



## FORMER RESTAURANT

6527 SR 930, FORT WAYNE, IN 46803

### PROPERTY HIGHLIGHTS

- 1,800 SF retail building
- Situated on 0.52 AC zoned C-4
- Consists of dining area, two offices, two restrooms, and kitchen with floor drain and OHD
- Includes 12'x16'4" shed
- Located on busy SR 930 near Maplecrest Road with traffic counts of nearly 24,000 VPD
- Sale price: \$645,000



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**RACHEL ROMARY**  
Senior Broker  
260.341.0230  
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### General Property Information

<b>Name</b>	6527 SR 930 E	<b>Parcel Number</b>	02-13-10-156-004.000-041
<b>Address</b>	6527 SR 930 E	<b>Total Building SF</b>	1,800 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46803	<b>Acreage</b>	0.52 AC
<b>County/Township</b>	Allen/Adams	<b>Year Built</b>	1977
<b>Parking</b>	Paved surface	<b>Zoning</b>	C-4

### Property Features

<b>Construction Type</b>	Brick	<b>Number of Floors</b>	1
<b>Roof</b>	Flat	<b>Foundation</b>	Concrete slab
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	No
<b>Heating</b>	Yes	<b>Restrooms</b>	2
<b>Signage</b>	Pylon with reader board	<b>Central Air</b>	Yes

### Utilities

<b>Electric</b>	I&M
<b>Gas</b>	NIPSCO
<b>Water</b>	City of New Haven
<b>Sewer</b>	City of Fort Wayne

### Major Roads

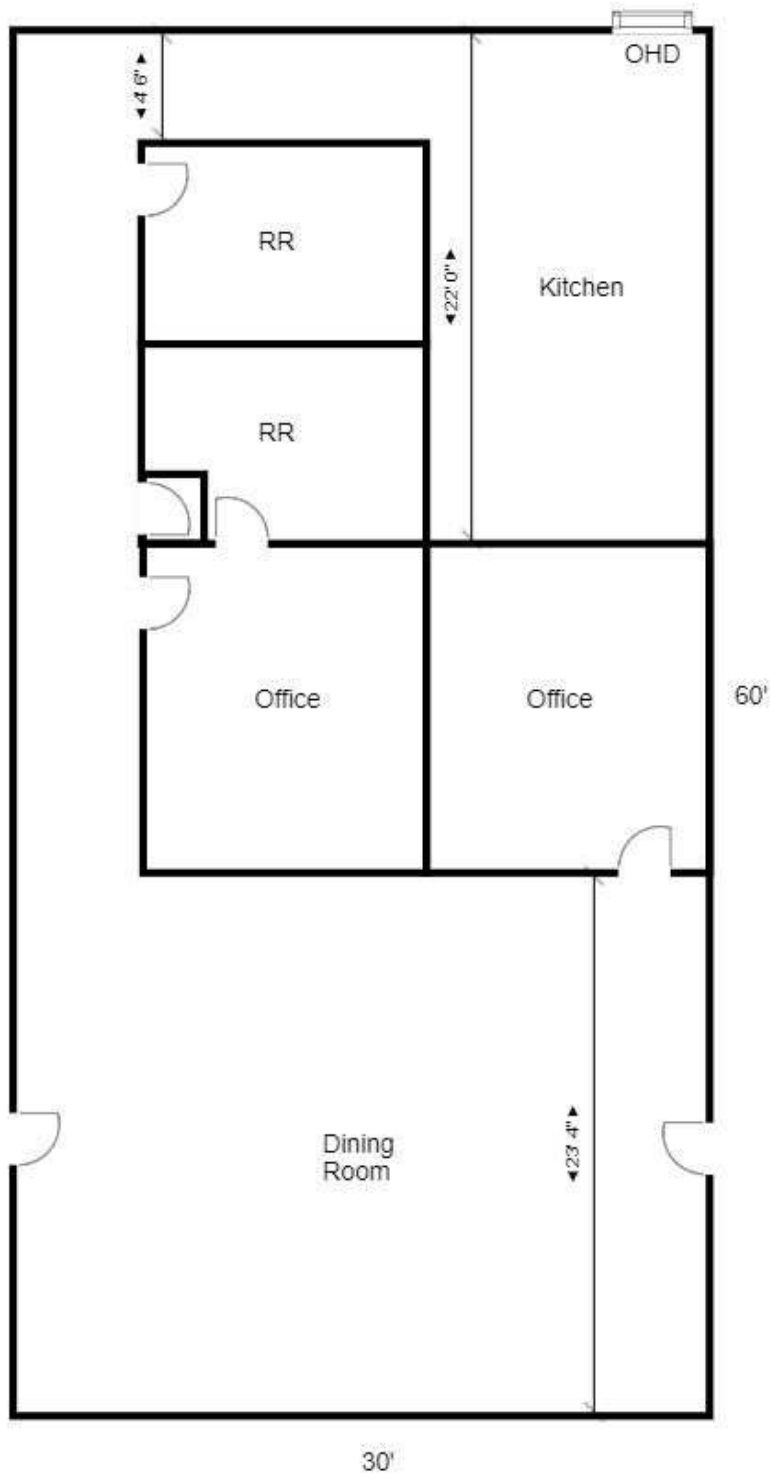
<b>Nearest Interstate</b>	I-469
<b>Distance</b>	3.5 Miles
<b>Nearest Highway</b>	SR 930
<b>Distance</b>	0.01 Miles
<b>Traffic Count</b>	23,802 VPD

### Sale Information

<b>Annual Taxes</b>	\$2,803.16	<b>Sale Price</b>	\$645,000
<b>Tax Yr./Pay Yr.</b>	2022/2023	<b>Terms</b>	Cash at closing

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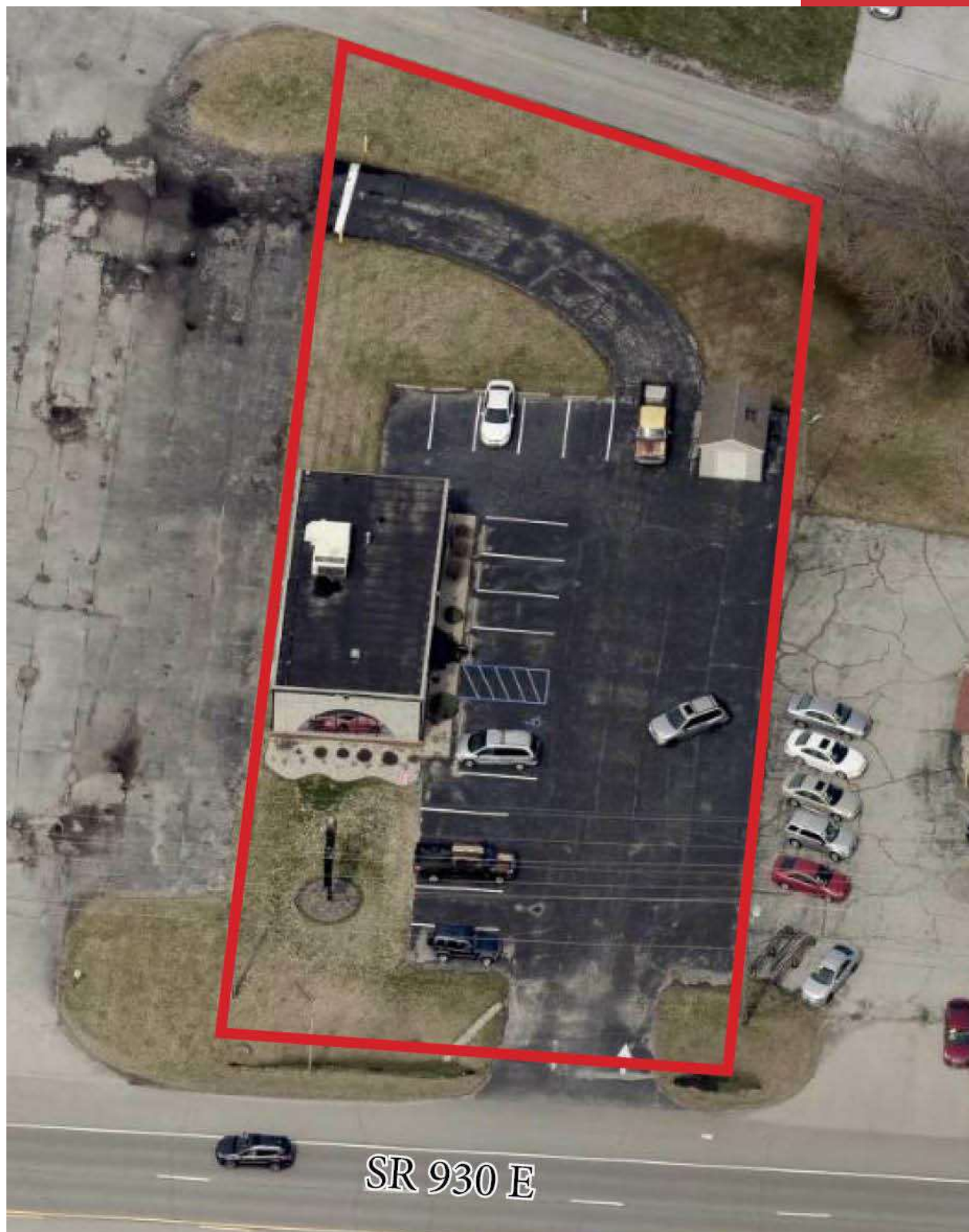
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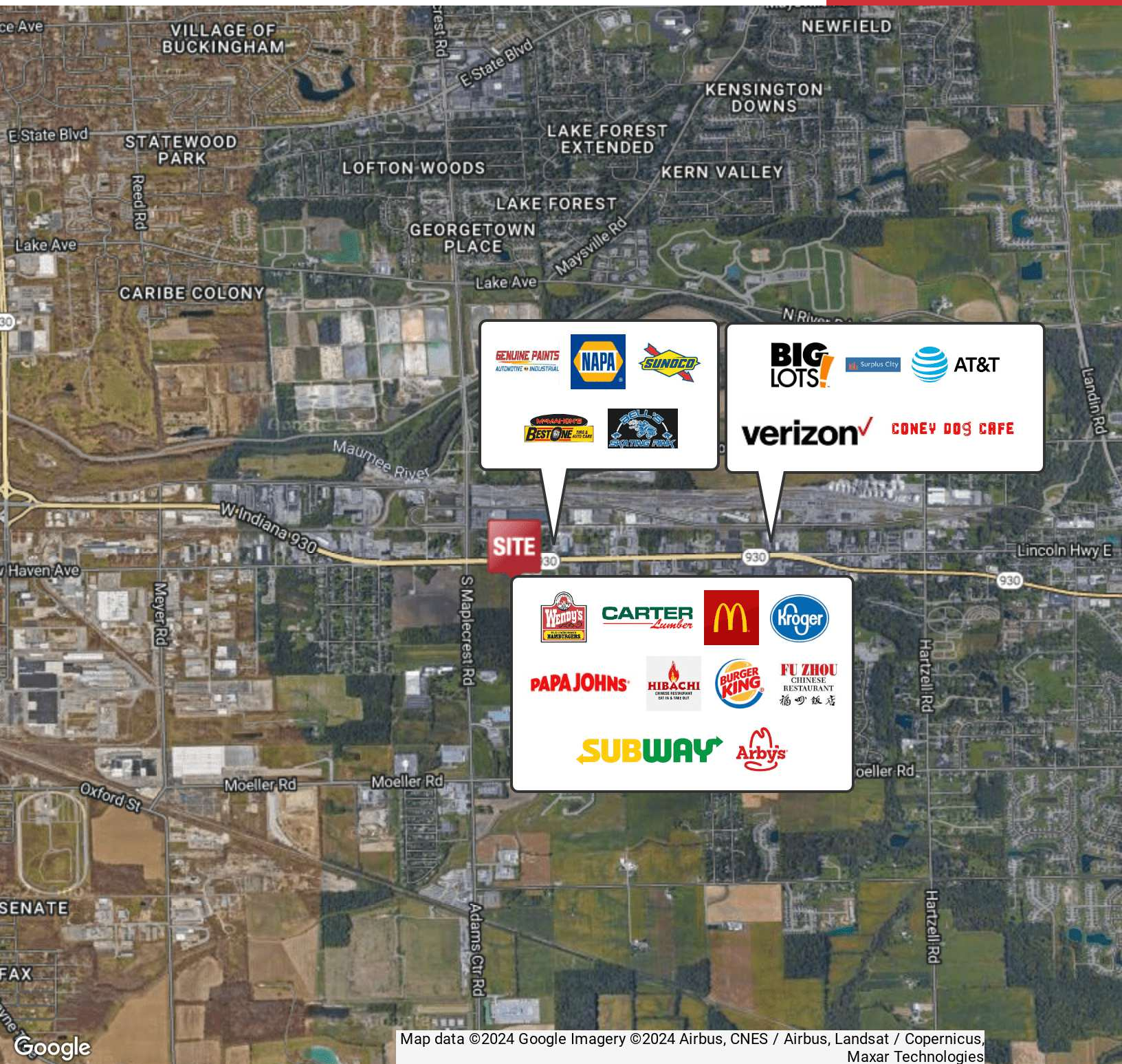




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**SITE**







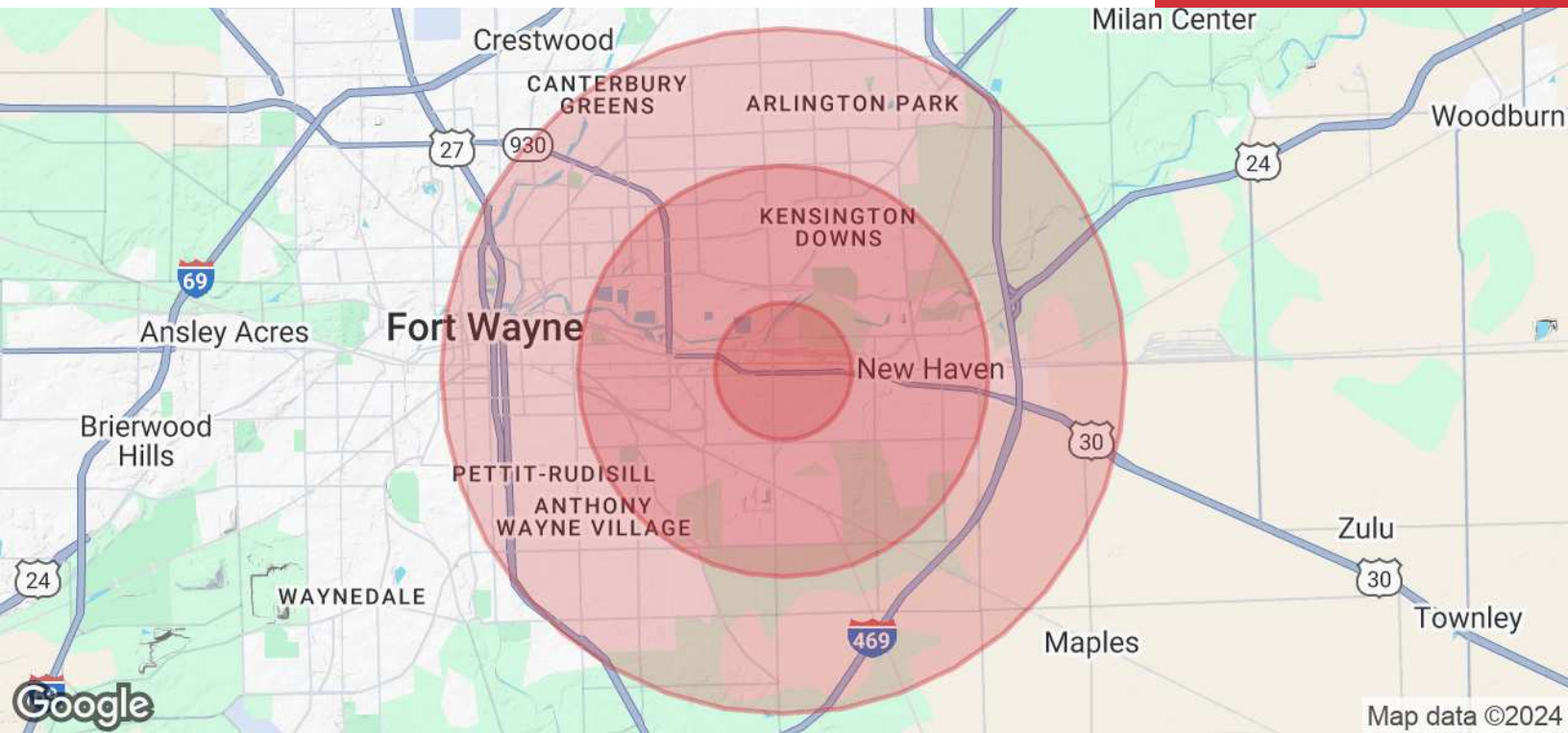


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,004	46,984	146,317
Average Age	40.6	37.3	34.8
Average Age (Male)	37.9	34.4	33.3
Average Age (Female)	40.7	39.2	36.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	852	19,527	62,851
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$45,178	\$56,023	\$52,305
Average House Value	\$207,354	\$123,896	\$106,603

2020 American Community Survey (ACS)

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