

1205 E. STATE BLVD

1205 EAST STATE BOULEVARD, FORT WAYNE, IN 46805



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 1205 East State Boulevard, Fort Wayne, IN! This historic 1920s building, features a 2,700 SF located in the highly desirable State Blvd retail corridor of the '05 neighborhood. With Urban Corridor zoning, this property is the ideal setting for a retail shop or street retail investment. With high traffic exposure, strategic road signage, and a premier corner position, this property offers exceptional visibility and long-term retail potential. Don't miss out on the chance to join the coveted retailers that make up the State Boulevard corridor.

PROPERTY HIGHLIGHTS

- High traffic corner location amongst well known local staples and retail destinations in the coveted '05!
- Great roadside signage at signal intersection where 23,700+ vehicles travel past daily.
- Formerly an S&V Liquors, ideal location for retail store, restaurant, medical, or office.
- Direct area includes 3 Rivers FCU, Northside High School, Parkivew & VA Hospitals, local restaurants, shops and more!
- Area is surrounded by dense historical neighborhoods that are known for easy pedestrian access, sidewalks, and bike lanes.

OFFERING SUMMARY

Sale Price:	\$499,000
Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1 (Potential Divide to 2)
Available SF:	2,700 SF
Lot Size:	0.3 Acres
Building Size:	2,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,237	36,740	79,916
Total Population	14,020	87,325	195,511
Average HH Income	\$69,389	\$64,495	\$70,518

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Sale Price **\$499,000**

Lease Rate **\$18.00 SF/YR**

LOCATION INFORMATION

Building Name	1205 E. State Blvd
Street Address	1205 East State Boulevard
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Wayne
Side of the Street	Northeast
Signal Intersection	Yes
Market Type	Medium
Nearest Highway	US 27 (Clinton/Spy Run)

BUILDING INFORMATION

Building Size	2,700 SF
Tenancy	Single
Number of Floors	1 - W/Basement
Year Built	1920
Construction Status	Existing
Framing	Wood & Brick
Roof	Asphalt
Free Standing	Yes
Number of Buildings	1
Foundation	Concrete

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	UC - Urban Corridor
Lot Size	0.3 Acres
APN #	02-07-36-259-013.000-074
Lot Frontage	103 ft
Lot Depth	145 ft
Corner Property	Yes
Traffic Count	15,500/ 8,400
Traffic Count Street	E. State / Crescent
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	Central
Restrooms	1
Gas	NIPSCO
Electric	AEP
Water/Sever	City Utilities

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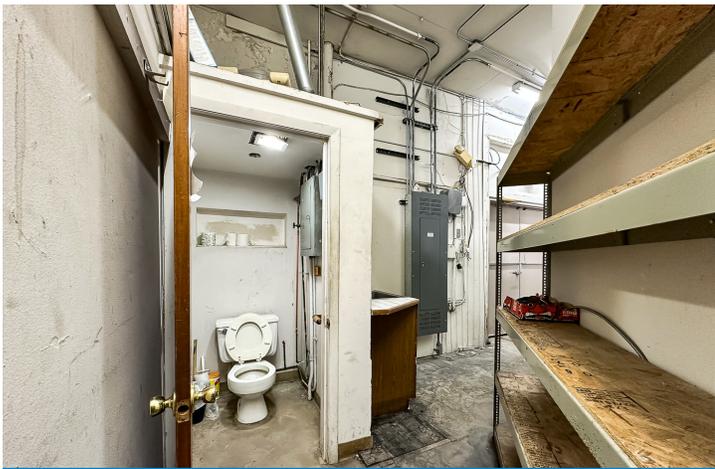
PROPERTY VIEW FROM STATE STREET



PROPERTY VIEW ALONG STATE STREET



PRIMARY RETAIL FLOOR - FRONT DOOR VIEW



BACK STORAGE & RESTROOM



BASEMENT STORAGE

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PYLON SIGN WITH SIGNAGE



PYLON SIGN



FEATURE PROPERTY



LARGE PARKING LOT



VIEW FROM CRESCENT ST AT INTERSECTION

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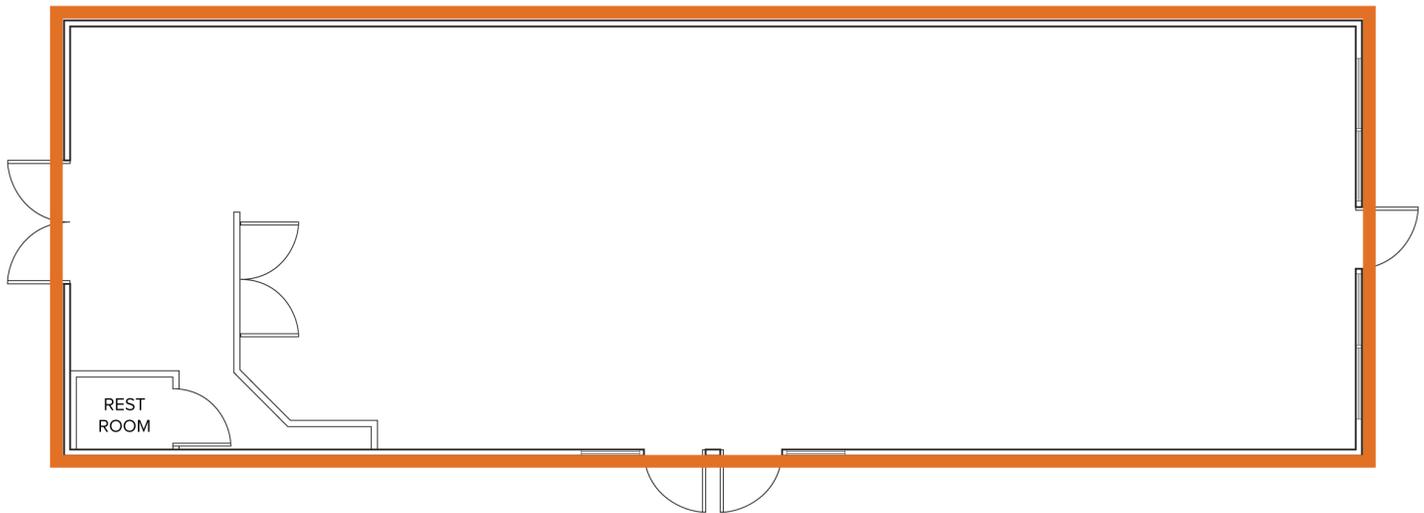
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1205 E STATE BLVD SITE PLAN



FOR SALE OR LEASE

- 2,700 SF building with 0.3 acre lot
- Private, surface parking with 20+ spaces
- Large pylon sign at intersection of Crescent Ave & E State Blvd
- High traffic signal intersection has 23,700+ vehicles travel past daily
- Space has restroom, demised back-room, and basement storage
- Located in the Historic East State Village known for quaint shops, bars, art studios, and local eateries
- Direct vicinity is home to: Northside High School, Parkview Randallia & VA Hospital, Tecumseh Library, North Side Park & Pool, Universities, Historic Forest Park Neighborhood, and much, much more!

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,020	87,325	195,511
Average Age	37	37	38
Average Age (Male)	37	36	37
Average Age (Female)	38	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,237	36,740	79,916
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$69,389	\$64,495	\$70,518
Average House Value	\$153,342	\$150,926	\$163,091

Demographics data derived from AlphaMap

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