



## PONY EXPRESS RUN

14019 Pony Express Run Leo-Cedarville, IN 46765

### Property Highlights

- Class A office space, 1,780 sq ft, built in 2006 and well-maintained. Perfect for an owner/user looking for quality finishes in an established office park.
- Prime location with quick I-69 access for regional connectivity. The area is walkable with the Leo Post Office and CVS practically next door.
- Updated finishes and modern amenities throughout. Your team will appreciate the professional environment and quality build-out.



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# GENERAL INFO



<b>Address:</b>	<b>14019 Pony Express Run Leo-Cedarville, IN 46765</b>
<b>County:</b>	<b>Allen</b>
<b>Township:</b>	<b>Cedar Creek</b>
<b>Price:</b>	<b>\$395,000</b>
<b>SQFT:</b>	<b>1780</b>
<b>Price Per Square Foot:</b>	<b>\$221.91/SF</b>
<b>Parcel Number(s):</b>	<b>02-03-21-427-039.000-082</b>
<b>Availability:</b>	<b>Immediately</b>
<b>Exclusivity List:</b>	<b>No Exclusions</b>
<b>Neighboring Tenants:</b>	<b>First Merchants, Dollar General, USPS, and CVS</b>

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# BUILDING INFORMATION



<b>Property Type:</b>	<b>Professional Office</b>
<b>Year Built:</b>	<b>2006</b>
<b># of Stories:</b>	<b>1</b>
<b>Construction Type:</b>	<b>Wood Frame</b>
<b>Exterior Type:</b>	<b>Masonry and Vinyl Siding</b>
<b>Roof:</b>	<b>Shingle</b>
<b>Heating:</b>	<b>Gas Forced (Replaced In 2021)</b>
<b>A/C:</b>	<b>Central (Replaced In 2019)</b>
<b>Lighting:</b>	<b>Florecent</b>
<b>Sprinkler:</b>	<b>No</b>
<b>Security:</b>	<b>Yes</b>
<b>Flooring Type:</b>	<b>Mix of LVT and Carpet Squares</b>
<b>Security:</b>	<b>Yes</b>
<b>Restrooms:</b>	<b>2</b>
<b>Signage Location:</b>	<b>Monument or Building</b>

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# SITE DATA & UTILITIES



<b>Acreage:</b>	0.78
<b>Zoning:</b>	OC (Office Commercial District)
<b>Proximity to Interstate:</b>	I-69 (6 Min)
<b>Parking Surface:</b>	Paved
<b>Parking Spots:</b>	15+

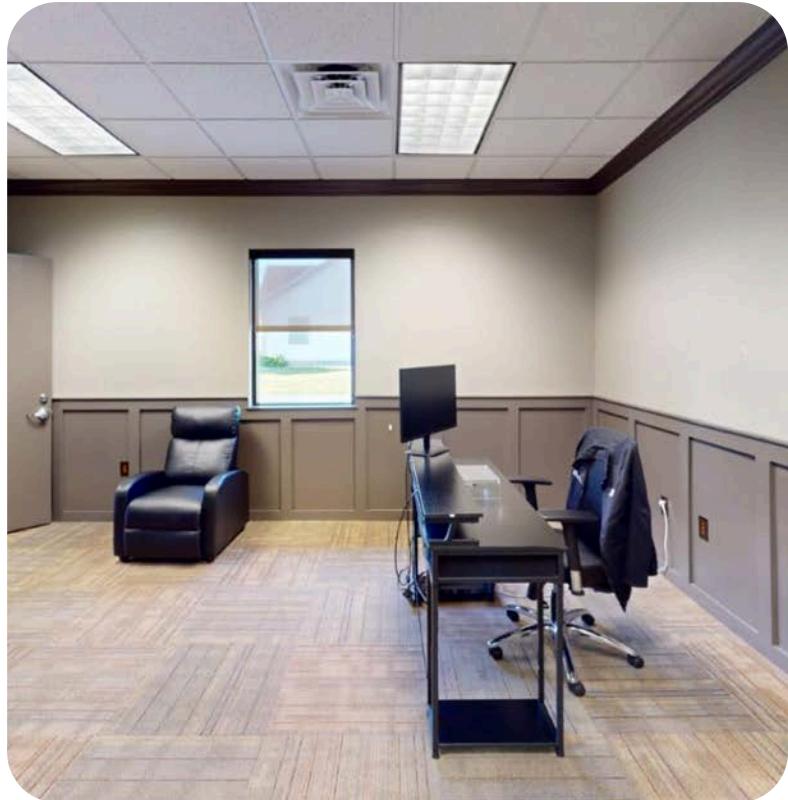
<b>Electric Provider</b>	AEP
<b>Water</b>	Pioneer Water
<b>Sewer</b>	Leo-Cedarville Regional Sewer
<b>Gas</b>	NIPSCO
<b>Internet Provider</b>	N/A

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# INTERIOR PHOTOS

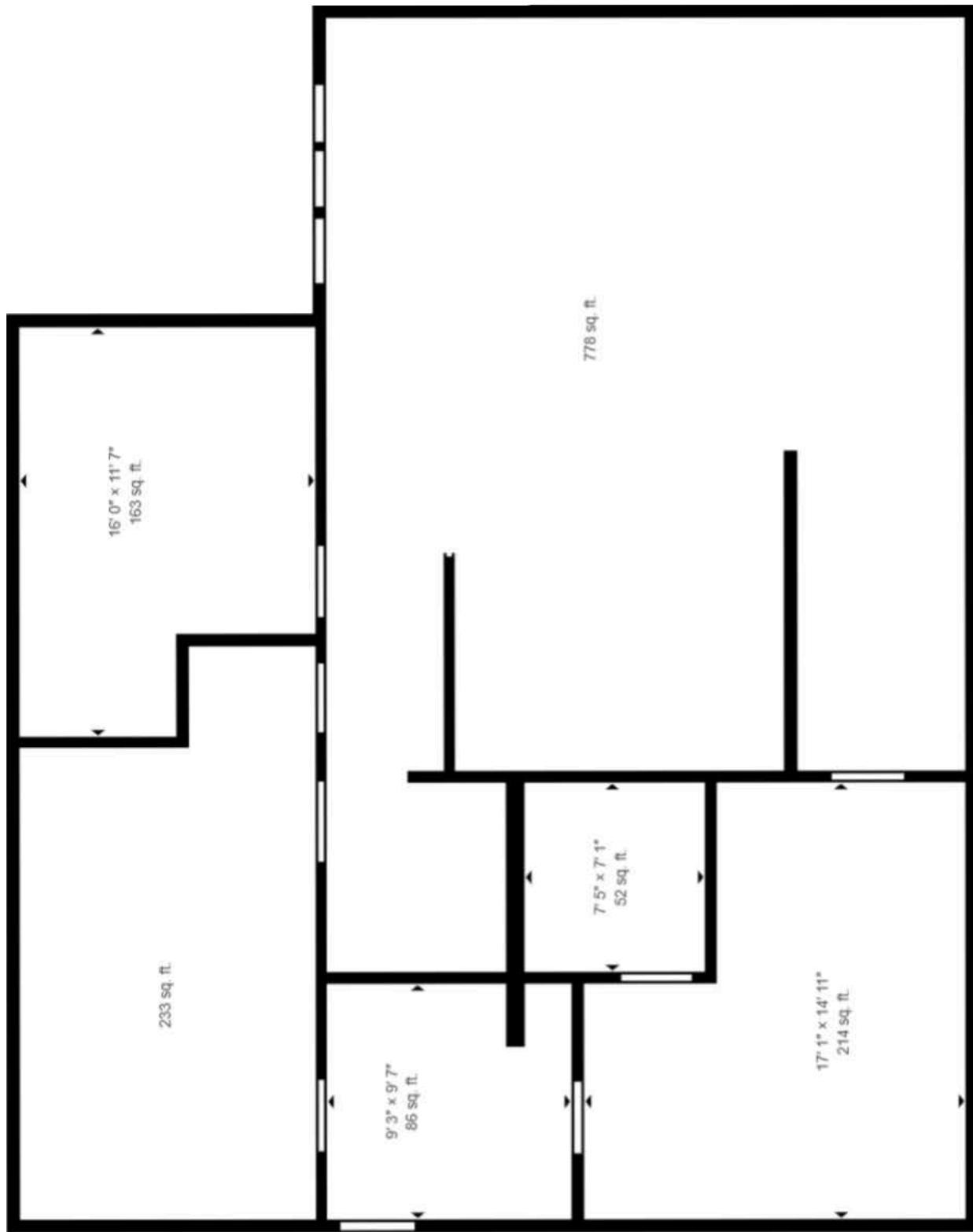


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# FLOOR PLAN



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# NEARBY RETAILERS



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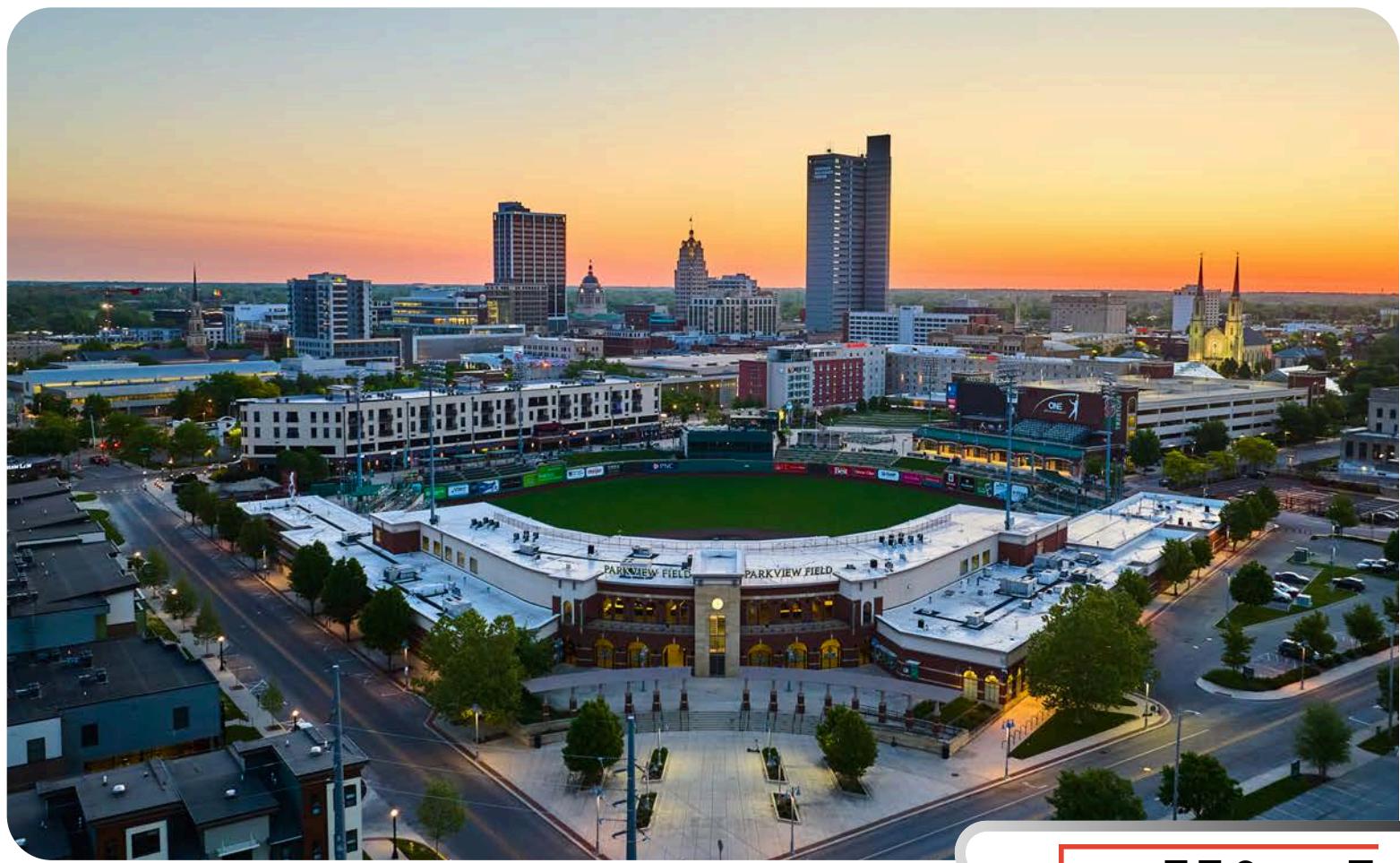
# FORT WAYNE INDIANA

Fort Wayne, Indiana is growing steadily and getting more diverse - now the state's second-largest city with 273,203 residents (2024) and a metro of about 399,295, up 3.6% since 2020. With a median age of 35, the city boasts a balanced, ready workforce. Its population mix continues to broaden:

63.8% White, 14.4% Black, 10.5% Hispanic, and 5.8% Asian, reflecting notable growth in Hispanic and Asian communities. Economically, Fort Wayne is resilient and on the rise: median household income climbed to \$60,293 in 2023 (+3.54% YoY), unemployment sits at a healthy 3.6% (June 2025), and average hourly wages hit \$27.77 (May 2024), with strong employment in production, office/admin support, and transportation/material moving.

The housing story is equally upbeat. Recognized as the #1 housing market in the nation for 2024 by the Wall Street Journal and Realtor.com, Fort Wayne pairs affordability with velocity: a 2023 median property value of \$169,700, citywide homeownership at 62.2% (73.5% in Allen County), and Zillow's average home value around \$239,108 (+2.2% YoY), with homes typically pending in just 12 days. Geographically, the city spans 110.6 square miles as Allen County's seat and largest city, strategically positioned in northeast Indiana with quick access to major highways and neighboring Michigan and Ohio - an attractive hub for residents and businesses alike.

<b>Size:</b>	110.6 square miles
<b>Population:</b>	273,203 (2024)
<b>Estimated Median Age:</b>	35 years
<b>Median Household Income:</b>	\$60,293
<b>Median Property Value:</b>	\$169,700
<b>Unemployment Rate:</b>	3.6% (June 2025)
<b>Homeownership Rate:</b>	62.2% (city), 73.5% (county)



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# FORT WAYNE DEMOGRAPHICS



Fort Wayne Population	Allen County Population	% are Renters	Average Household Income	Total Households	Average Age
265,974	388,608	37.4 %	\$53,978	108,207	35.3

## NOTABLE COMPANIES



Parkview Health

**Parkview Health** Regional Healthcare system employing nearly 9,000 people in the Allen County area.



General Motors

**General Motors** Assembly plant for GMC Sierra, and Chevy Silverado, employing ~4,300.



Master Spas

**Master Spas** Manufacturer of Spas and Hot Tubs, with just north of 1,000 employees in Fort Wayne.

**Raytheon Technologies** Aerospace company involved in advanced propulsion and electrical systems. Employs ~450 in Fort Wayne.



Raytheon Technologies

**Steel Dynamics** Steel production & metal recycling, employing just shy of 1,000 people.



Steel Dynamics

**Indiana Michigan Power** Electrical utility company dominating Fort Wayne skyline, employs ~400.



Indiana Michigan Power



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