

**LEASE**

**2701 Alma Ave**

**2701 ALMA AVE**

Fort Wayne, IN 46809

**PRESENTED BY:**

**TROY REIMSCHISEL**

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$9.84 SF/yr (Gross)
<b>BUILDING SIZE:</b>	3,600 SF
<b>AVAILABLE SF:</b>	1,720 SF
<b>CEILING HEIGHT</b>	14'
<b>OHD</b>	14' W x 12' H
<b>ZONING:</b>	I1
<b>APN:</b>	02-12-33-280-004.000-074

### PROPERTY OVERVIEW

Approx. 1,720 SF of heated warehouse space for lease consisting with two overhead doors and a restroom. Located in Waynedale within 3 miles of the Fort Wayne Airport and convenient access to I-69, I-469, and other major highways. Rent includes CAM, utilities, taxes, and insurance.

### PROPERTY HIGHLIGHTS

- 2 Overhead Doors
- Floor Drain
- Compressed Air
- Convenient access to major highways

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## ADDITIONAL PHOTOS

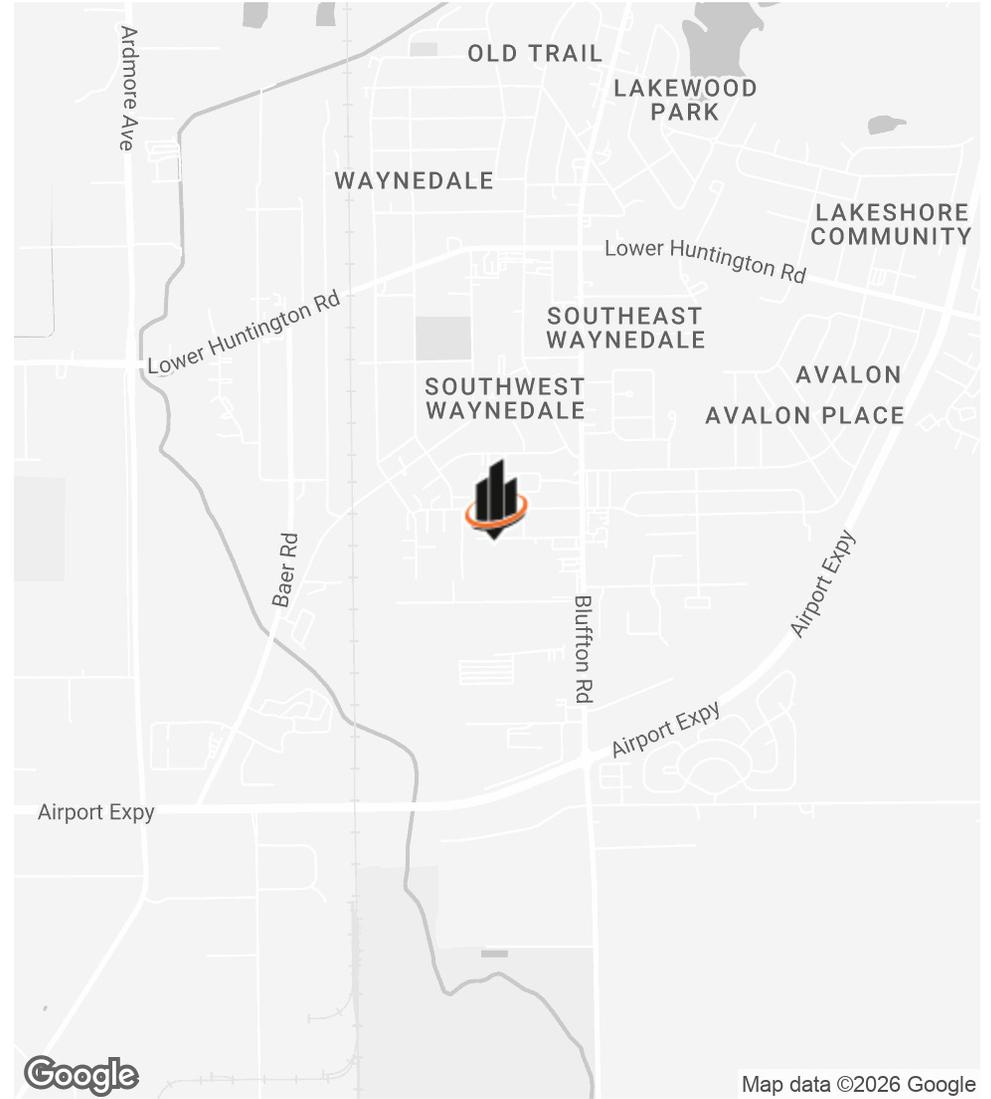
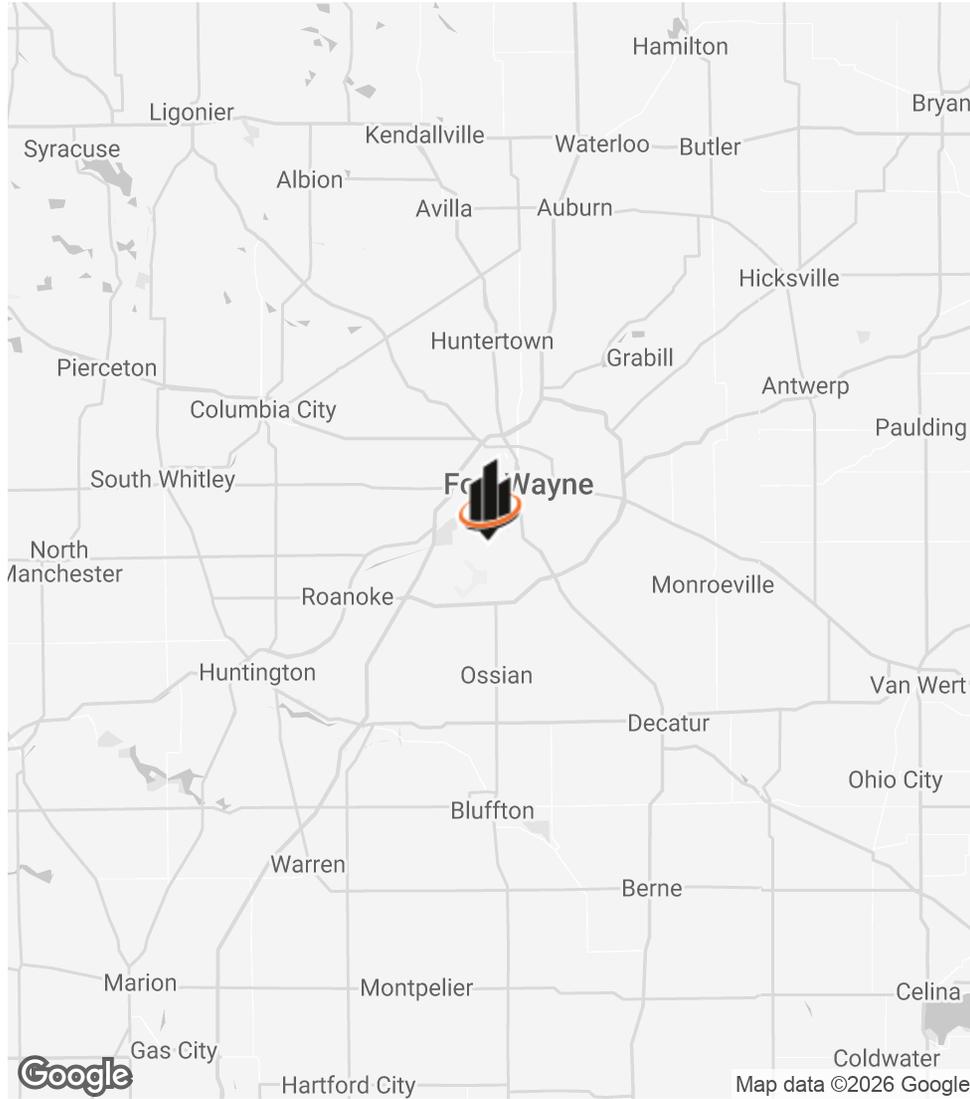


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**SVN | PARKE GROUP** 3

# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.5 MILES 1 MILE 1.5 MILES

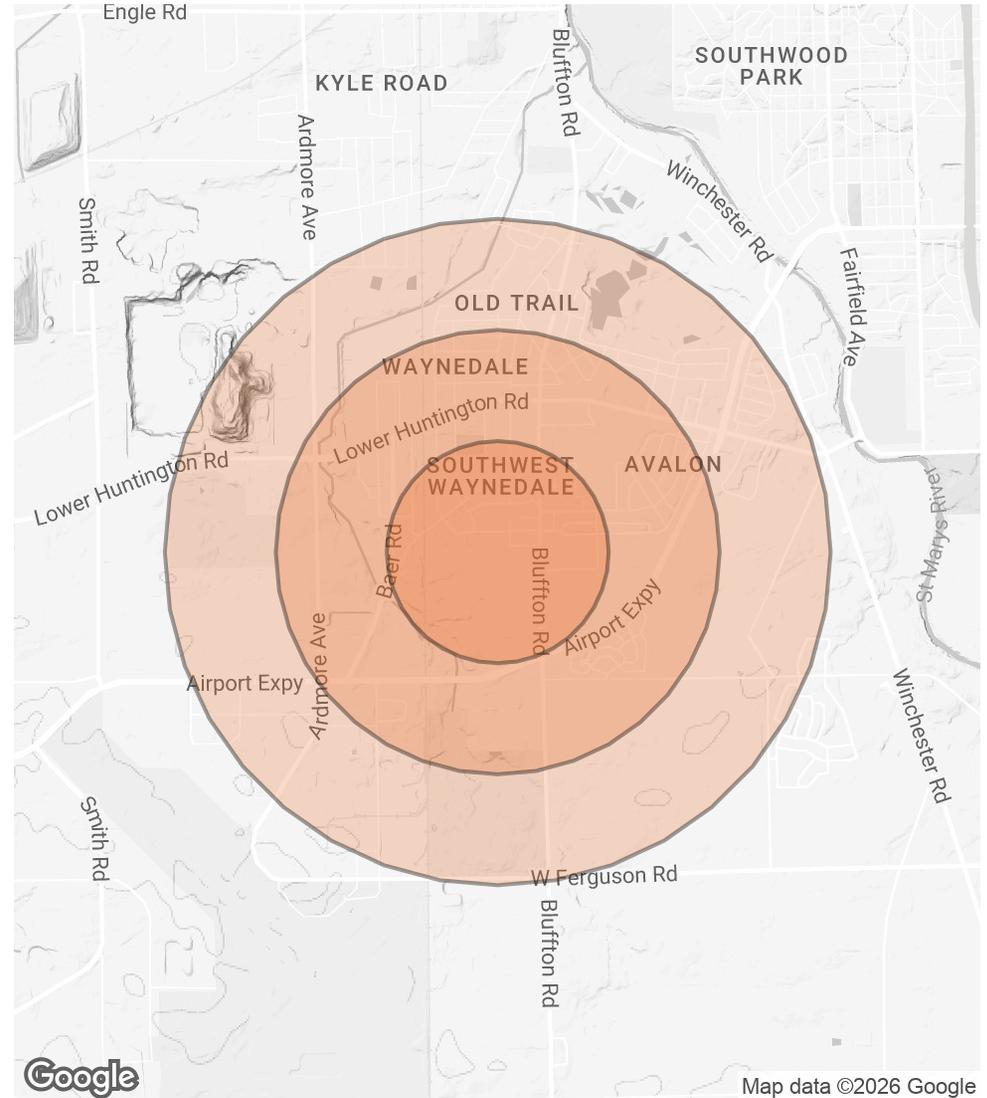
	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,914	5,648	8,876
AVERAGE AGE	43.0	40.1	40.3
AVERAGE AGE (MALE)	41.5	34.9	36.9
AVERAGE AGE (FEMALE)	47.2	45.1	43.2

## HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,051	2,933	4,589
# OF PERSONS PER HH	1.8	1.9	1.9
AVERAGE HH INCOME	\$39,875	\$40,026	\$43,975
AVERAGE HOUSE VALUE	\$73,899	\$70,917	\$77,059

\* Demographic data derived from 2020 ACS - US Census



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## MEET THE TEAM



**TROY REIMSCHISEL**  
**Managing Director**

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**Troy Reimschisel** serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of industrial and investment properties, and industrial leasing with 20 + years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



**JENNA MERRYMAN**  
**Licensed Broker Assistant**

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**Jenna Merryman** is a Broker Associate/Transaction Coordinator. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up, operations, and marketing.

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