

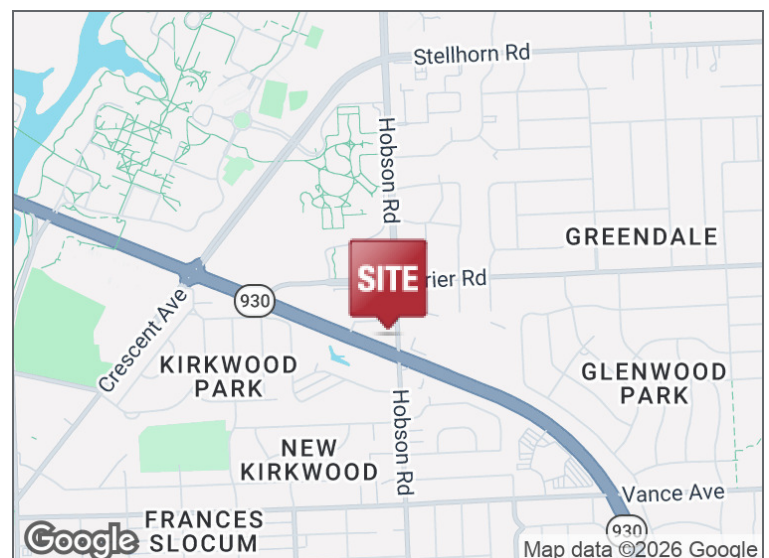


## HOBSON BUSINESS SUITES

3601 HOBSON ROAD FORT WAYNE, INDIANA 46815

### PROPERTY HIGHLIGHTS

- Office space located in a professional office park setting on Fort Wayne's northeast side
- Monument signage available
- Building is situated at the corner of Hobson Road and Coliseum Boulevard
- Heavily trafficked area with traffic counts over 28,000 VPD



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

**RACHEL ROMARY**  
Broker  
rromary@naihb.com  
260.341.0230

General Property Information			
<b>Name</b>	Hobson Business Suites	<b>Parcel Number</b>	02-08-30-427-003.000-072
<b>Address</b>	3601 Hobson Road	<b>Total Building SF</b>	12,596 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46815	<b>Acreage</b>	0.65 AC
<b>County</b>	Allen	<b>Year Built</b>	1978
<b>Township</b>	St. Joseph	<b>Zoning</b>	C-1
<b>Parking</b>	Paved surface		

Property Features			
<b>Construction</b>	Masonry	<b># of Floors</b>	2 (no elevator)
<b>Roof</b>	Flat	<b>Restrooms</b>	Yes
<b>Heating</b>	Central	<b>Central Air</b>	Yes

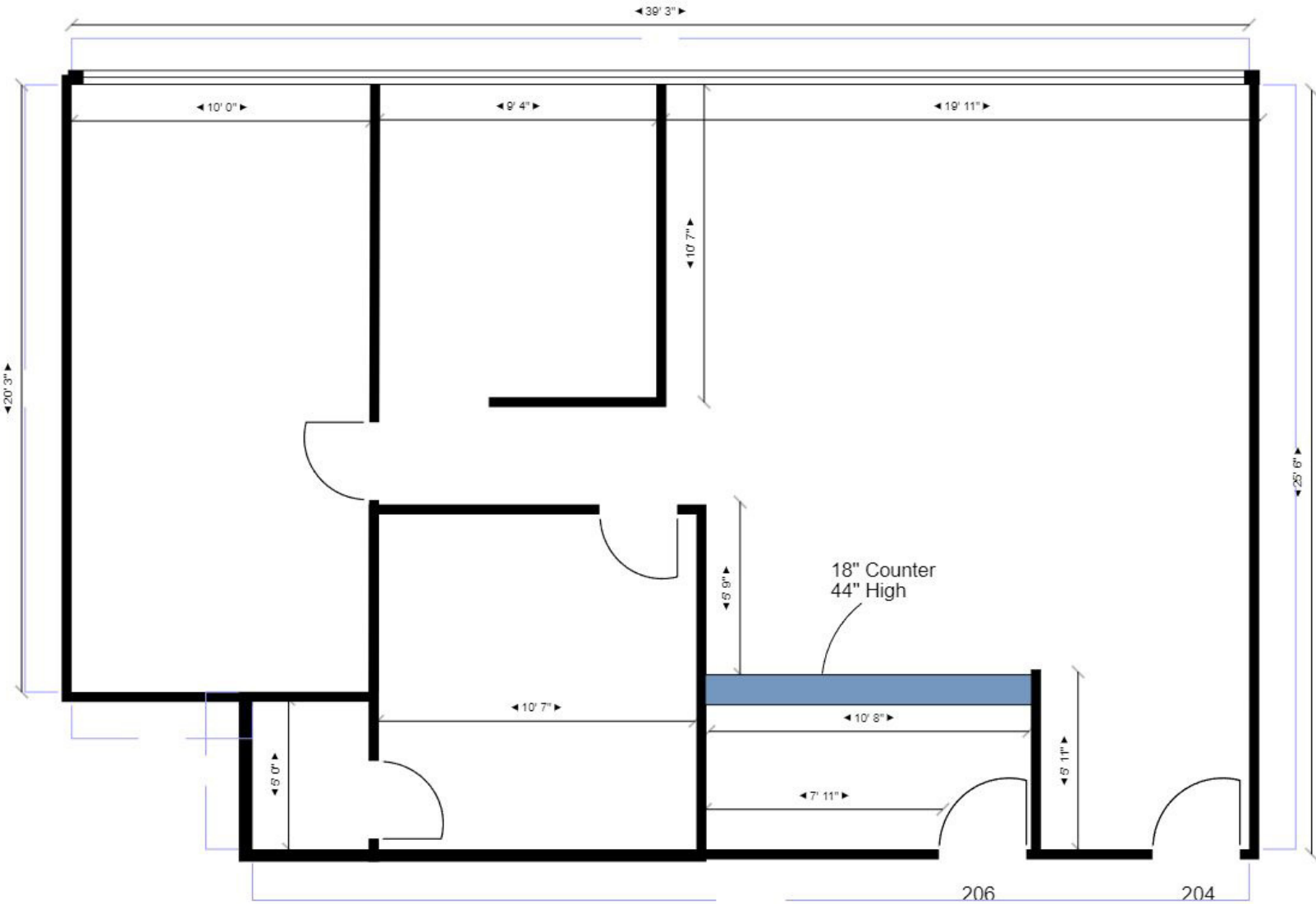
Utilities		Nearest Major Roads	
<b>Electric</b>	AEP	<b>Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	4 Miles
<b>Water</b>	City of Fort Wayne	<b>Highway</b>	SR 930/Coliseum Boulevard
<b>Sewer</b>	City or Fort Wayne	<b>Distance</b>	Located on the corner of SR 930

Lease Information			
<b>Unit</b>	<b>SF</b>	<b>Lease Rate</b>	<b>Lease Type</b>
204/206	975 SF	\$14.00/SF/YR	Full Service

Expenses		
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
<b>Taxes</b>		Landlord
<b>CAM</b>		Landlord
<b>Insurance</b>		Landlord
<b>Maint/Repairs</b>		Landlord
<b>Roof/Structure</b>		Landlord
<b>Utilities</b>		Landlord
<b>Total Expenses</b>		

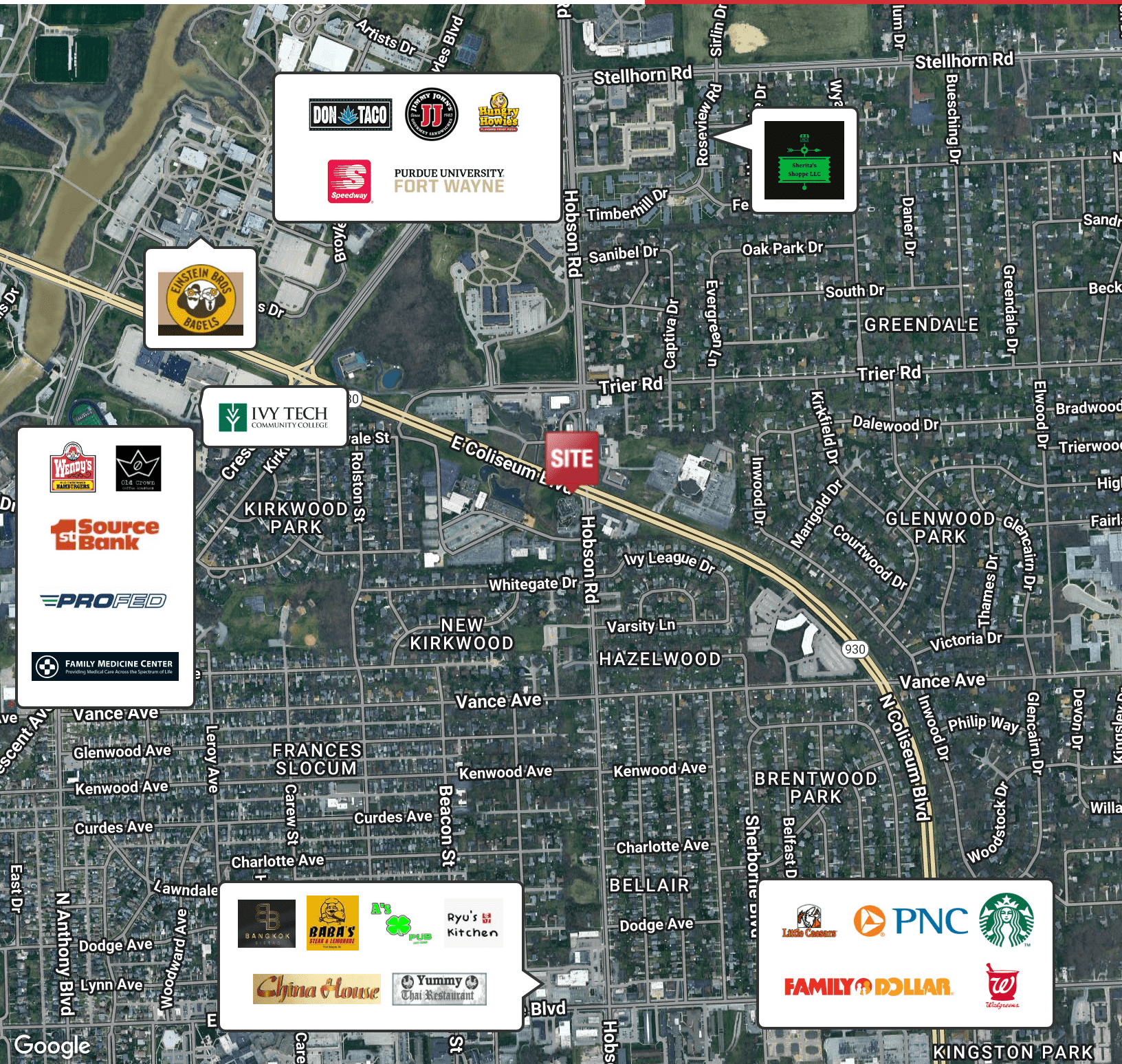
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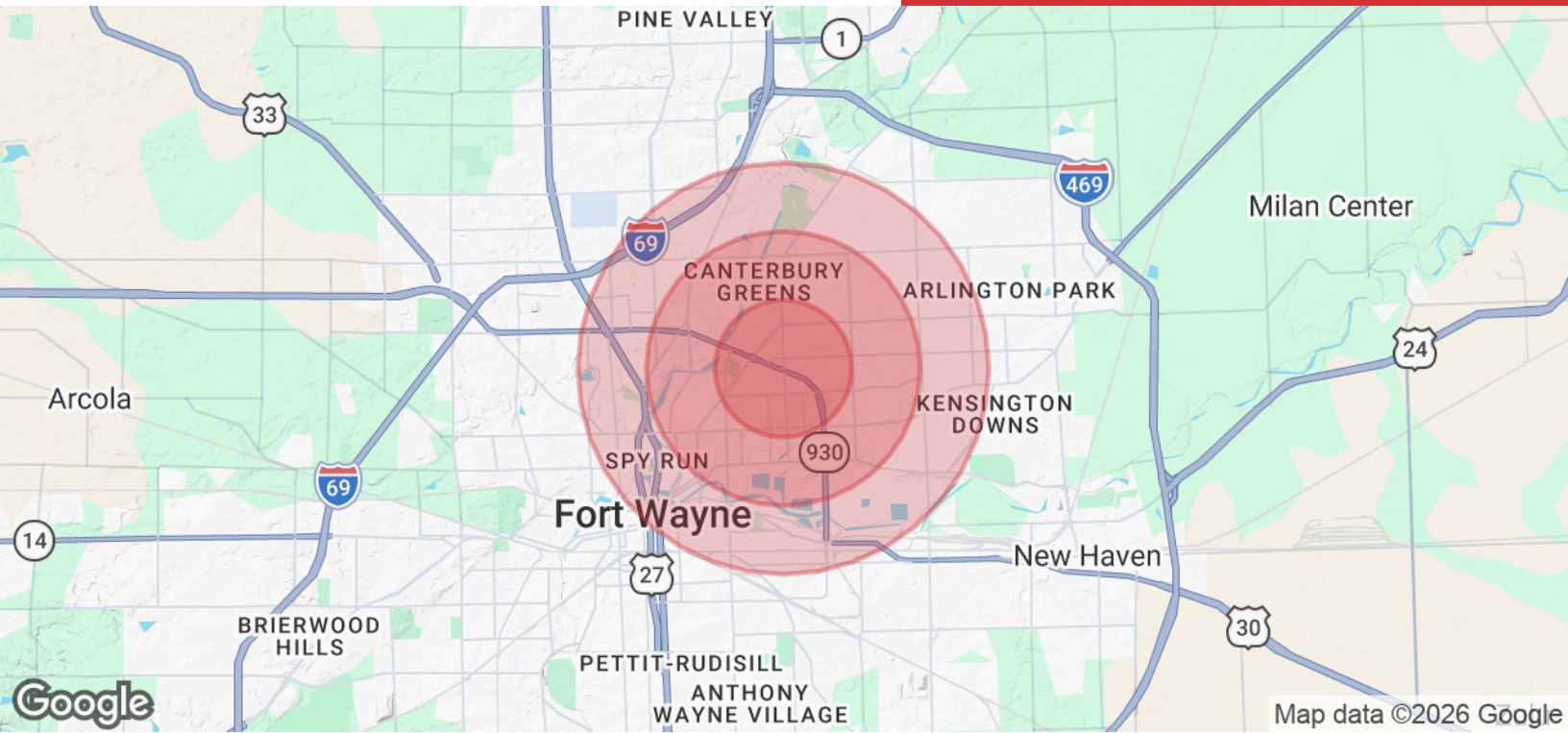
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	10,423	41,674	81,881
Average Age	34.3	35.3	35.2
Average Age (Male)	33.6	33.7	33.7
Average Age (Female)	34.7	34.9	35.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	4,201	17,565	34,617
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$93,813	\$76,383	\$71,964
Average House Value	\$158,663	\$177,848	\$165,035

\* Demographic data derived from 2020 ACS - US Census

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