

# NEW HAVEN RETAIL-OFFICE SUITES

N. WERLING RD, NEW HAVEN, IN 46774

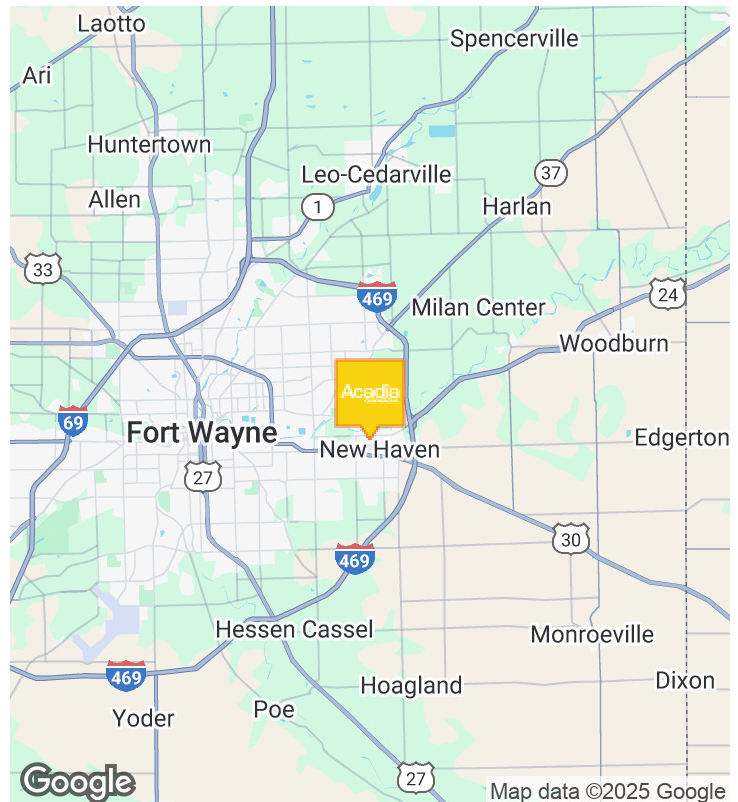


## PROPERTY HIGHLIGHTS

- This property is located just off SR-930 on the east side of New Haven and approximately 1/2 mile from I-469.
- On-site there is a Shell Convenience Store and an Edward Jones Financial Advisors.
- Unit was previously a credit union with a drive thru.
- Close to New Haven High School and across from Crumback Chevrolet.
- Great for office or retail use.

## OFFERING SUMMARY

Lease Rate:	\$14 SF/YR
Building Size	8,566 SF
Available SF:	1,500 SF
Lot Size:	1.96 Acres
Year Built:	1999
Zoning:	C3- Commercial



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Lease Rate

\$14 SF/YR

### LOCATION INFORMATION

Building Name	New Haven Retail-Office Suites
Street Address	N. Werling Rd.
City, State, Zip	New Haven, IN 46774
County	Allen
Market	Retail
Sub-market	Office
Cross-Streets	SR-930
Township	Adams
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	SR-930 and I-469
Nearest Airport	Fort Wayne International Airport

### BUILDING INFORMATION

Building Size	8,566 SF
Occupancy %	65.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	1,500 SF
Year Built	1999
Gross Leasable Area	1,500 SF
Construction Status	Existing
Condition	Good

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	C3- Commercial
Lot Size	1.96 Acres
APN #	02-13-12-351-001.000-041
Lot Frontage	310 ft
Lot Depth	189 ft
Corner Property	Yes
Traffic Count	13,727 VPD
Traffic Count Street	Werling Rd
Traffic Count Frontage	310 ft

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface, Shared
Number of Parking Spaces	40 aprx.

### UTILITIES & AMENITIES

HVAC	Central Gas Forced Air
All City Utilities Available	Yes

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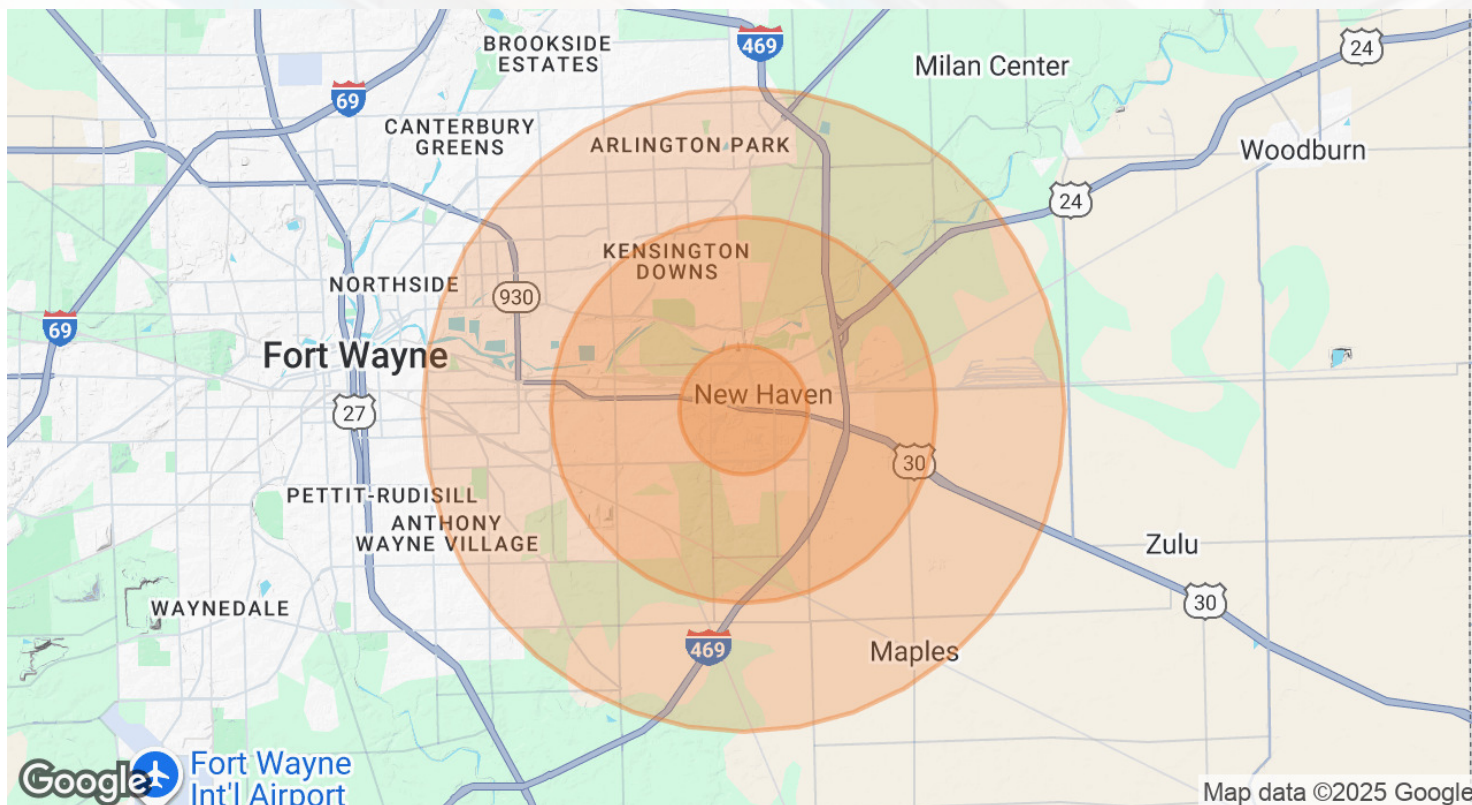
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,208	25,097	79,218
Average Age	41	41	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,017	10,262	31,104
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$72,672	\$78,188	\$77,014
Average House Value	\$177,377	\$190,164	\$179,472

Demographics data derived from AlphaMap

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