



## Statewood Plaza

3905-3931 E. State Blvd., Fort Wayne, IN

### Property Features

- Unit 3915 available for lease - 2,000 SF
- Zoned C-2 for office, medical and retail users
- Join tenants such as Harbor Freight, Robert's Shoes, Little Ceasars, Starbucks, and Belmont Beverage
- Located at the northwest corner of N. Coliseum and State Boulevard with combined traffic counts over 34,000 VPD



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### General Property Information

<b>Name</b>	Statewood Plaza	<b>Parcel Number</b>	02-08-32-251-001.000-072
<b>Address</b>	3905-3931 E. State Blvd.	<b>Total Building SF</b>	66,186 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46805	<b>Acreage</b>	5.99 AC
<b>County</b>	Allen	<b>Year Built</b>	2016
<b>Township</b>	St. Joseph	<b>Zoning</b>	C-2
<b>Parking</b>	Surface	<b>Parking Spaces</b>	Ample

### Property Features

<b>Construction Type</b>	Masonry	<b>Number of Floors</b>	1
<b>Roof</b>	Flat	<b>Foundation</b>	Concrete
<b>Lighting</b>	Standard	<b>Sprinklers</b>	Yes
<b>Electrical</b>	Ample	<b>Restrooms</b>	
<b>Heating</b>	Yes	<b>Central Air</b>	Yes
<b>Signage</b>	Building, monument		

### Utilities

<b>Electric</b>	AEP
<b>Gas</b>	NIPSCO
<b>Water/Sewer</b>	City of Fort Wayne

### Major Roads

<b>Nearest Interstate</b>	I-69— 4.9 Miles
<b>Nearest Highway</b>	SR 930 (N. Coliseum)
<b>Traffic Count</b>	State/Coliseum: 34,150 VPD

### Lease Information

Unit	SF	Lease Rate	Lease Type
3915	2,000 SF	\$18.00/SF	NNN

### Expenses

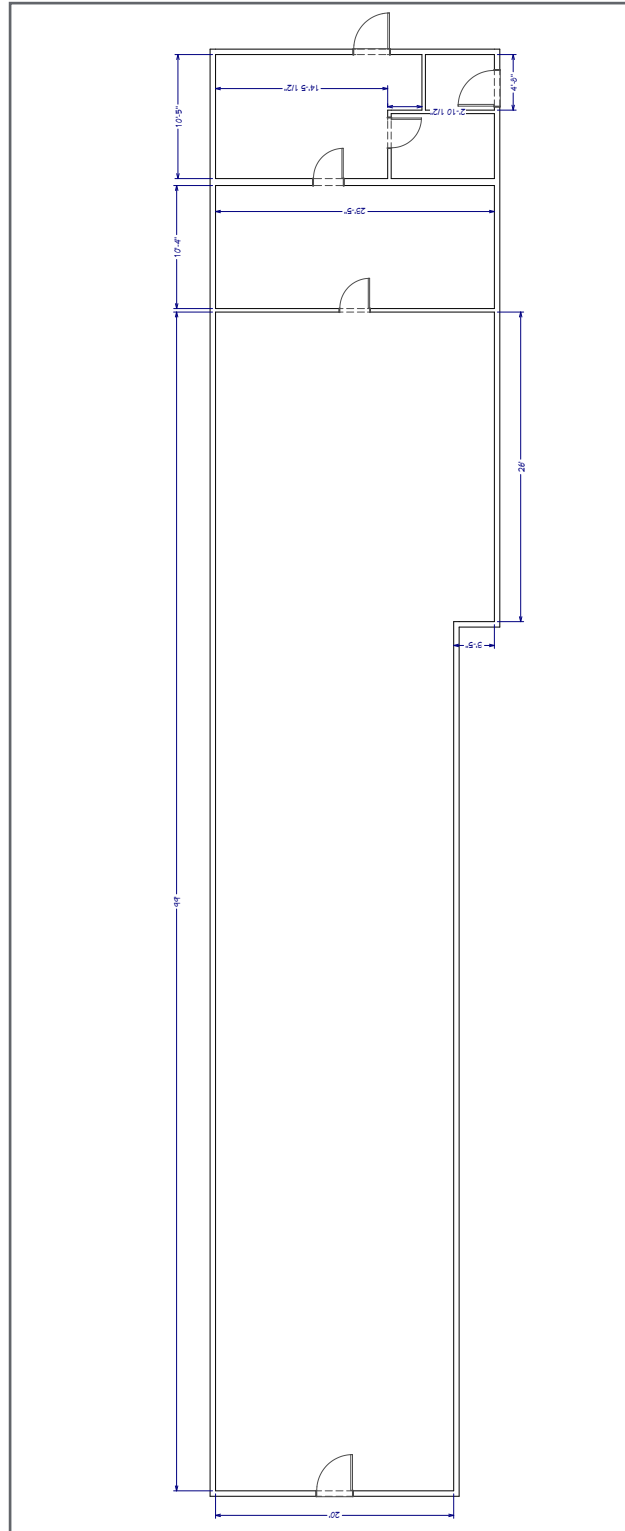
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
<b>Taxes</b>	\$1.03	Tenant
<b>CAM Fee</b>	\$1.39	Tenant
<b>Insurance</b>	\$0.37	Tenant
<b>Maint./Repairs</b>		Tenant
<b>Roof /Structure</b>		Landlord
<b>Utilities</b>		Tenant
<b>Total Expenses</b>	\$2.79	

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### Floor Plan



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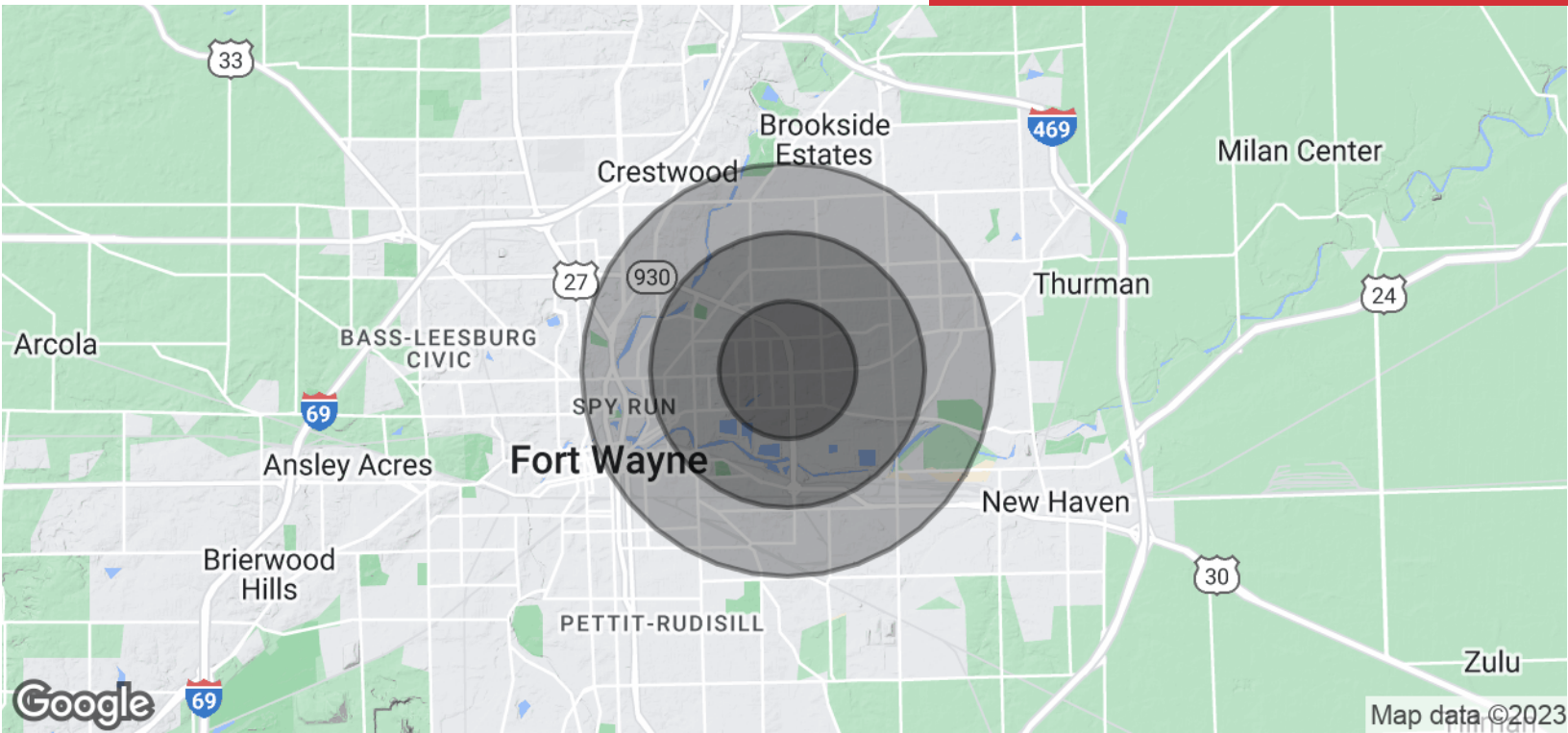
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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,192	35,429	78,714
Average Age	38.8	37.1	35.6
Average Age (Male)	35.1	34.9	33.3
Average Age (Female)	39.2	37.7	37.2

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,005	15,462	34,720
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$61,633	\$59,305	\$54,716
Average House Value	\$105,386	\$114,884	\$107,465

\* Demographic data derived from 2020 ACS - US Census

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