



WHITE PAPER



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FORT WAYNE COMMERCIAL REAL ESTATE: 5 REASONS IT'S A MUST

Fort Wayne, Indiana's second largest city, is growing fast and quickly becoming an economic hub of the state. Northwest Indiana is the fastest growing region in the United States fueled by a high quality of life and a low cost of living. With this population explosion comes economic opportunity, and a whole bunch of reasons to get your feet in at ground level.

How Quality of Life and Low Cost of Living Bring Life to Fort Wayne's Commercial Real Estate

There's already growth in the commercial real estate sectors of Indiana, even if the pandemic hit it with a short back-step. In fact, last year Fort Wayne saw a job growth rate .5% higher than the national average. Looking forward, Fort Wayne is projected to see a job growth rate of 38.6% over the next ten years, well above the U.S. average. It's powered by a thriving culture, affordable costs and the heart of it all, a booming industrial sector.

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A Business-Friendly Environment

Downtown Fort Wayne is booming with people and businesses for good reason. There are major incentives for doing business in Fort Wayne. It's the fastest growing economy in the region, offers a highly competitive tax climate, has one of the last metro areas with affordable housing and is rated the eighth best run city in America. It's why companies like Amazon and Walmart are pouring millions into the region.

Even if you aren't a corporate goliath like Amazon or Walmart, Fort Wayne is committed to helping you grow. Just look at all the free services for small businesses and entrepreneurs offered by the Chamber Alliance of Fort Wayne.

Rapid Growth with Affordable Properties

There is a unique opportunity for commercial real estate investment in Fort Wayne while they are experiencing rapid growth. There's no doubt that the industry is positively influenced by the median household cost of just \$174,000, more than \$40,000 less than

any other metropolitan in the region. The economy here is thriving while people and businesses are flocking to the area, but soon that growth will outpace real estate development and the value of commercial real estate assets will increase.

A Competitive Tax Climate

Taxes can never be overlooked. Heavy tax burdens are choking out commercial real estate investors across the nation. Fort Wayne was rated in the top 10 for this metric nationwide, a metric they've maintained while still investing heavily in infrastructure and development. Currently there are major investments on the Riverfront, the historic Electric Works, the air-port and the Promenade totaling hundreds of millions of dollars that are certain to be a big draw for those areas.

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Promise of a Return on Investment

The National Association of Realtors (NAR) looked at the overall economic conditions of commercial real estate in Fort Wayne and found the office property market, the industrial property market and the hotel/lodging property markets are all performing stronger than national averages.

That means, right now, you can invest into commercial real estate in Fort Wayne at low rates, before the big spikes come. If there was ever a time and a place to make the leap into commercial real estate investments, now in Fort Wayne is it, and the Bradley Company is here to help you do it.

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