

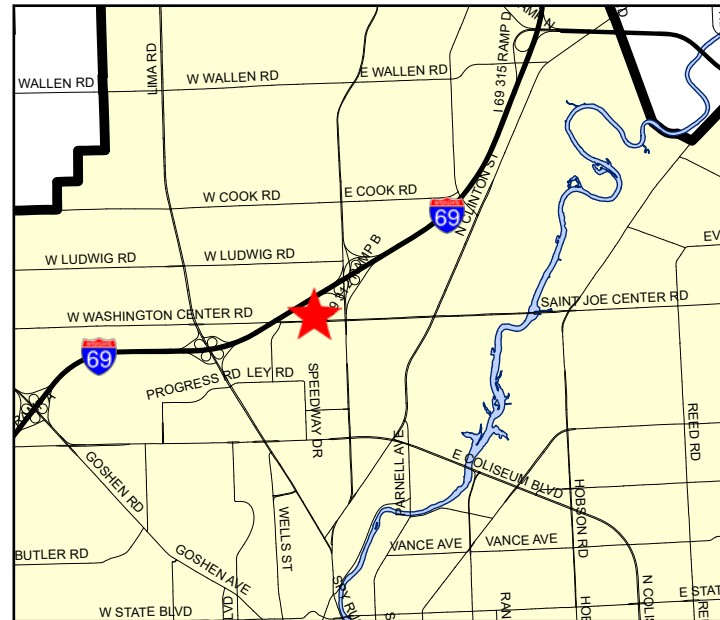


## Stoney Creek East

205-217 E. Washington Center Road, Fort Wayne

### Property Features

- Unit 205: 1,693 rentable SF on two floors
- Unit 209/213: 7,209 rentable SF on three floors - can be divided into two or three units
- Multiple entrances lend to numerous configurations
- Abundance of natural light
- Located on Fort Wayne's northwest side on busy Washington Center Road near the Coldwater Road intersection
- Signaled entrance for easy access



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| General Property Information |                                |  |                          |
|------------------------------|--------------------------------|--|--------------------------|
| <b>Name</b>                  | Stoney Creek East              | <b>Parcel Number</b>                       | 02-07-14-477-006.000-073 |
| <b>Address</b>               | 205-217 E Washington Center Rd | <b>Total Building SF</b>                   | 10,162 SF                |
| <b>City, State, Zip</b>      | Fort Wayne, IN 46825           | <b>Acreage</b>                             | 0.21 AC                  |
| <b>County</b>                | Allen                          | <b>Year Built</b>                          | 1981                     |
| <b>Township</b>              | Washington                     | <b>Zoning</b>                              | C-2                      |
| <b>Parking</b>               | Surface                        | <b>Parking Spaces</b>                      | Ample                    |
| Property Features            |                                |  |                          |
| <b>Construction Type</b>     | Wood Frame                     | <b>Number of Floors</b>                    | Multiple                 |
| <b>Roof</b>                  | Asphalt Shingle                | <b>Foundation</b>                          | Concrete                 |
| <b>Lighting</b>              | Florescent                     | <b>Sprinklers</b>                          | None                     |
| <b>Electrical</b>            | 200 amp                        | <b>Restrooms</b>                           | In each unit             |
| <b>Heating</b>               | General                        | <b>Central Air</b>                         | Yes                      |
| Utilities                    |                                | Major Roads                                |                          |
| <b>Electric</b>              | AEP                            | <b>Nearest Interstate</b>                  | I-69                     |
| <b>Gas</b>                   | NIPSCO                         | <b>Distance</b>                            | 0.4 Miles                |
| <b>Water</b>                 | City of Fort Wayne             | <b>Nearest Highway</b>                     | US-30                    |
| <b>Sewer</b>                 | City of Fort Wayne             | <b>Distance</b>                            | 3.7 Miles                |
|                              |                                | <b>Traffic Count</b>                       | 19,000 VPD               |
| Lease Information            |                                |  |                          |
| <b>Unit</b>                  | SF                             | <b>Lease Rate</b>                          | <b>Lease Type</b>        |
| 205                          | 1,693 SF                       | \$12.50/SF/YR                              | NNN                      |
| 209/213                      | 7,209 SF (can be divided)      | \$12.50/SF/YR                              | NNN                      |
| Expenses                     |                                |  |                          |
| <b>Type</b>                  | <b>Price per SF (estimate)</b> | <b>Responsible Party (Landlord/Tenant)</b> |                          |
| <b>Taxes</b>                 | \$0.91/SF                      | Tenant                                     |                          |
| <b>CAM/Ins</b>               | \$TBD                          | Tenant                                     |                          |
| <b>Maint./Repairs</b>        |                                | Tenant                                     |                          |
| <b>Roof /Structure</b>       |                                | Landlord                                   |                          |
| <b>Utilities</b>             |                                | Tenant                                     |                          |
| <b>Total Expenses</b>        | \$TBD                          | Tenant                                     |                          |

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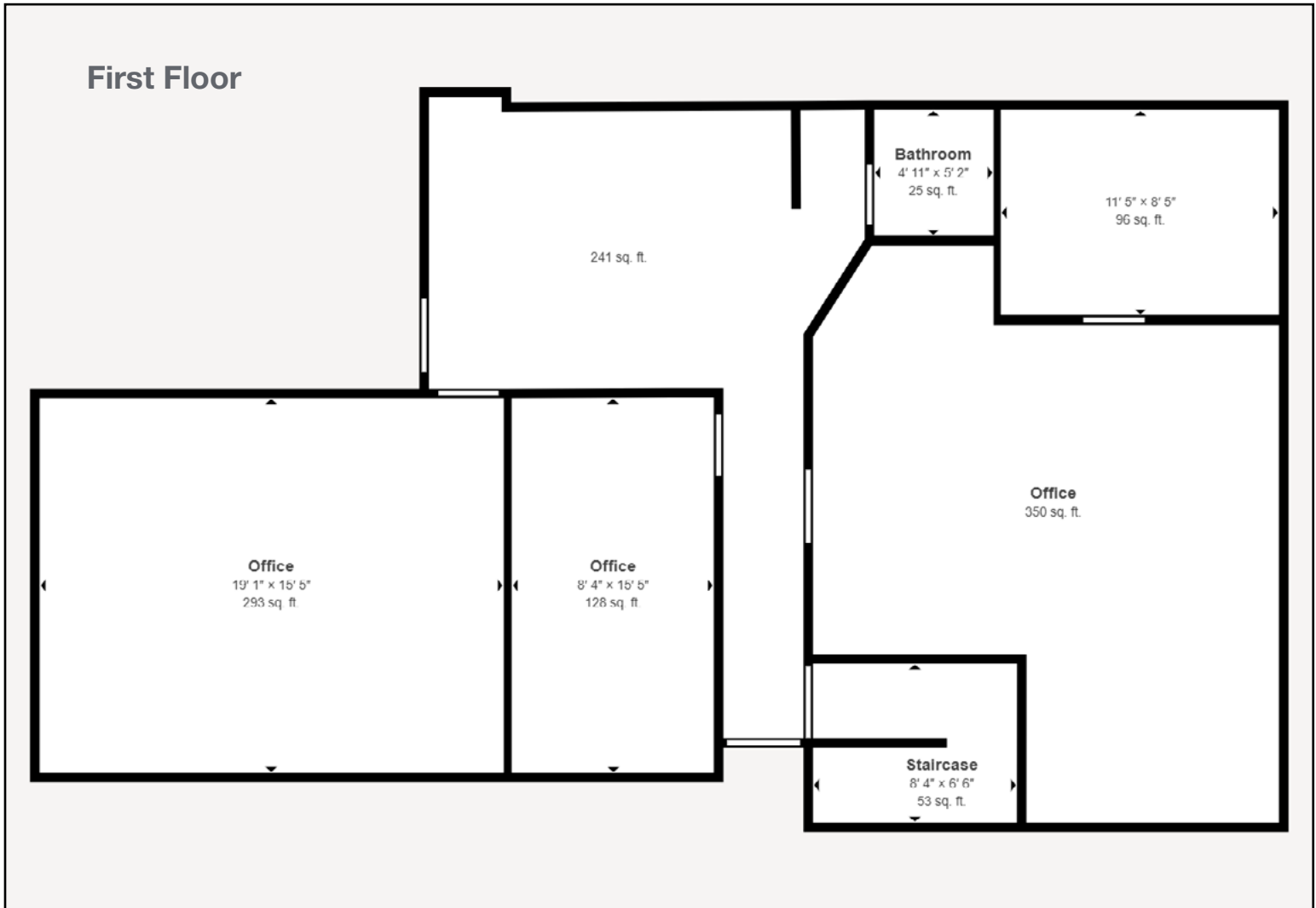
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Unit 205 - 1,693 Rentable SF

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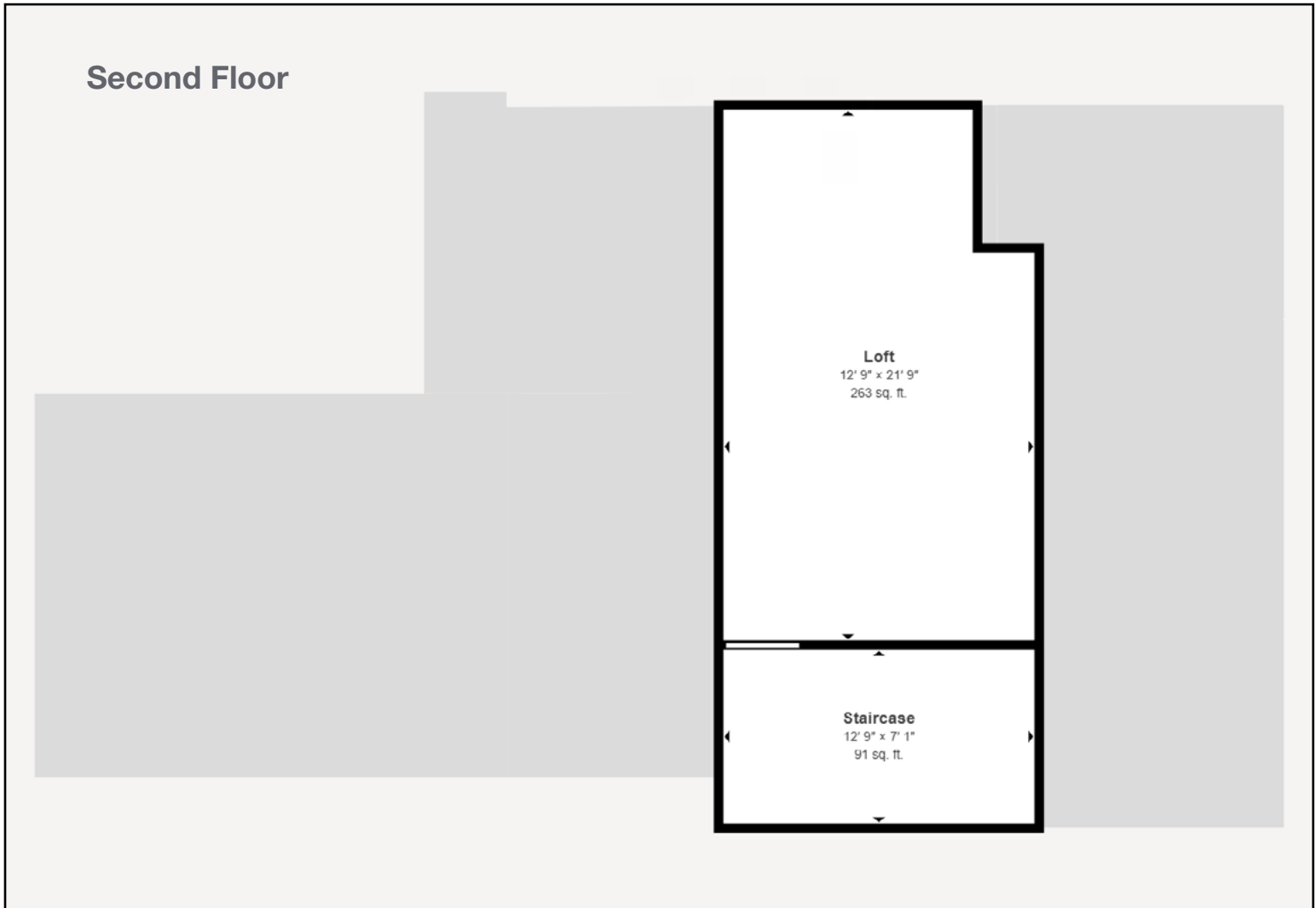
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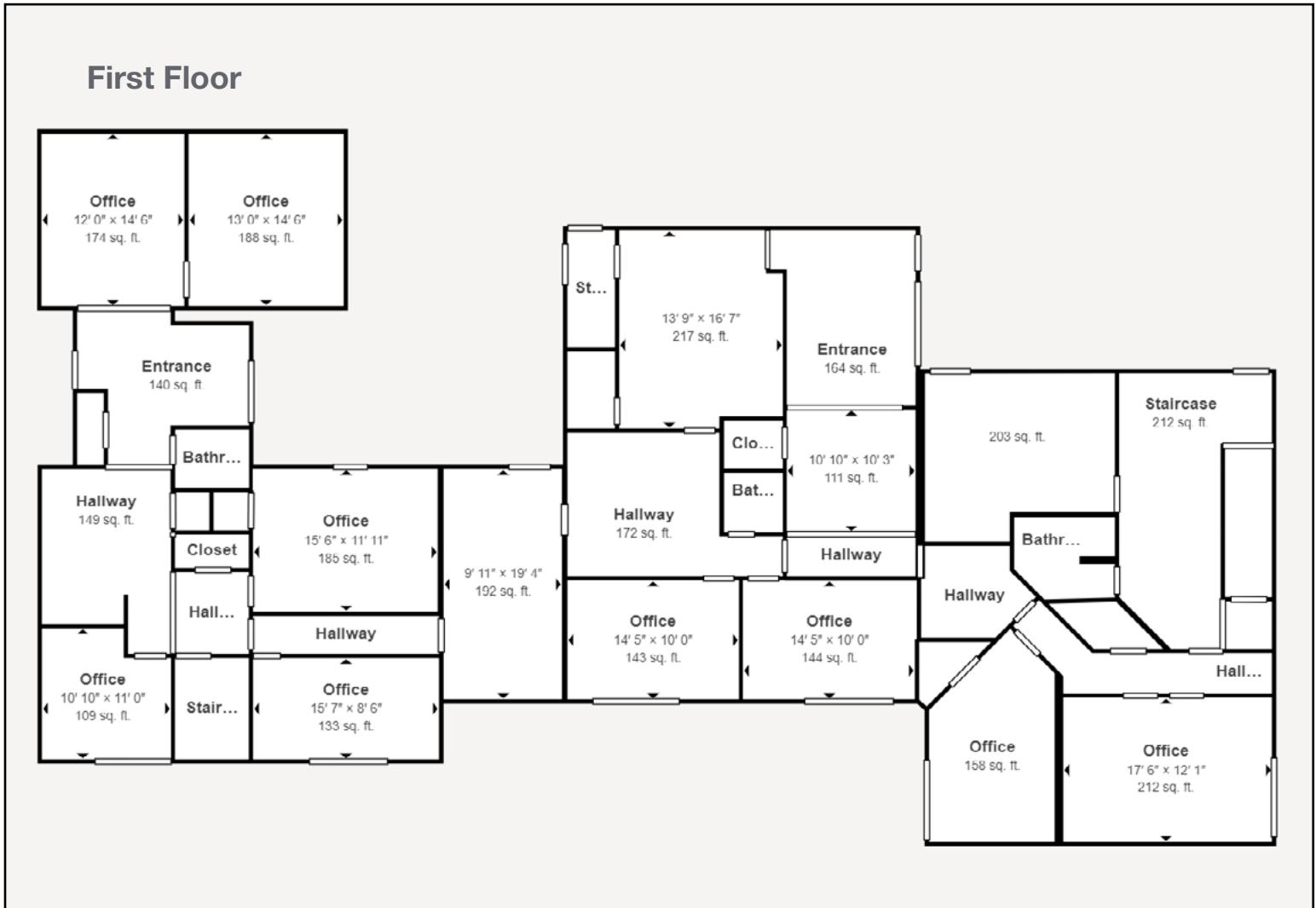
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Unit 209/213 - 7,209 Rentable SF

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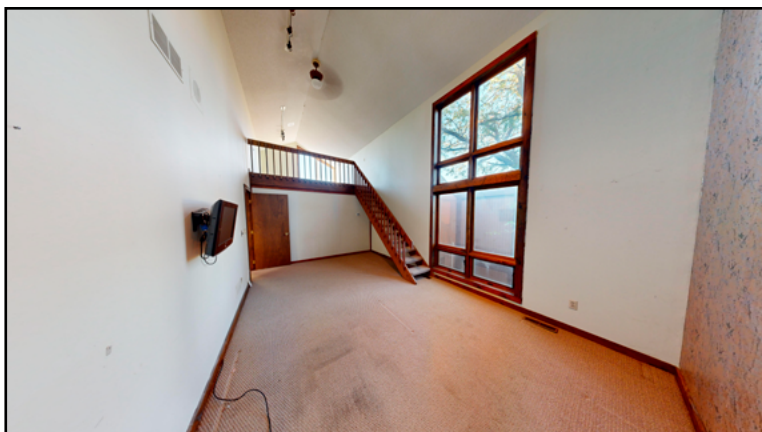
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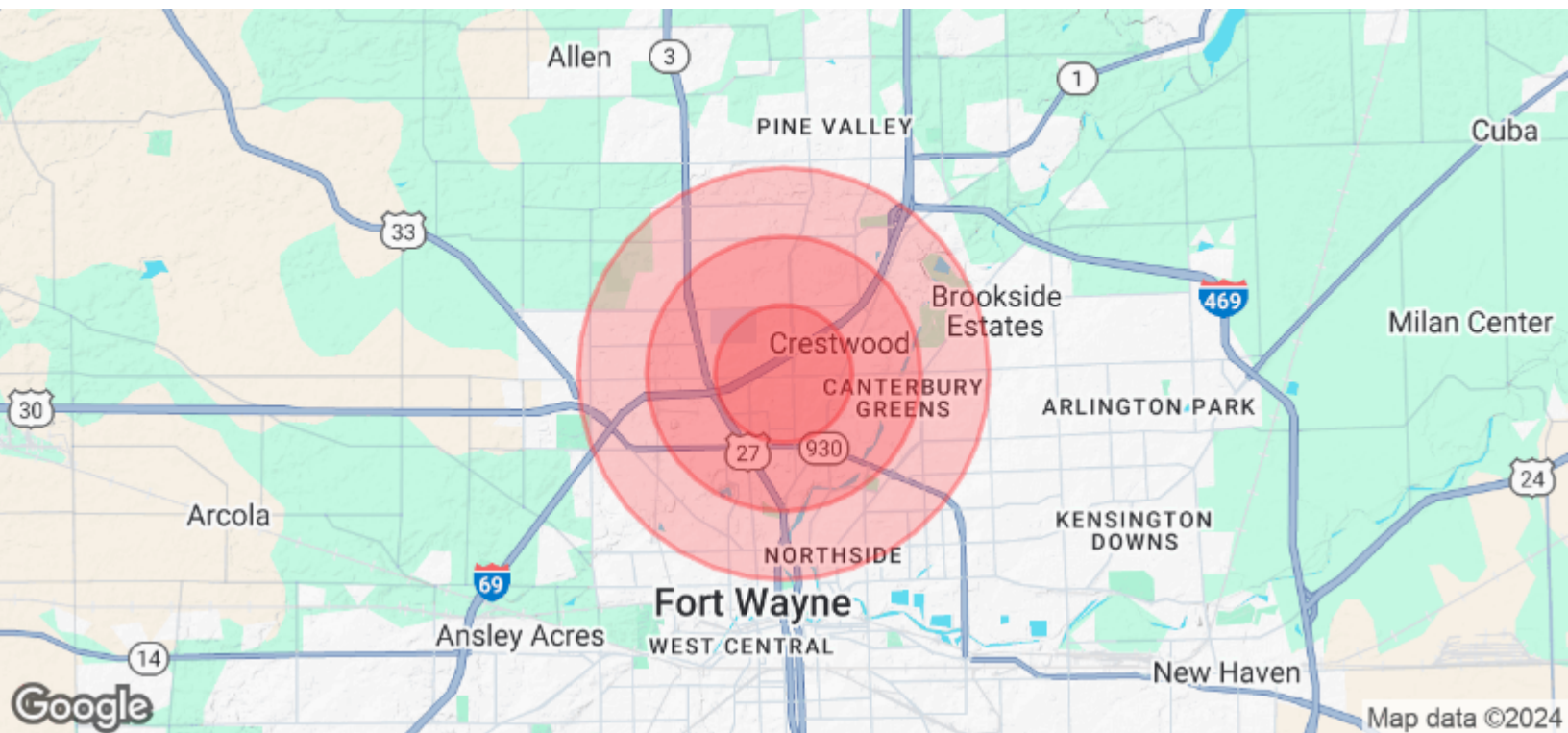
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| POPULATION           | 1 MILE   | 2 MILES  | 3 MILES   |
|----------------------|----------|----------|-----------|
| Total Population     | 7,088    | 26,257   | 60,557    |
| Average Age          | 36.7     | 35.2     | 36.6      |
| Average Age (Male)   | 34.4     | 32.3     | 34.9      |
| Average Age (Female) | 40.8     | 38.8     | 39.4      |
| HOUSEHOLDS & INCOME  | 1 MILE   | 2 MILES  | 3 MILES   |
| Total Households     | 3,013    | 11,771   | 28,296    |
| # of Persons per HH  | 2.4      | 2.2      | 2.1       |
| Average HH Income    | \$54,889 | \$56,461 | \$57,893  |
| Average House Value  | \$89,310 | \$97,077 | \$107,703 |

2020 American Community Survey (ACS)

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