

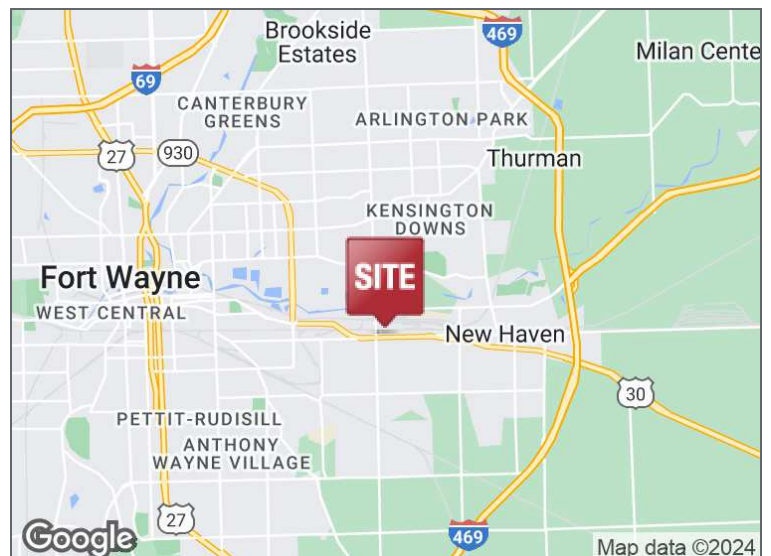


## FORMER RESTAURANT

6527 SR 930, FORT WAYNE, IN 46803

### PROPERTY HIGHLIGHTS

- 1,800 SF retail building
- Situated on 0.52 AC zoned C-4
- Consists of dining area, two offices, two restrooms, and kitchen with floor drain and OHD
- Includes 12'x16'4" shed
- Located on busy SR 930 near Maplecrest Road with traffic counts of nearly 24,000 VPD
- Lease rate: \$22.00/SF/YR absolute net
- Sale price: \$645,000



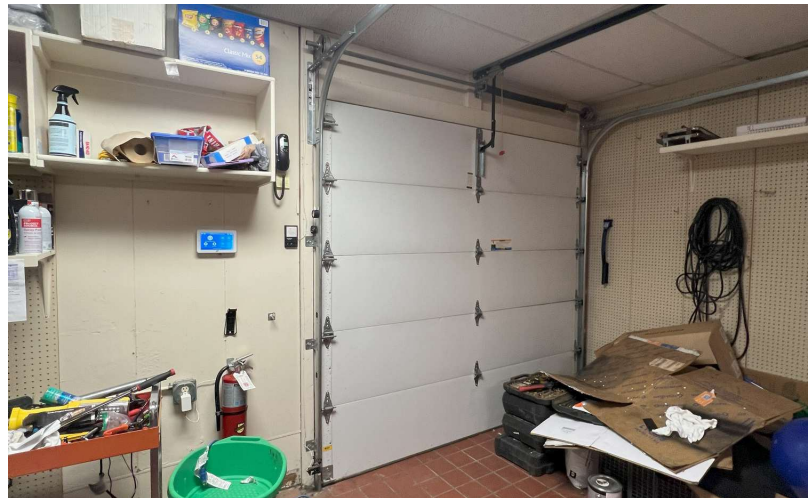
200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
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**RACHEL ROMARY**  
Senior Broker  
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| General Property Information |                                |  |                          |
|------------------------------|--------------------------------|--|--------------------------|
| <b>Name</b>                  | 6527 SR 930 E                  | <b>Parcel Number</b>                       | 02-13-10-156-004.000-041 |
| <b>Address</b>               | 6527 SR 930 E                  | <b>Total Building SF</b>                   | 1,800 SF                 |
| <b>City, State, Zip</b>      | Fort Wayne, IN 46803           | <b>Acreage</b>                             | 0.52 AC                  |
| <b>County/Township</b>       | Allen/Adams                    | <b>Year Built</b>                          | 1977                     |
| <b>Parking</b>               | Paved surface                  | <b>Zoning</b>                              | C-4                      |
| Property Features            |                                |  |                          |
| <b>Construction Type</b>     | Brick                          | <b>Number of Floors</b>                    | 1                        |
| <b>Roof</b>                  | Flat                           | <b>Foundation</b>                          | Concrete slab            |
| <b>Lighting</b>              | Fluorescent                    | <b>Sprinklers</b>                          | No                       |
| <b>Heating</b>               | Yes                            | <b>Restrooms</b>                           | 2                        |
| <b>Signage</b>               | Pylon with reader board        | <b>Central Air</b>                         | Yes                      |
| Utilities                    |                                | Major Roads                                |                          |
| <b>Electric</b>              | I&M                            | <b>Nearest Interstate</b>                  | I-469                    |
| <b>Gas</b>                   | NIPSCO                         | <b>Distance</b>                            | 3.5 Miles                |
| <b>Water</b>                 | City of New Haven              | <b>Nearest Highway</b>                     | SR 930                   |
| <b>Sewer</b>                 | City of Fort Wayne             | <b>Distance</b>                            | 0.01 Miles               |
|                              |                                | <b>Traffic Count</b>                       | 23,802 VPD               |
| Lease Information            |                                |  |                          |
| <b>Available SF</b>          | 1,800 SF                       | <b>Lease Rate</b>                          | \$22.00/SF Absolute Net  |
| Expenses                     |                                |  |                          |
| <b>Type</b>                  | <b>Price per SF (estimate)</b> | <b>Responsible Party (Landlord/Tenant)</b> |                          |
| <b>Taxes</b>                 | \$1.56                         | Tenant                                     |                          |
| <b>CAM Fee</b>               |                                | Tenant pays directly                       |                          |
| <b>Insurance</b>             | \$0.97                         | Tenant                                     |                          |
| <b>Maint./Repairs</b>        |                                | Tenant                                     |                          |
| <b>Roof /Structure</b>       |                                | Tenant                                     |                          |
| <b>Utilities</b>             |                                | Tenant                                     |                          |
| <b>Total Expenses</b>        | \$2.53                         |  |                          |
| Sale Information             |                                |  |                          |
| <b>Annual Taxes</b>          | \$2,803.16                     | <b>Sale Price</b>                          | \$645,000                |
| <b>Tax Yr./Pay Yr.</b>       | 2022/2023                      | <b>Terms</b>                               | Cash at closing          |

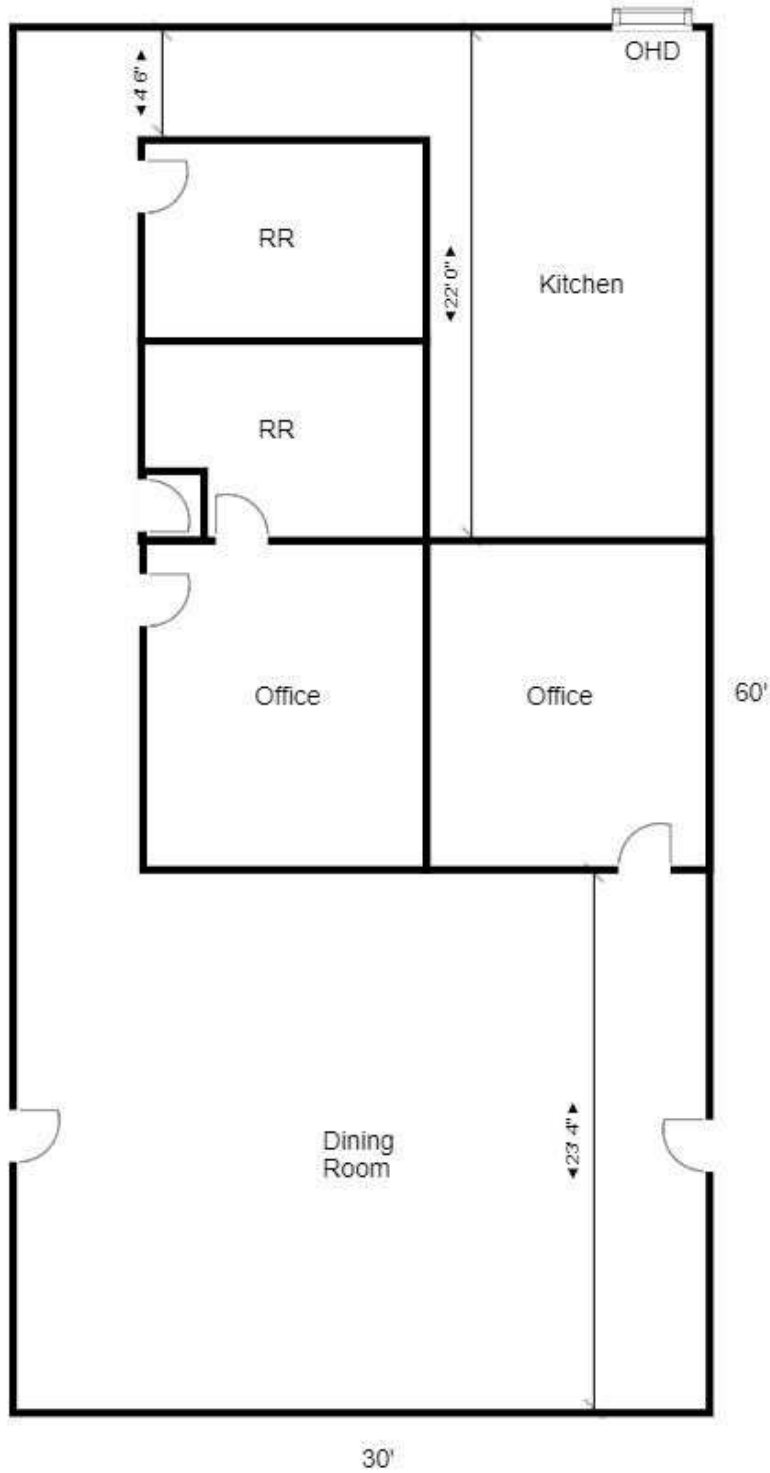
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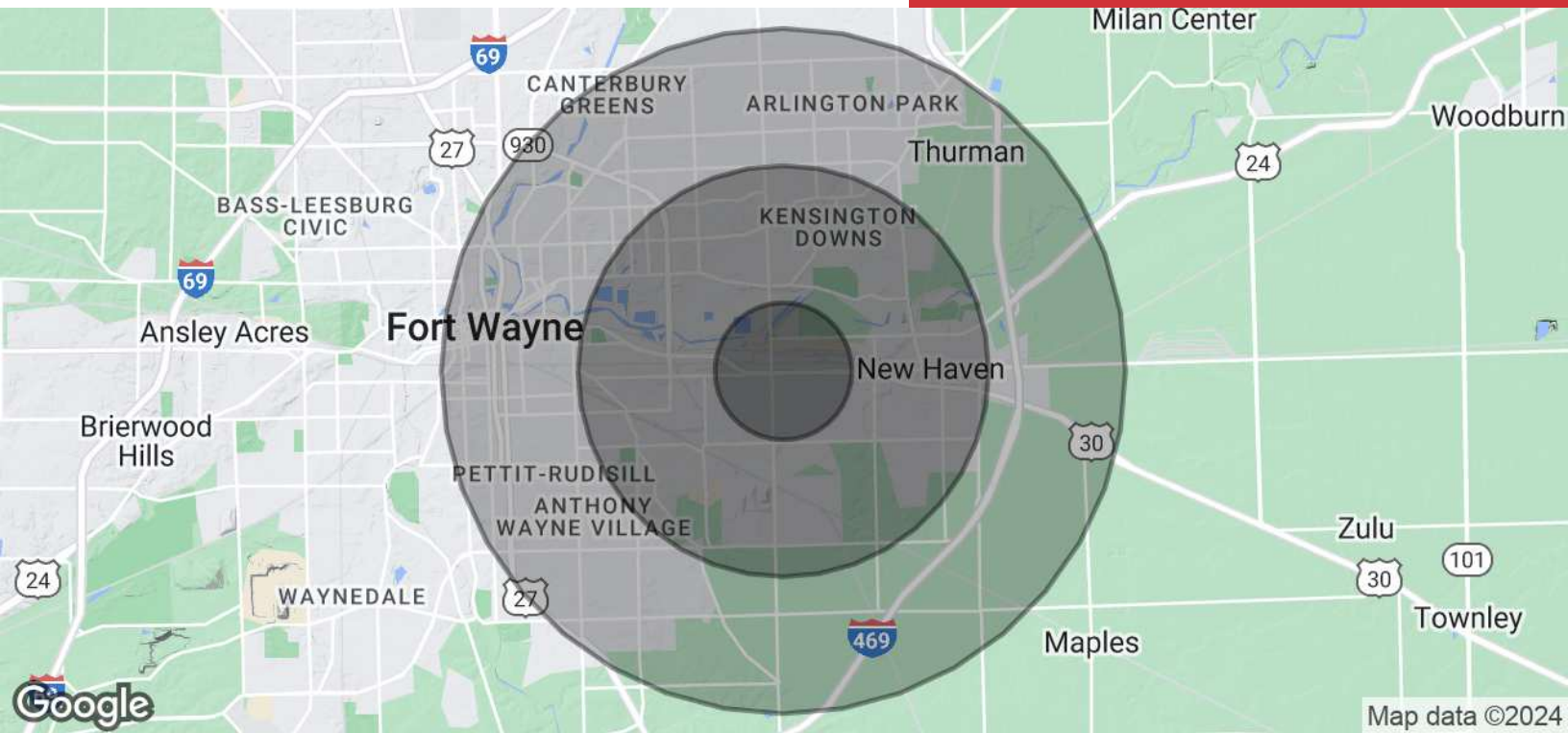
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### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,004  | 46,984  | 146,317 |
| Average Age          | 40.6   | 37.3    | 34.8    |
| Average Age (Male)   | 37.9   | 34.4    | 33.3    |
| Average Age (Female) | 40.7   | 39.2    | 36.1    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 852       | 19,527    | 62,851    |
| # of Persons per HH | 2.4       | 2.4       | 2.3       |
| Average HH Income   | \$45,178  | \$56,023  | \$52,305  |
| Average House Value | \$207,354 | \$123,896 | \$106,603 |

2020 American Community Survey (ACS)

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