

# Retail to refresh Broadway corner

By Jenni Glenn  
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## Brothers building shops at downtown gateway

A \$2.3 million to \$2.5 million shopping center soon will replace gravel lots and a used-car dealership on the near-southwest side of Fort Wayne.

Brothers Brian and Tim Straley plan to invest about \$1.5 million to construct two multi-tenant buildings at the northeast corner of Broadway and Taylor Street, Brian Straley said. The Straley family has owned the property and operated a used-car lot there for years. The redeveloped corner will fit in with plans to revitalize downtown, he said.

The brothers are selling part of the site to another developer, who plans to build a gas station and convenience store at the intersection, Brian Straley said. He declined to identify the other developer in-

involved in the deal. The combined investment in the multi-tenant buildings and gas station is expected to be \$2.3 million to \$2.5 million, he said.

No tenants have signed leases for space in the multi-tenant buildings yet, but there is room for six to eight tenants, said David Nugent, a partner in the real estate firm BND Commercial. BND Commercial is the leasing agent for the development, which will be called the Shoppes on Broadway.

Tenants could include quick-service restaurants serving pizza or subs, a hair salon, a video store or a tax preparation business, Brian Straley said. The design of one building includes a drive-through. He sees a need for a restaurant to serve break-

fast to downtown workers.

"There's just a need for nice retail here," Brian Straley said.

Construction on the multi-tenant buildings is expected to start this summer and take about six months. The first stores could open in late summer or early fall, Tim Straley said.

Work will start with a 7,200-square-foot building on Broadway, Brian Straley said. A 10,200-square-foot building along Lindley Avenue on the east side of the property will follow.

The shopping strip will benefit from downtown improvements planned as part of the Harrison Square project, Tim Straley said. The \$130 million project calls for

the construction of a baseball stadium, condominiums, stores and a hotel.

Shoppes on Broadway is within the Fort Wayne Enterprise Zone. Developers in the 4-square-mile zone receive special tax benefits, said Terry McCaffrey, administrator of the city's Urban Enterprise Association.

After a property is improved, the developer can continue paying property taxes at the previous, lower rate for 10 years, he said. The businesses on the site also would qualify for tax credits if they hire workers from the neighborhood.

The 2.7-acre property has a light industrial zoning designation, which also allows retail shops, Brian Stra-

ley said.

Straley's Fort Wayne Auto Sales, the used-car lot Brian Straley owns with his father, will have to move to make way for the convenience store, Brian Straley said he is looking at possible sites but has not decided where the business will move. He would like to keep the car lot in the downtown area.

Brian Straley said his family had planned to sell the property for retail use, but he and his brother decided to develop the property themselves.

The corner serves as a gateway into the city, and the Shoppes at Broadway will help make a positive impression on thousands of drivers who pass the site daily, Tim Straley said.

"This is kind of an entryway into downtown from southwest (Fort Wayne) and Waynedale," he said.

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### Shopping center planned

Construction is scheduled to start this summer on a \$2.3 million to \$2.5 million shopping center on the near-southwest side of Fort Wayne.



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