</i>    | <i>Type</i>        | <i>Location</i>              | <i>Quadrant</i> | <i>Sq. Ft.</i> |
|------------------------------|--------------------|------------------------------|-----------------|----------------|
| Big Lots                     | Closed             | Meadow Brook Shopping Center | SE              | 30,000         |
| Bargain Lane Discounters     | Lease              | Dupont Crossing              | NE              | 27,000         |
| Drive & Shine                | Constructed        | W. Jefferson Blvd.           | SW              | 26,000         |
| Drive & Shine                | Proposed           | Illinois Rd.                 | SW              | 26,000         |
| Drive & Shine                | Proposed           | Lima Rd.                     | NE              | 26,000         |
| Drive & Shine                | Constructed        | Coldwater Rd.                | NE              | 20,025         |
| Drive & Shine                | Under Construction | Coliseum/Parnell             | NE              | 20,025         |
| Drive & Shine                | Constructed        | Tonkel Rd.                   | NE              | 20,025         |
| Jungle George's              | Constructed        | Parnell Plaza                | NE              | 19,000         |
| Junk Ditch                   | Closed             | W. Main St.                  | DT              | 18,014         |
| ALDI                         | Constructed        | Dupont Oaks Blvd.            | NE              | 18,000         |
| Proof                        | Closing            | 112 E. Masterson Ave.        | SE              | 17,008         |
| Walgreens                    | Closing            | N. Coliseum Blvd.            | NE              | 16,889         |
| Ohio Development Investments | Investment Sale    | Jefferson Plaza              | SW              | 16,750         |
| Rohrman Toyota               | Constructed        | Illinois Rd.                 | SW              | 16,178         |



*The Lofts at Headwaters Park*

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### RETAIL TRANSACTIONS, MAY 2024 – APRIL 2025

| <i>Tenant/Development</i>   | <i>Type</i>        | <i>Location</i>            | <i>Quadrant</i> | <i>Sq. Ft.</i> |
|-----------------------------|--------------------|----------------------------|-----------------|----------------|
| MORE Brewing Company        | Proposed           | Calhoun St. & Fourth St.   | DT              | 16,000         |
| Drive & Shine               | Sale               | Illinois Rd.               | SW              | 15,545         |
| Shops of Copper Creek       | Proposed           | Copper Mine Passage        | NE              | 15,000         |
| Mega Markdowns              | Lease              | Gateway Plaza              | NW              | 14,814         |
| KL Prestige Investments     | Investment Sale    | Shoppes at Ice Way         | NW              | 14,000         |
| Wash N Roll                 | Under Construction | South Gate Plaza           | SE              | 13,714         |
| 3 Rivers Distilling Co.     | Closed/Sale        | 224 E. Wallace St.         | DT              | 13,423         |
| Walgreen's                  | Closed             | S. Anthony Blvd.           | SE              | 12,816         |
| Party City                  | Closed             | Glenbrook Plaza            | NE              | 12,615         |
| Sonrise Retail Strip Center | Constructed        | Illinois Rd.               | SW              | 12,500         |
| Forever 21                  | Closed             | Glenbrook Mall             | NE              | 11,900         |
| Iron Society Gym            | Lease              | 860 Avenue of Autos        | SW              | 11,193         |
| MD7 Fort Wayne              | Investment Sale    | Chapel Ridge Shoppes       | NE              | 10,843         |
| Retail Strip Center         | Proposed           | 3149 N. Anthony Blvd.      | NE              | 10,000         |
| Bin Palace                  | Lease              | Parnell Plaza              | NE              | 10,000         |
| Arroz International Market  | Lease              | White Swan Plaza           | NW              | 9,225          |
| The Elex                    | Under Construction | Phase II of Electric Works | DT              | 9,000          |
| Belmont Beverage            | Lease              | Statewood Plaza            | NE              | 8,911          |
| Break & Run                 | Lease              | Gateway Plaza              | NW              | 8,000          |
| Aaron's                     | Closed             | Coldwater Shoppes          | NE              | 8,000          |
| Ducky's                     | Lease              | The Pearl                  | DT              | 8,000          |
| Kanpai Sushi                | Lease              | Joann Plaza                | NE              | 8,000          |
| FW Casino                   | Closed             | Riveria Plaza              | NE              | 8,000          |
| Hideout 125                 | Under Construction | Woodland Plaza Run         | NE              | 7,750          |
| Bubba's 33                  | Proposed           | Glenbrook Plaza            | NE              | 7,575          |
| Black Rabbit                | Lease              | Main St..                  | DT              | 7,516          |
| Riveria Maya                | Lease              | Jefferson Pointe           | SW              | 7,500          |



## 2025 FORT WAYNE, INDIANA RETAIL MARKET REPORT

### RETAIL TRANSACTIONS, MAY 2024 – APRIL 2025

| <i>Tenant/Development</i>      | <i>Type</i>  | <i>Location</i>     | <i>Quadrant</i> | <i>Sq. Ft.</i> |
|--------------------------------|--------------|---------------------|-----------------|----------------|
| Advanced Auto Parts            | Closed       | Bluffton Rd.        | SW              | 6,928          |
| Bell Auto Sales                | Sale         | Goshen Rd.          | NW              | 6,863          |
| Top's Tavern                   | Lease        | Maplecrest Rd.      | NE              | 6,780          |
| Casa Ristorante Italiano       | Closed       | Parnell Ave.        | NE              | 6,257          |
| Cebolla's Mexican Grill        | Closed       | Fernhill Ave.       | NE              | 6,060          |
| Whynot Group                   | Sale         | Bluffton Rd.        | SW              | 6,015          |
| Pediatric Home Service         | Lease        | Washington Ctr. Rd. | NE              | 5,809          |
| Rally House                    | Lease        | Glenbrook Mall      | NE              | 5,639          |
| Amoré Italian, Steak & Seafood | Lease        | The Pearl           | DT              | 5,150          |
| Applied Innovation             | Lease        | Washington Ctr. Rd. | NE              | 5,128          |
| Culver's                       | Connstructed | St. Rd. 930         | SE              | 4,500          |
| FUWA Asian Market              | Lease        | Coldwater Crossing  | NE              | 4,400          |
| DI Training                    | Lease        | Timberlake Park     | SW              | 4,367          |
| Spoke & Ivy                    | Lease        | Main St.            | DT              | 4,150          |



*Amoré Italian,  
Steak & Seafood*

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### RETAIL TRANSACTIONS, MAY 2024 – APRIL 2025

| <i>Tenant/Development</i>    | <i>Type</i>        | <i>Location</i>            | <i>Quadrant</i> | <i>Sq. Ft.</i> |
|------------------------------|--------------------|----------------------------|-----------------|----------------|
| Urgent Dental                | Lease              | N. Clinton St.             | NE              | 4,127          |
| The BOB Salon                | Constructed        | Diebold Rd.                | NE              | 4,025          |
| Chick-Fil-A                  | Under Construction | E. Dupont Rd.              | NE              | 4,000          |
| Summit City Floors           | Lease              | Quimby Village             | SW              | 3,947          |
| Bippus State Bank            | Proposed           | E. Dupont Rd.              | NE              | 3,750          |
| Wayne Home & Design          | Lease              | Coldwater Rd.              | NE              | 3,539          |
| Lilivy Aesthetics & Wellness | Lease              | Sonrise Shoppes            | SW              | 3,511          |
| First Watch                  | Lease              | Jefferson Pointe           | SW              | 3,500          |
| Core Life                    | Closed             | Coliseum Shoppes           | NE              | 3,500          |
| McAlister's Deli             | Proposed           | Meijer Dr.                 | NE              | 3,456          |
| Womens Health Advantage      | Lease              | Georgetwon Square          | NE              | 3,300          |
| Femme Medical & Spa          | Lease              | W Jefferson                | SW              | 3,223          |
| Wendy's                      | Closed             | 5701 Coldwater Rd.         | NE              | 3,105          |
| Raising Canes                | Constructed        | Northcrest Shopping Center | NE              | 3,000          |
| Consumers Credit Union       | Proposed           | Sage Bluff Crossing        | SW              | 3,000          |
| Paco's Buffet                | Lease              | Gateway Plaza              | NW              | 3,000          |
| UPS Store                    | Lease              | Chapel Ridge               | NE              | 2,978          |
| Wendy's                      | Closed             | 3220 N. Anthony Blvd.      | NE              | 2,820          |
| The Chop Shop                | Lease              | 202 Metro                  | DT              | 2,800          |
| Midwest American FCU         | Constructed        | 321 Lincoln Hwy.           | SE              | 2,785          |



*Northcrest Shopping Center*



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### RETAIL TRANSACTIONS, MAY 2024 – APRIL 2025

| <i>Tenant/Development</i> | <i>Type</i>        | <i>Location</i>            | <i>Quadrant</i> | <i>Sq. Ft.</i> |
|---------------------------|--------------------|----------------------------|-----------------|----------------|
| Bricks and Minifigs       | Lease              | Apple Glen                 | SW              | 2,713          |
| XPS Express Flooring      | Lease              | 379 Washington Ctr Rd.     | NE              | 2,605          |
| Fairway Mortgage          | Lease              | Dupont Place               | NE              | 2,542          |
| Starbucks                 | Constructed        | Shops at Copper Creek      | NW              | 2,540          |
| Crescendo Coffe & Café    | Lease              | The Pearl                  | DT              | 2,524          |
| Discover Yoga             | Lease              | The Landing                | DT              | 2,500          |
| Summit City Vintage       | Lease              | The Landing                | DT              | 2,500          |
| T-Mobile                  | Lease              | Corner Shops               | NE              | 2,475          |
| Panda Express             | Constructed        | Meijer Dr                  | NE              | 2,500          |
| Utopian Coffee            | Closing            | The Landing                | DT              | 2,500          |
| Summit Hearing Solutions  | Lease              | Northbrook Shopping Center | NE              | 2,444          |
| Wendy's                   | Closed             | 3519 Broadway              | SE              | 2,362          |
| Midwest American FCU      | Under Construction | 801 E Tillman Rd.          | SE              | 2,100          |
| Hot Head Burrito          | Lease              | 3120 St Joe.               | NE              | 2,000          |
| Moo-Over                  | Lease              | Covington Plaza            | SW              | 2,000          |
| PharmaPlus                | Lease              | Sonrise Shoppes            | SW              | 1,949          |
| BIBIBOP Asian Grill       | Lease              | Wood Creek Commons         | NE              | 1,675          |
| Club Pilates              | Lease              | Wood Creek Commons         | NE              | 1,675          |
| Copy Solution             | Lease              | Covington Plaza            | SW              | 1,500          |
| GK Café & Provisions      | Closed             | 202 Metro                  | DT              | 1,500          |
| The Grind                 | Lease              | Glenbrook Mall             | NE              | 1,500          |
| Kainos Microschool        | Lease              | Parnell Plaza              | NE              | 1,452          |
| La Michoacana             | Sale               | 1903 W. Coliseum           | NW              | 1,408          |
| Louisiana's Hot Chicken   | Lease              | 933 E. Dupont Rd.          | NE              | 1,200          |
| Modern Mane               | Lease              | Timberlake Park            | SW              | 1,200          |
| Pho Indy                  | Lease              | Joann Plaza                | NE              | 1,200          |
| Chillz Delights           | Lease              | Time Corners               | SW              | 1,000          |
| Carmeli's Dough           | Lease              | Union Street Market        | DT              | 1,000          |

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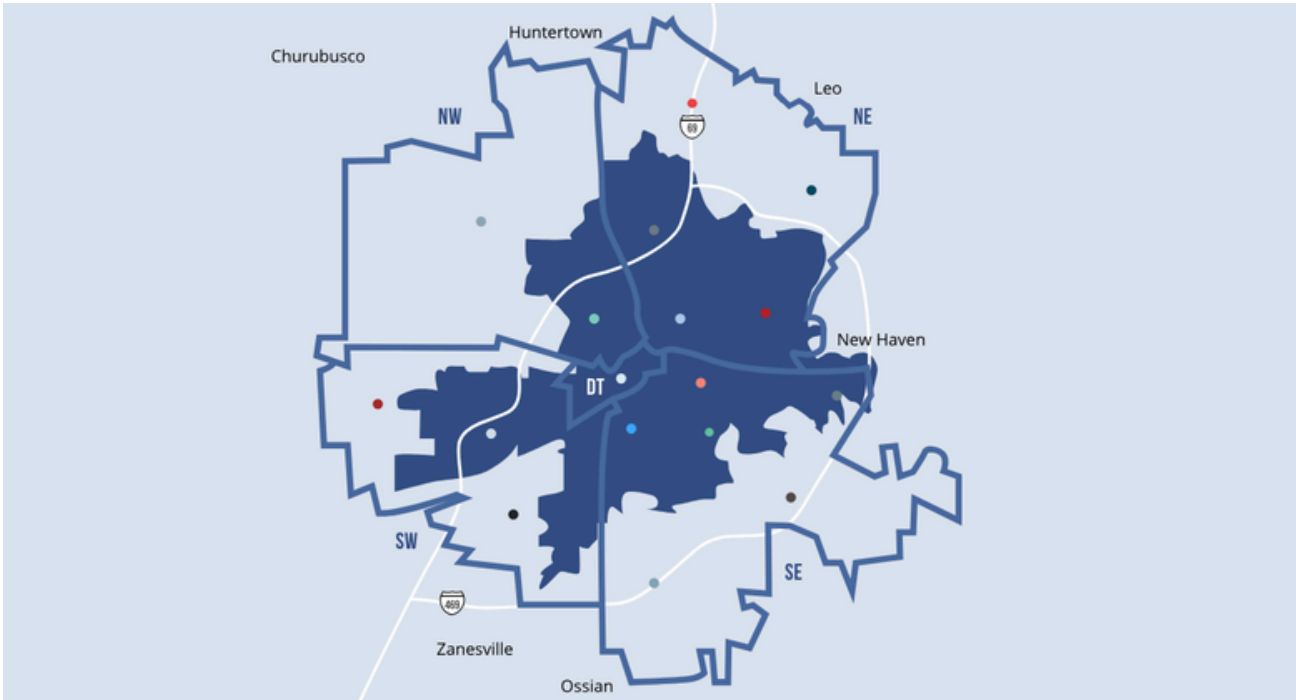


*Raising Cane's*

### NOTABLE CONSTRUCTION TRANSACTIONS

| <i>Project Name</i>    | <i>Project Address</i>           | <i>Quadrant</i> | <i>Sq. Ft</i> |
|------------------------|----------------------------------|-----------------|---------------|
| Drive & Shine          | Coldwater Rd                     | NE              | 20,025        |
| Drive & Shine          | Tonkel/Dupont                    | NE              | 20,025        |
| Vinland Reserve Winery | Provision Pkwy/Diebold           | NE              | 13,020        |
| Woodland Plaza Run     | Hideout 125                      | NE              | 7,750         |
| Retail strip           | Lima Rd                          | NE              | 6,000         |
| The BOB Salon          | Diebold                          | NE              | 4,025         |
| Raising Canes          | Northcrest                       | NE              | 3,000         |
| Starbucks              | Shops at Copper Creek Huntertown | NE              | 1,500         |
| MidWest America FCU    | 321 Lincoln Hwy                  | SE              | 2,785         |
| MidWest America FCU    | 801 E Tillman Rd                 | SE              | 2,100         |
| Consumers Credit Union | 4133 Sage Bluff Crossing         | SW              | 3,000         |
| <b>TOTAL</b>           |                                  |                 | <b>83,230</b> |

# 2025 FORT WAYNE, INDIANA RETAIL MARKET REPORT



## MARKET SURVEY AREAS

|                                   |  |
|-----------------------------------|--|
| NW Area Includes Zip Codes:       | 46808, 46818                             |
| NE Area Includes Zip Codes:       | 46805, 46815, 46825, 46835, 46845        |
| SW Area Includes Zip Codes:       | 46804, 46809, 46814                      |
| SE Area Includes Zip Codes:       | 46774, 46803, 46806, 46807, 46816, 46819 |
| Downtown Area Includes Zip Codes: | 46802                                    |

## METHODOLOGY

The Zacher Company Retail Market Report is a compilation of data from many sources. The total amount of square footage in the marketplace area was originally gleaned from reports prepared by various industry resources. It is reviewed annually and adjusted due to circumstances in the market, such as new construction, re-positioning of existing buildings to another type of use and demolition. It includes retail buildings only and does not include flex space or space that was formerly retail and converted to an alternative use. The vacancy square footage is compiled from a combination of online data from multiple major listing services, brokers' information from their websites and their mailings and The Zacher Company's knowledge. New construction is added to the inventory when above-ground construction has commenced, during the reporting period. Retail vacant spaces are added to available inventory at the time of the announced closing. Retail spaces are taken out of inventory if a signed lease has been announced by May 1st. Available space also includes retail spaces available for sub-lease. The brokers in our office are involved in the creation of this report to provide the most accurate information possible. We cannot be responsible, however, for errors, omissions, prior sale or lease or withdrawal from the market.

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## **2025 FORT WAYNE, INDIANA RETAIL MARKET REPORT**

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