



Statewood Plaza

3903-3931 E. State Blvd., Fort Wayne, IN

Property Features

- One unit available for lease
- Zoned C-2 for office, medical and retail users
- Join tenants such as Harbor Freight, Robert's Shoes, Little Ceasars, Starbucks, and Belmont Beverage
- Located at the northwest corner of N. Coliseum and State Boulevard with combined traffic counts over 34,000 VPD



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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information

Name	Statewood Plaza	Parcel Number	02-08-32-251-001.000-072
Address	3903-3931 E. State Blvd.	Total Building SF	62,634 SF
City, State, Zip	Fort Wayne, IN 46805	Acreage	5.99 AC
County	Allen	Year Built	2016
Township	St. Joseph	Zoning	C-2
Parking	Surface	Parking Spaces	Ample

Property Features

Construction Type	Masonry	Number of Floors	1
Roof	Flat	Foundation	Concrete
Lighting	Standard	Sprinklers	Yes
Electrical	Ample	Restrooms	Yes
Heating	Yes	Central Air	Yes
Signage	Building, monument		

Utilities

Electric	AEP
Gas	NIPSCO
Water/Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69— 4.9 Miles
Nearest Highway	SR 930 (N. Coliseum)
Traffic Count	State/Coliseum: 34,150 VPD

Lease Information

Unit	SF	Lease Rate	Lease Type
3915-B	3,263 SF	\$18.00/SF	NNN

Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes	\$1.14/SF	Tenant
CAM Fee	\$1.52/SF	Tenant
Insurance	\$0.43/SF	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant
Total Expenses	\$3.09/SF	

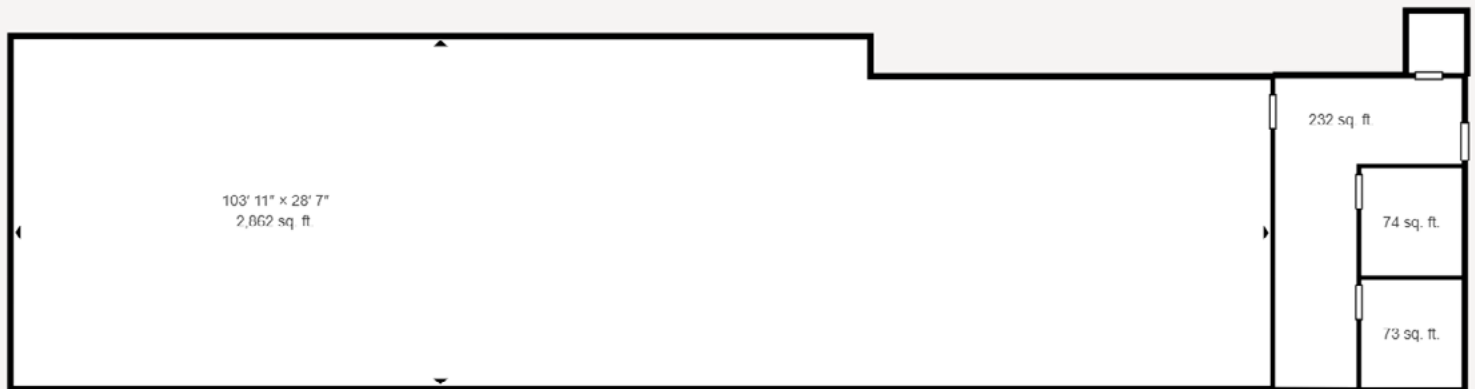
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Unit 3914 - 3,263 Rentable SF

Take the  virtual tour!



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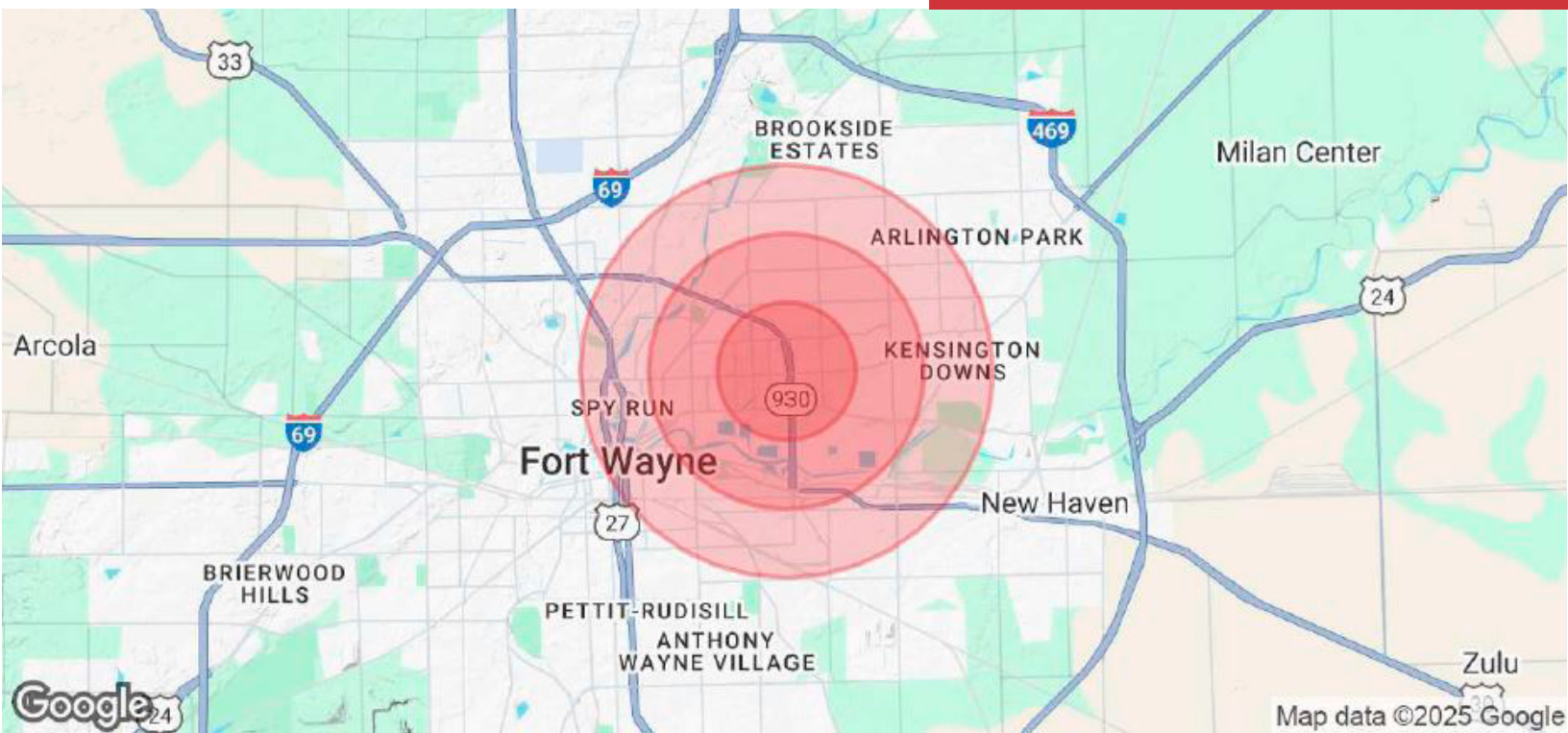
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,711	35,741	80,201
Average Age	41	38	38
Average Age (Male)	38	37	37
Average Age (Female)	43	40	39
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,595	14,449	33,642
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$73,283	\$77,576	\$72,353
Average House Value	\$171,120	\$181,934	\$165,375

Demographics data derived from AlphaMap

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