

Fresh Thyme | DSW Center • Fort Wayne, IN

Purchase Price: **\$7,340,600**

Cap Rate: **8.25%**

Stan Johnson Company, on behalf of ownership, is pleased to exclusively offer for sale the opportunity to acquire the 100% fee simple interest in the commercial property located at 4310-4320 Coldwater Rd in Fort Wayne, IN (the "Property"). The Property consists of a multi-tenant, +/- 49,033 SF building on a +/- 4.35 acre parcel of land. The Property is 100% occupied by Fresh Thyme Farmers Market, DSW, and Massage Envy. Each Tenant is operating under a NNN lease term with varying lease terms remaining, respectively. The leases have limited landlord responsibilities and feature significant rental increases throughout the term.

Location Synopsis

Fort Wayne is the second-largest city in Indiana and the county seat of Allen County. The city is located in northeast Indiana, 18 miles west of the Ohio border and 50 miles south of Michigan. According to recent estimates, the city's population is 260,326, making it the 77th largest city in the United States. The entire MSA boasts a population of 419,453. Fort Wayne serves as headquarters for many national companies such as Steel Dynamics (Fortune 500), Do It Best, Franklin Electric, Frontier Communications – Central Region, Genteq, Indiana Michigan Power, K&K Insurance, Medical Protective, North American Van Lines, Rea Magnet Wire, Sweetwater Sound, and Vera Bradley.

Investment Highlights

- Grocery-Anchored Retail Asset
- Highly Passive NNN Lease Structures
- Attractive Rental Increases
- Excellent Real Estate Fundamentals
- Strong Tenant Mix & Credit Diversity
- Dense Regional Trade Area
- Strong Management Team with Proven Start-Up Grocery Success

[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

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