



FOR **SALE / LEASE**
OFFICE PROPERTY



2313 S. Hanna St.
Fort Wayne, IN 46803

30,384 Sq. Ft. Historic School Building

About The Property

- Located in the heart of Renaissance Pointe, just minutes from downtown Fort Wayne
- Near Fort Wayne Urban League and YMCA
- Beautiful terrazzo floors throughout
- Price: \$449,000 (\$14.78/sf)
- Lease Rate: \$2.50/sf NNN



the
Zacher
company

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PROPERTY INFORMATION

30,384 SQ. FT. HISTORIC SCHOOL BUILDING

BUILDING LOCATION/ZONING/SIZE

Street Address	2313 S. Hanna St.
City, State, Zip	Fort Wayne, IN 46803
County/Township	Allen/Wayne
City Limits	Inside
Zoning	R3/Multiple Family Residential
Total Building Size	30,384 SF
Site Acreage	TBD - Parcel to be split from Zion Lutheran Church (as needed)

PRICE/AVAILABILITY

Sale Price	\$449,000.00
Sale Price/SF	\$14.78
Lease Rate	\$2.50 SF/yr
Lease Type	NNN
Base Rent	\$6,330.00/mo.
Availability	Immediately

BUILDING DATA

Condition	Good
Former Use	School
Date of Construction	1923
Building Type	Special Use
Type of Construction	Masonry Block & Brick
Number of Stories	3 Plus Upper Level
Heat	Gas Fired Boiler
Air Conditioning	Window Units
Restrooms	One Set Per Floor (9)
ADA Accessible	No
Roof	Built Up
Lighting	Fluorescent
Security System	Yes

PROPERTY TAXES

Parcel Number 1	02-12-12-376-001.000-074
Parcel Number 2	02-12-12-376-028.000-074
Parcel Number 3	02-12-12-376-029.000-074
Annual Taxes	Exempt
Tax Year	2022 payable 2023

FINANCIAL RESPONSIBILITY

Janitorial	Tenant
Utilities	Tenant
Interior Maintenance	Tenant
Roof & Structure	Tenant
Insurance	Tenant

POPULATION DEMOGRAPHICS

1 Mile	14,911
3 Miles	99,529
5 Miles	174,174

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Parking Spaces	30
Major Road Nearest Site	US 27 (Lafayette St.)
Distance to US 27	0.3 Mile
Distance to Interstate	5.6 Miles to I-69
Traffic Counts:	
Hanna St.	4,600 vpd
Creighton Ave.	3,800 vpd

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

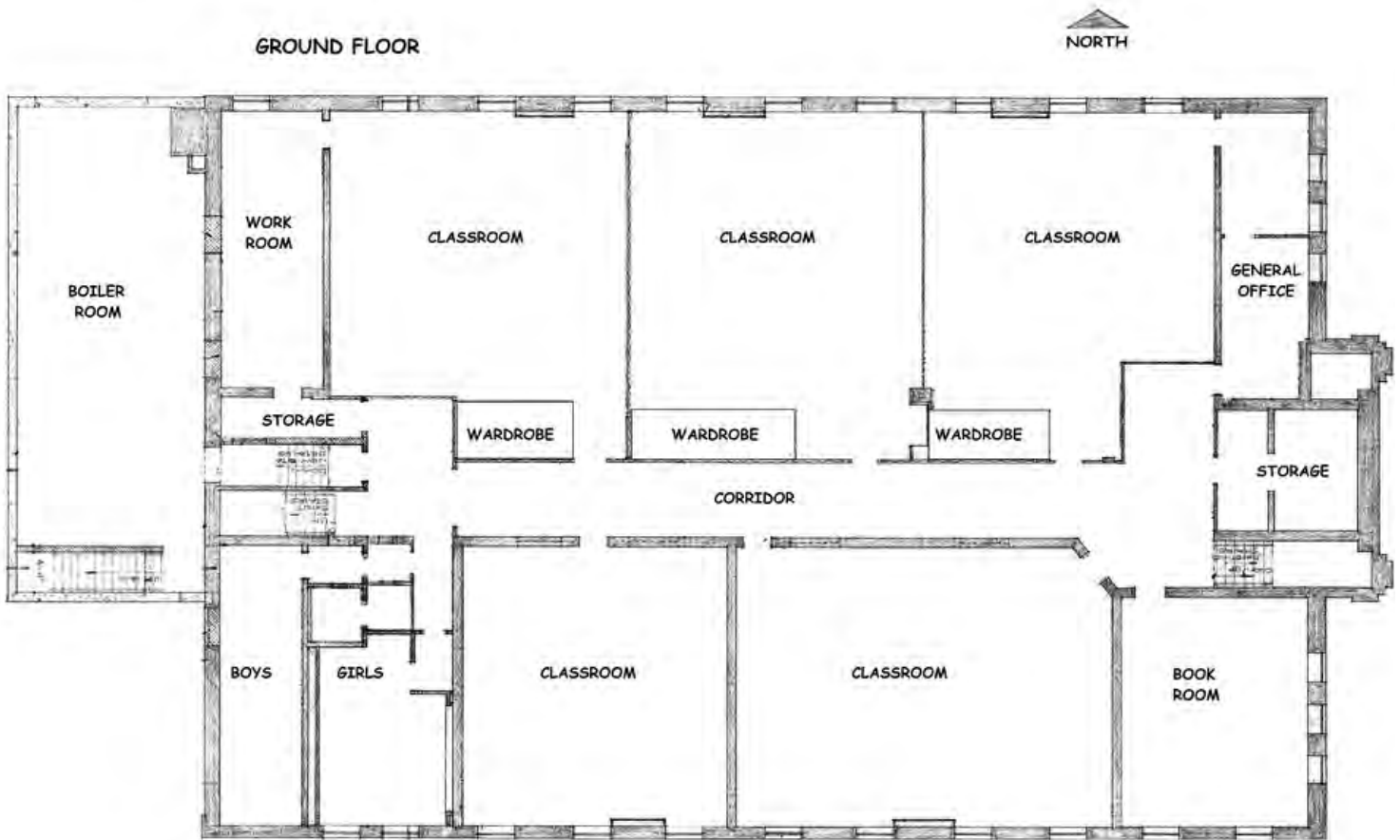


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FLOOR PLAN

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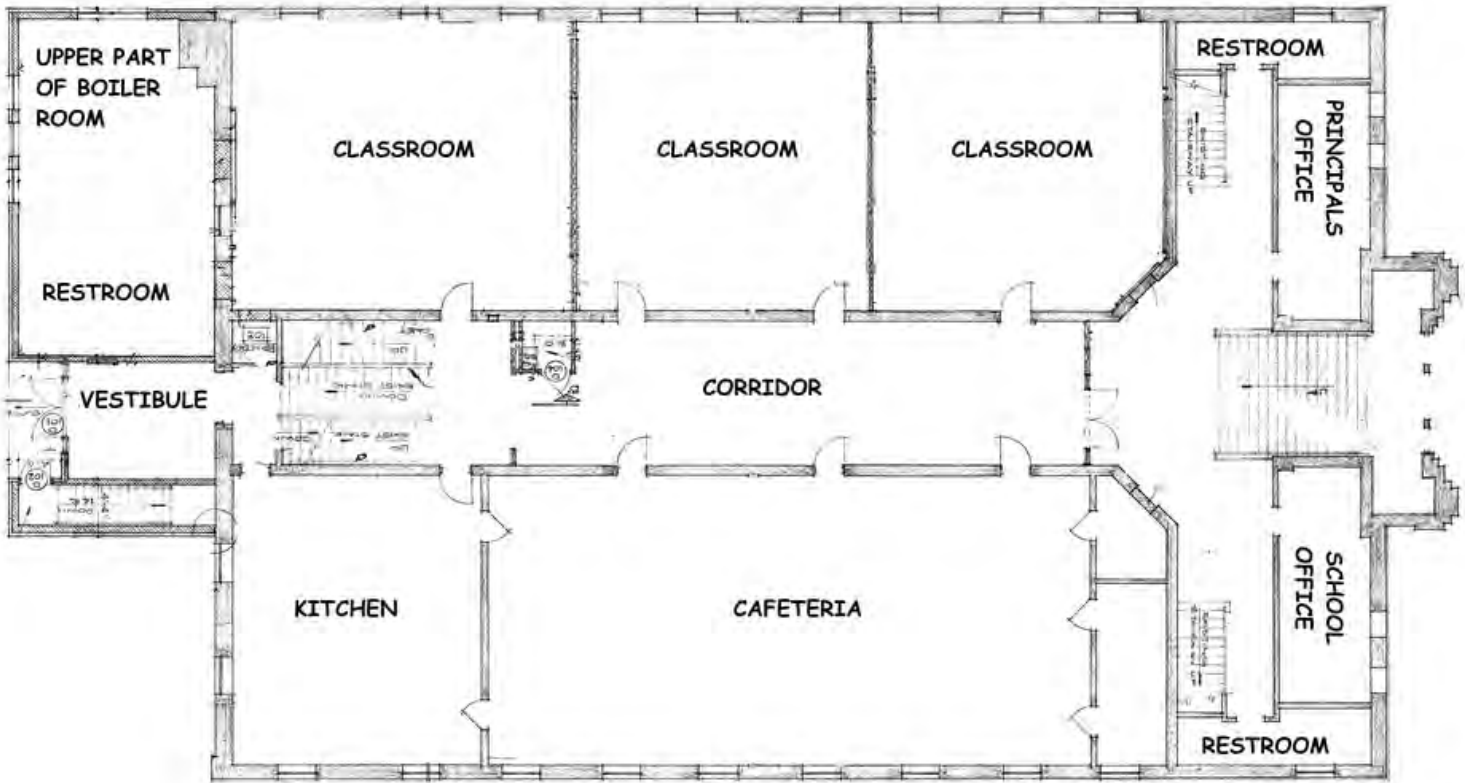


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FIRST FLOOR



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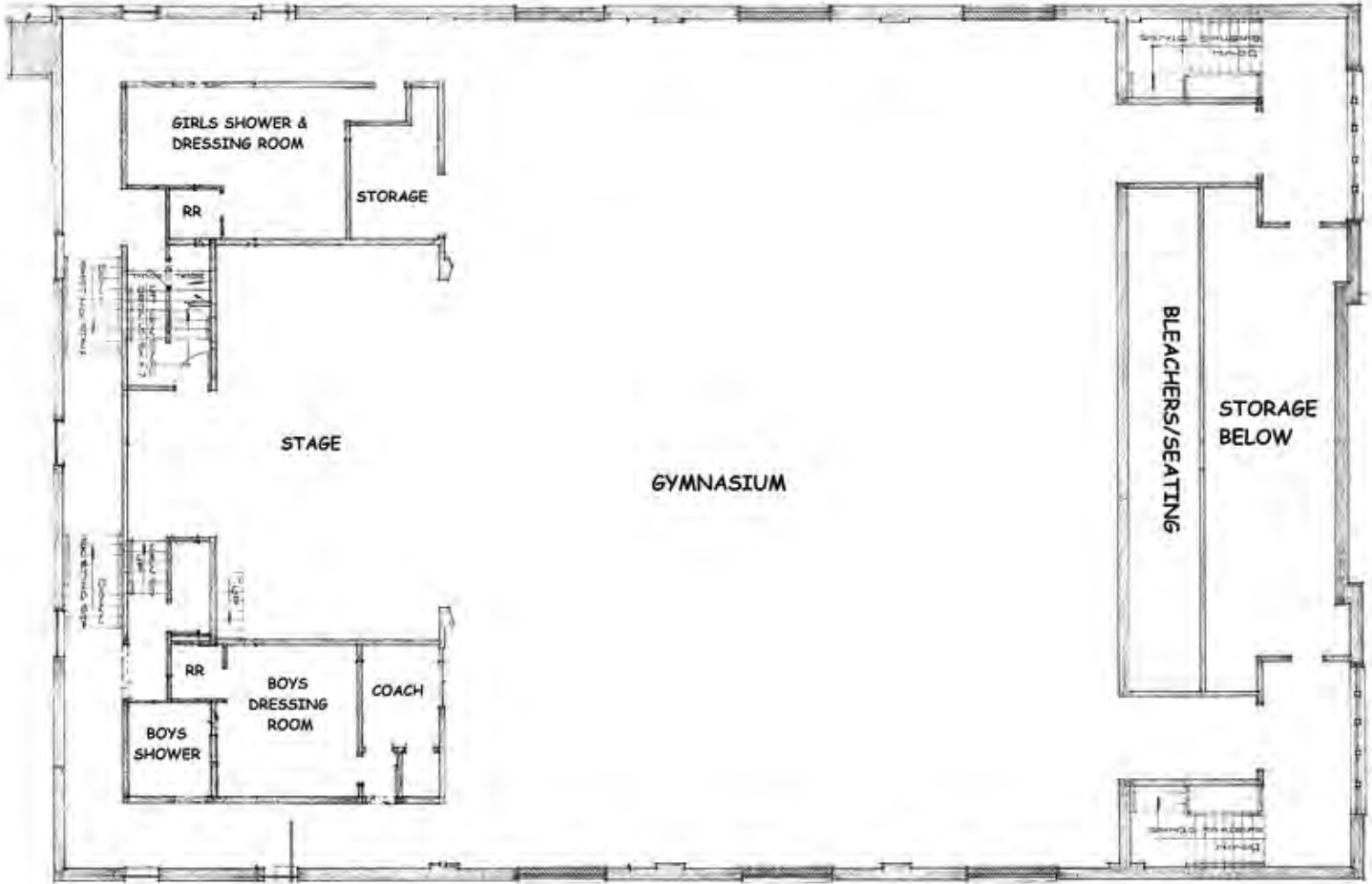


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SECOND FLOOR



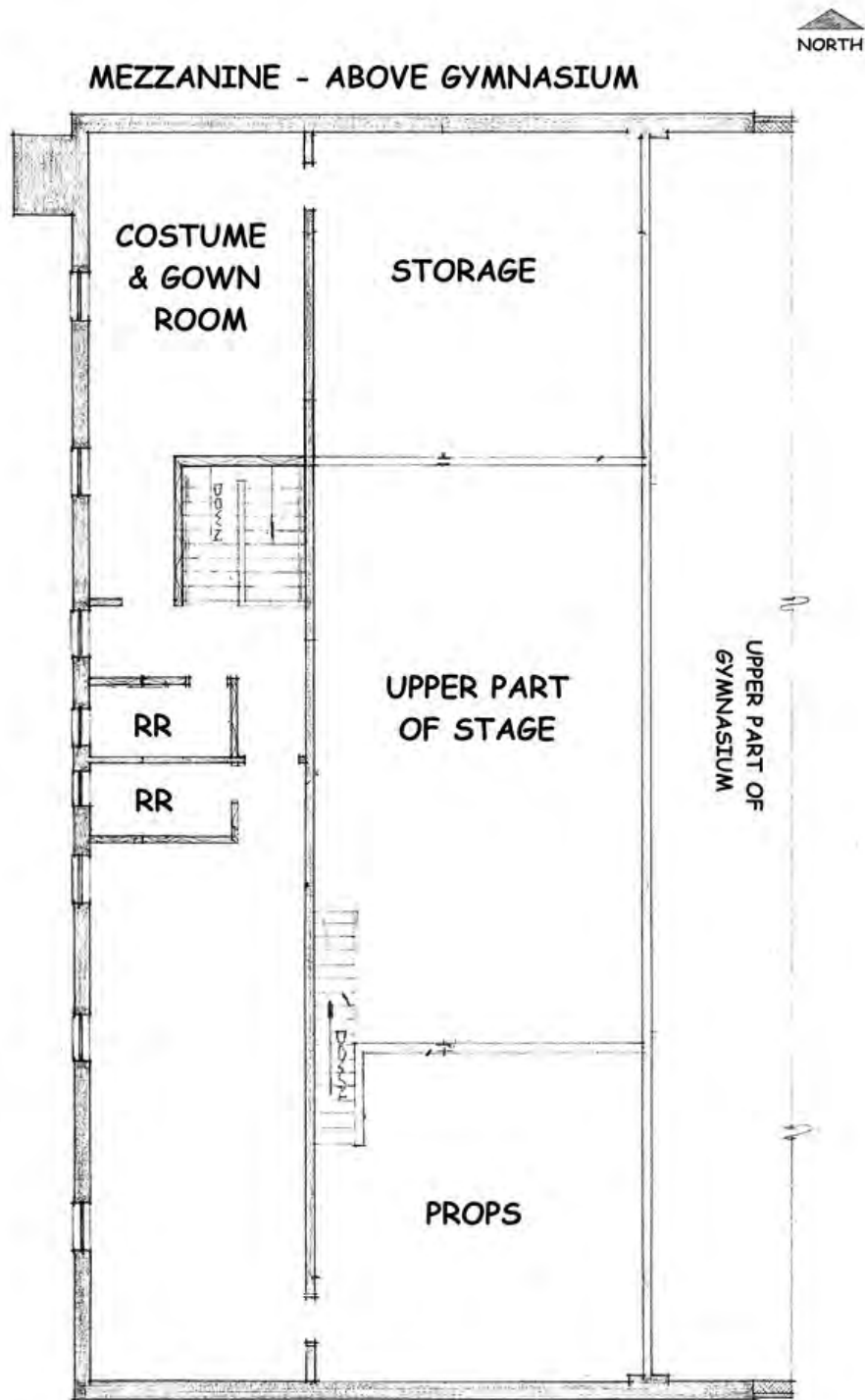
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RETAILER MAP

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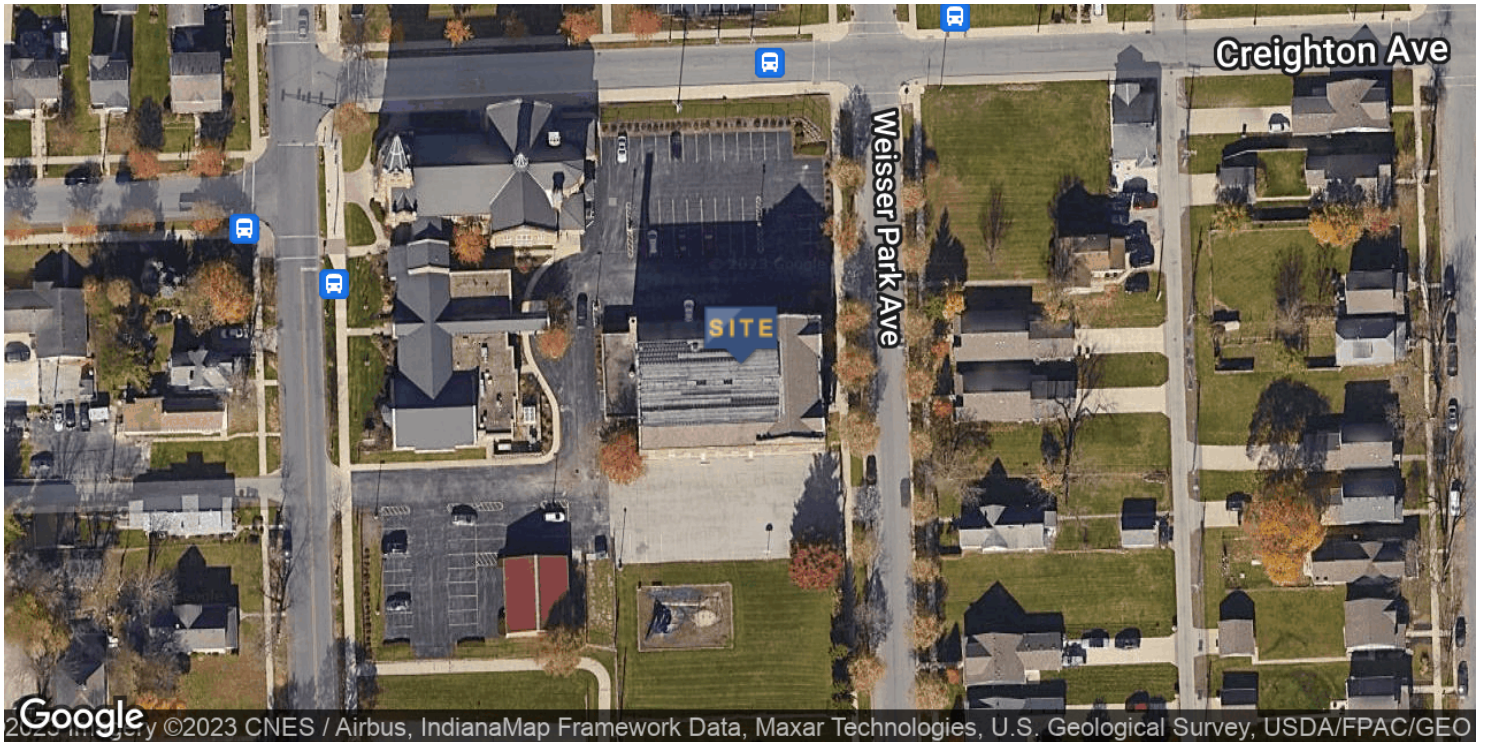
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LOCATION MAP

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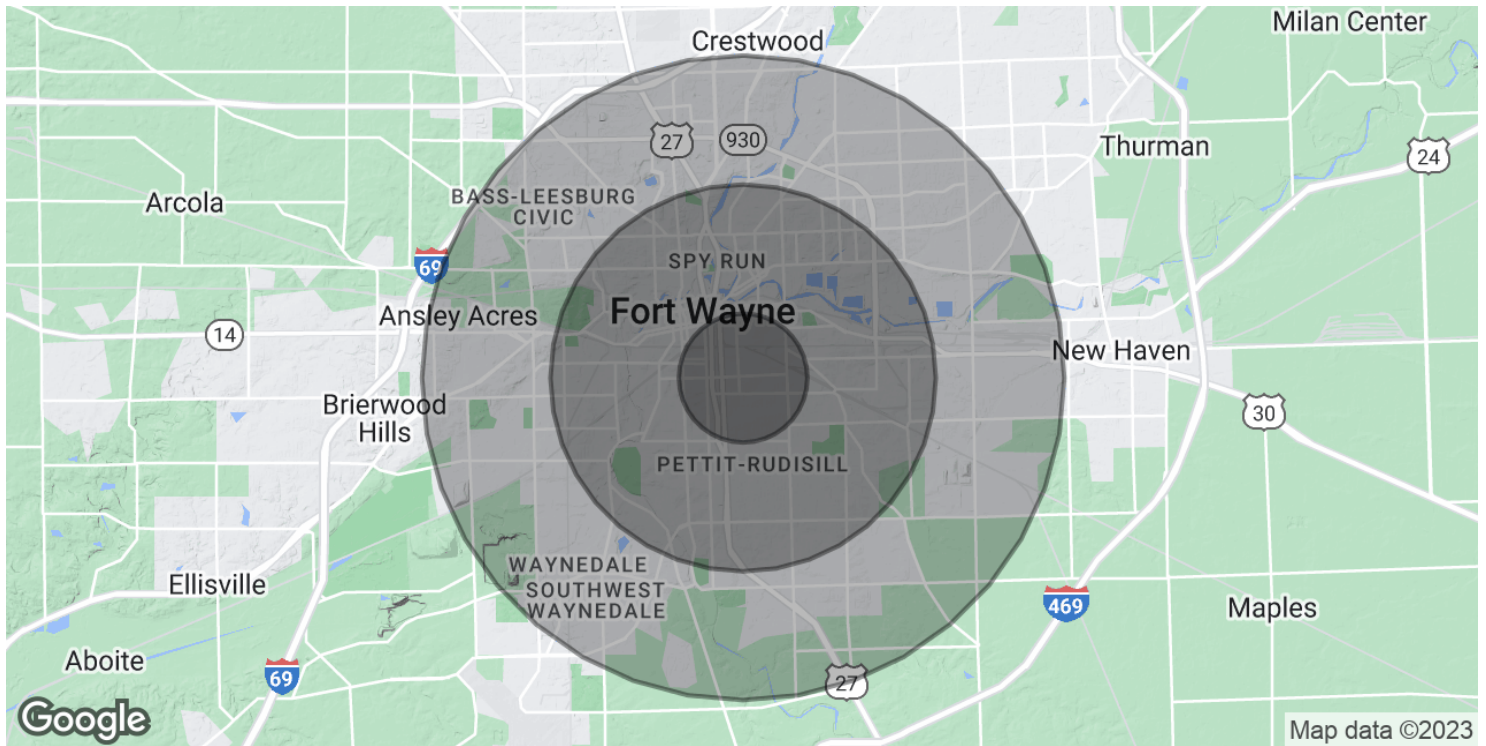
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,911	99,529	174,174
Average Age	29.0	32.7	34.1
Average Age (Male)	28.5	32.0	33.1
Average Age (Female)	29.5	33.4	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,742	36,611	67,397
# of Persons per HH	2.91	2.55	2.42
Average HH Income	\$36,619	\$43,621	\$48,810
Average House Value	\$60,876	\$83,348	\$100,990

* Demographic data derived from 2020 ACS - US Census



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