

NEW HAVEN AVENUE REFINERY

4133 NEW HAVEN AVE, FORT WAYNE, INDIANA 46803

PROPERTY HIGHLIGHTS

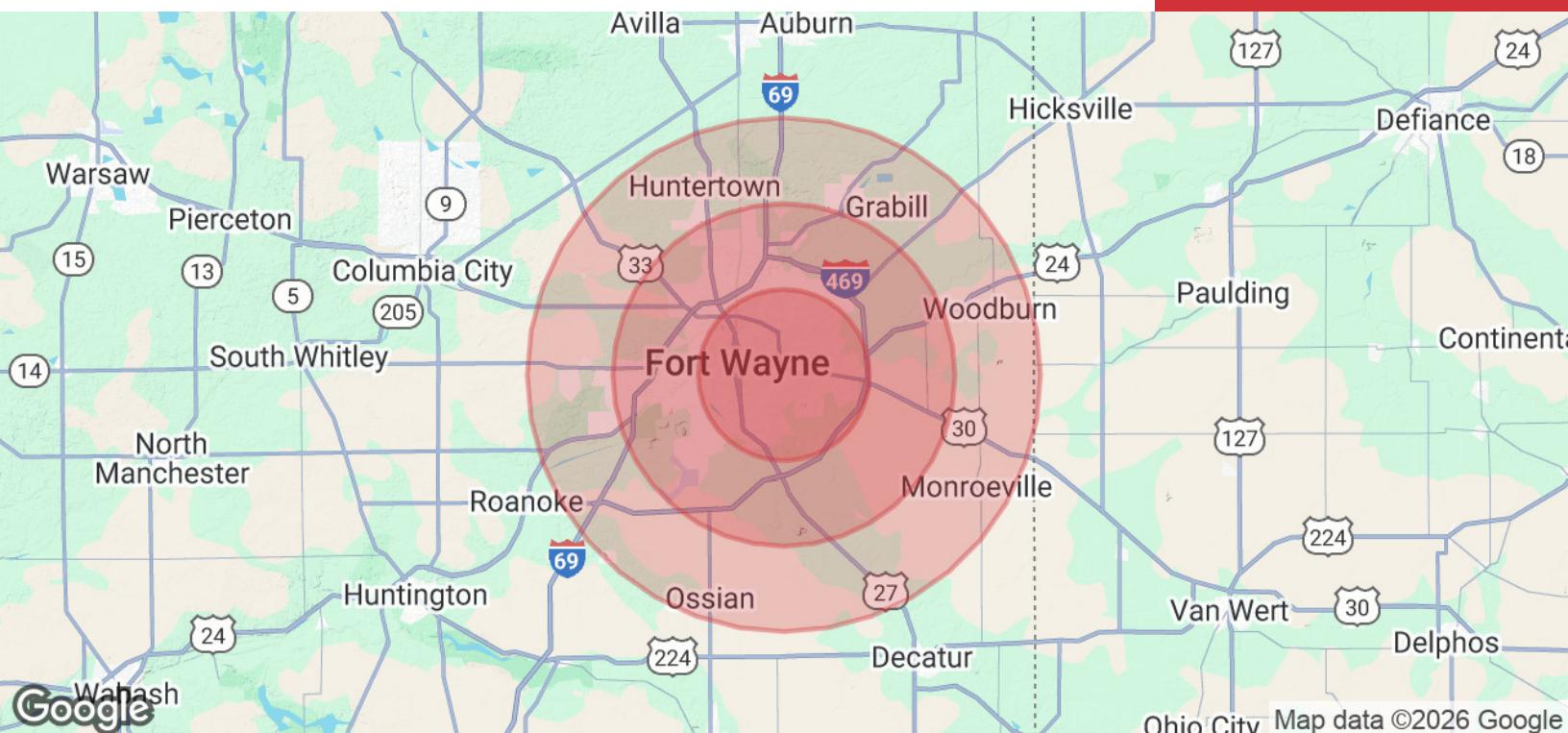
- 19,879 SF Main Building
- Situated on 20.38 AC
- Zoned I-3
- Located in SEED district
- Contact broker for more information and sale price



200 E. Main Street, Suite 580
 Fort Wayne, IN 46802
 260.422.2150 (o)
 260.422.2169 (f)

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769
 gary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	189,419	321,071	400,629
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	76,309	129,998	158,640
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$67,592	\$80,697	\$90,021
Average House Value	\$158,048	\$200,208	\$230,639

Demographics data derived from AlphaMap

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