

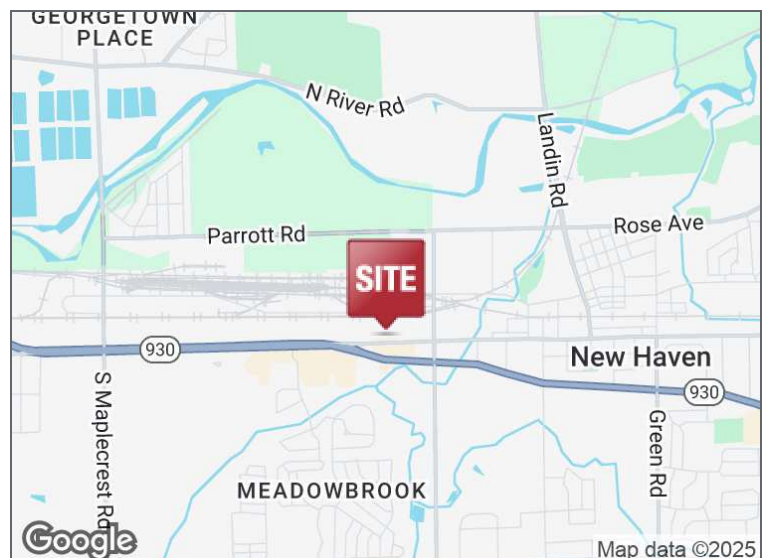


336 LINCOLN HIGHWAY WEST

NEW HAVEN, INDIANA 46774

PROPERTY HIGHLIGHTS

- 1,284 SF Office space for lease with 884 SF of storage in basement
- Pristine interior condition ready for occupancy
- Ideal for numerous office users such as insurance, chiropractor, physical therapy, counseling, attorney, tax consultant and more!
- Located along one of New Haven's main office/retail corridors



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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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.

General Property Information			
Name	336 Lincoln Highway	Parcel Number	02-13-11-176-003.000-041
Address	336 Lincoln Highway	Total Building SF	1,284 SF
City, State, Zip	New Haven, IN 46774	Acreage	0.62 AC
County	Allen	Year Built	1940
Township	Adams	Zoning	I-2
Parking	Surface, detached garage		
Property Features			
Construction Type	Wood frame	Number of Floors	1
Roof	Asphalt	Foundation	Slab
Lighting	Standard	Sprinklers	No
Electrical	Standard	Restrooms	1
Heating	Yes	Central Air	Yes
Utilities		Major Roads	
Electric	AEP	Nearest Highway	SR 930
Gas	NIPSCO	Distance	Less than one mile
Water/Sewer	City of New Haven	Traffic Counts	8,399 VPD on Lincoln Highway
Lease Information			
Available	Size	Lease Rate	Lease Type
Office Building	1,768 SF	\$16.00/SF/YR	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes/CAM/Ins	TBD	Tenant	
Utilities		Tenant	
Roof /Structure		Landlord	
Total	TBD		

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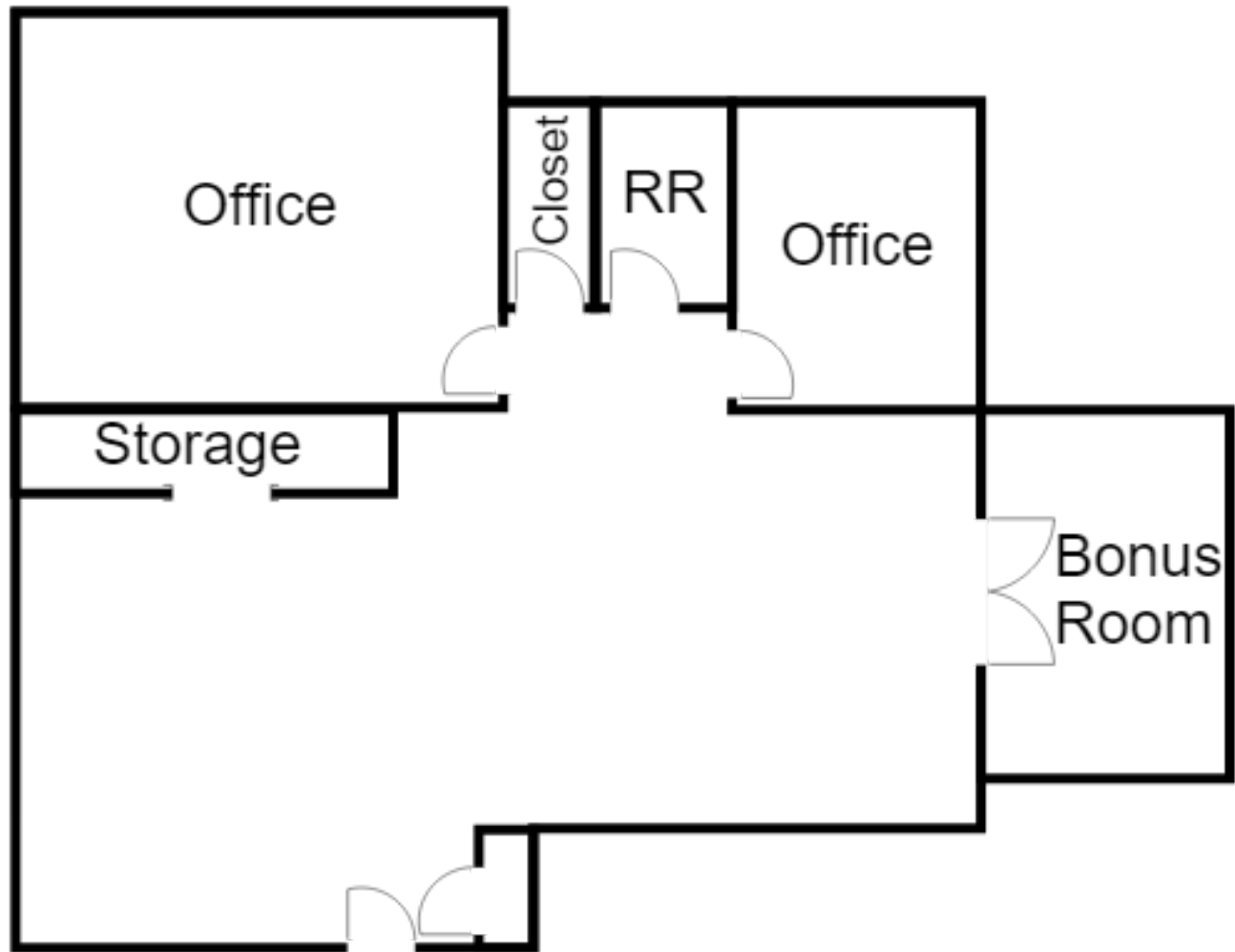
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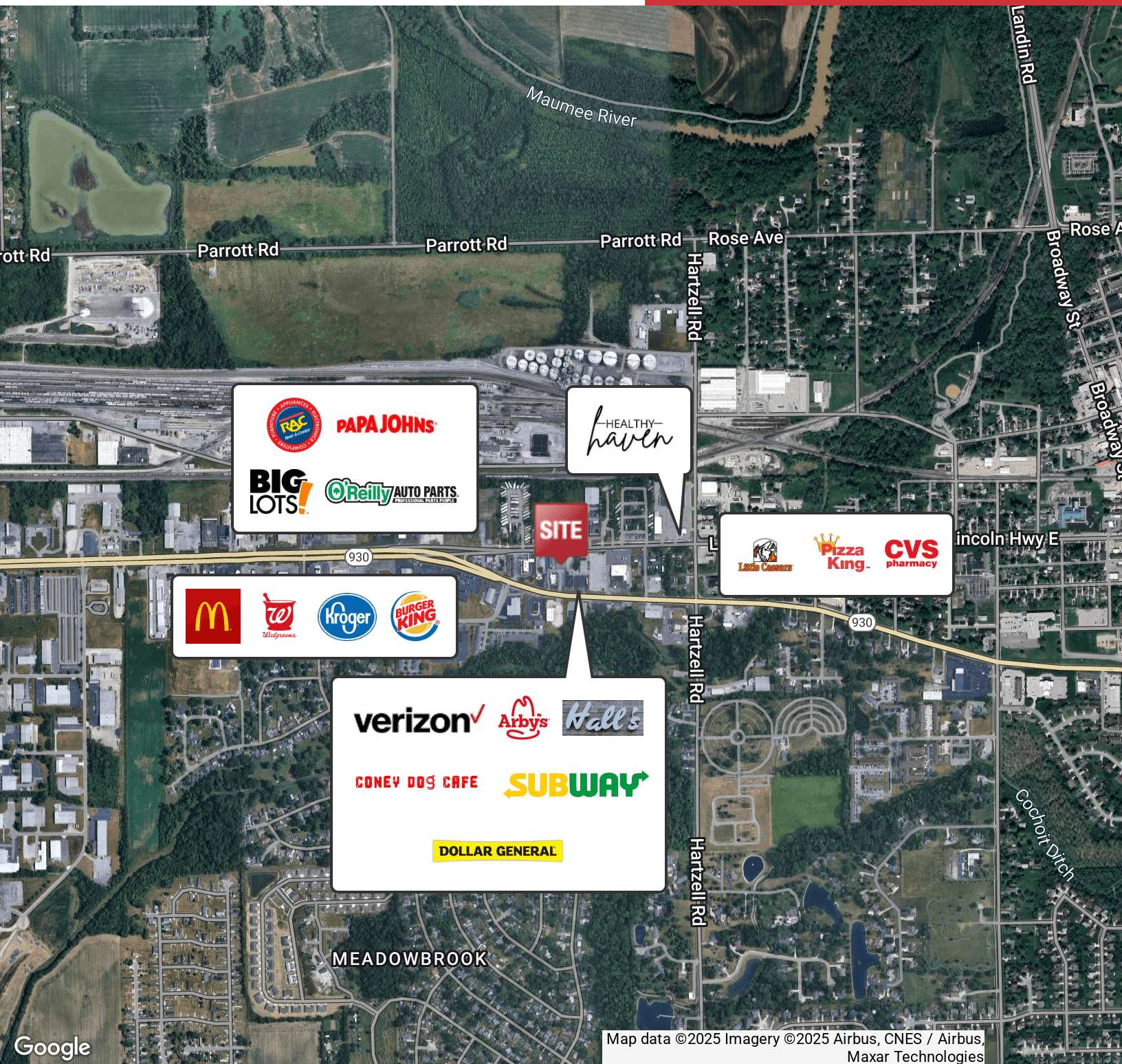


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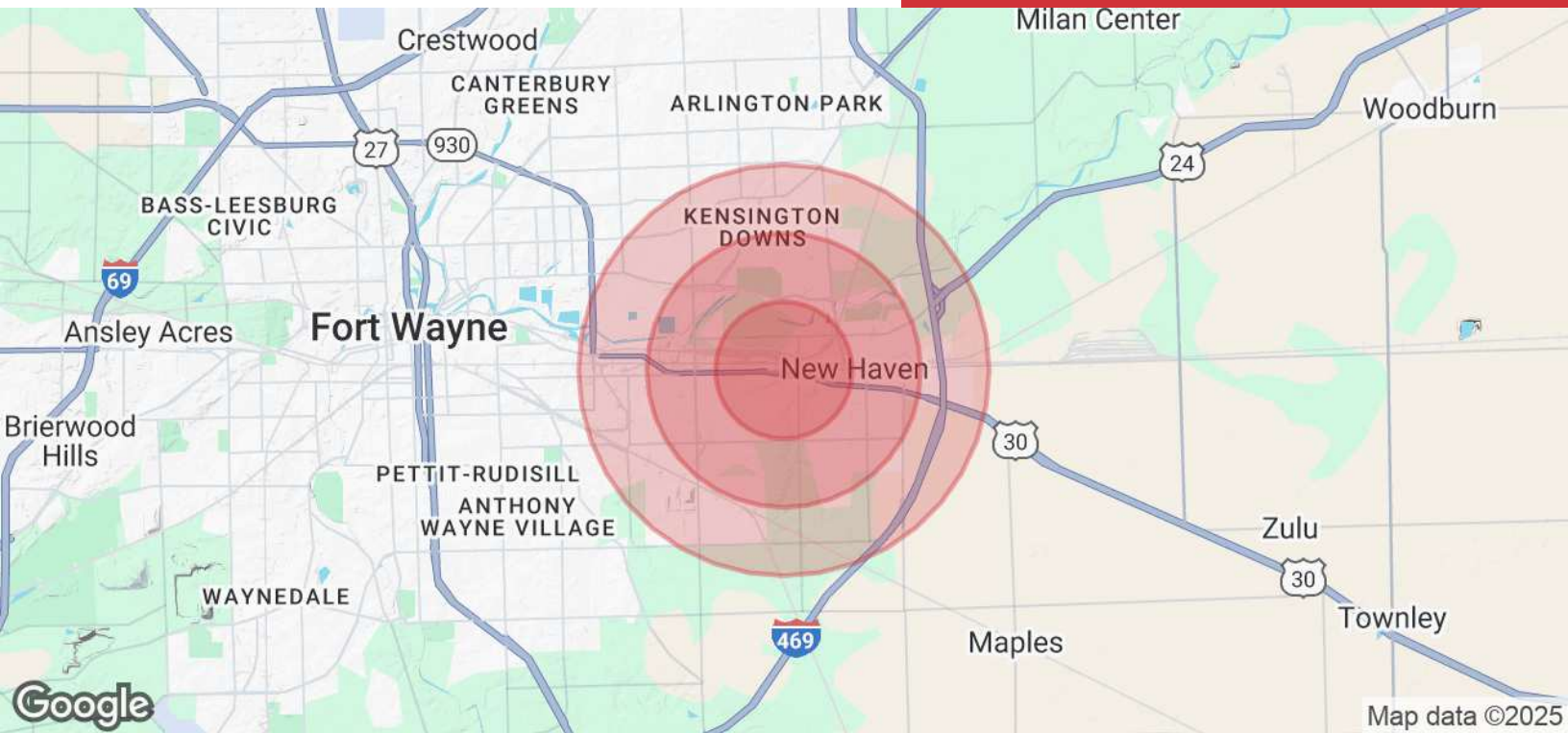
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,516	17,045	32,013
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,884	7,029	13,079
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$66,067	\$75,149	\$79,666
Average House Value	\$168,047	\$185,214	\$188,550

Demographics data derived from AlphaMap

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