



INVESTMENT OPPORTUNITY Time Corners | Western Building



3.2
Acres



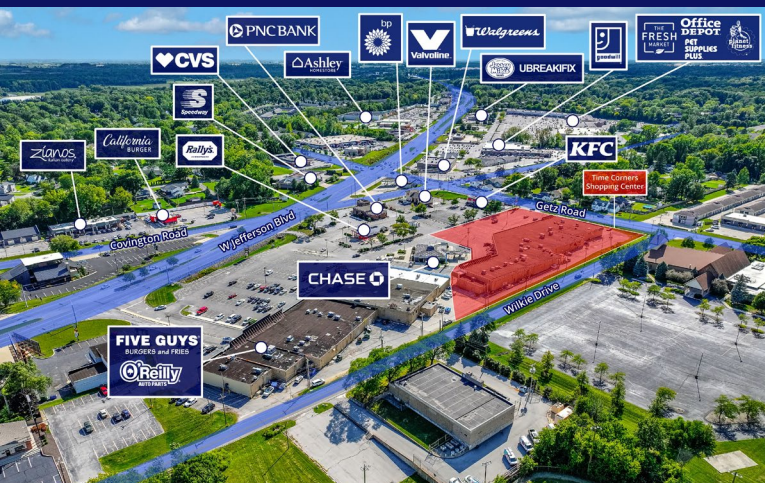
37,076
Square Feet



Signalized
Intersection



86%
Occupancy



5946-5992 W Jefferson Blvd
Fort Wayne, IN

Investment Highlights

- 86% Occupied Retail Center with Upside Potential
- 30% of the Tenancy Has Been at the Property Since 2008 and Over 50% of the Tenancy Recently Renewed Their Leases
- Located in a Core Retail Market with 10.4M SF of Retail with a 4% Vacancy Rate Within a 5-Mile Radius
- The Asset Features Great Visibility from West Jefferson Blvd | Signalized Intersection with Pylon Signage
- Close Proximity to the I-69 and Illinois Rd Interchange Allowing for Larger Local and Regional Access and Customer Base

AUCTION DATE:

Monday, October 27, 2025 –
Wednesday, October 29, 2025

AUCTIONS
BY Ten-X™

[Click Here For
Auction Info](#)

Barry Swatsenbarg
Executive Vice President
Phone: 248 226 1660
barry.swatsenbarg@colliers.com

Matt Terrace
Senior Vice President
Phone: 248 226 1832
matthew.terrace@colliers.com

Jonathan Katz
Senior Vice President
Phone: 305 619 1173
jonathan.katz@colliers.com

Bradley Carver
Senior Vice President
Phone: 727 580 4533
bradley.carver@colliers.com

Rachel Patten
Senior Associate
Phone: 317 713 2348
rachel.patten@colliers.com