

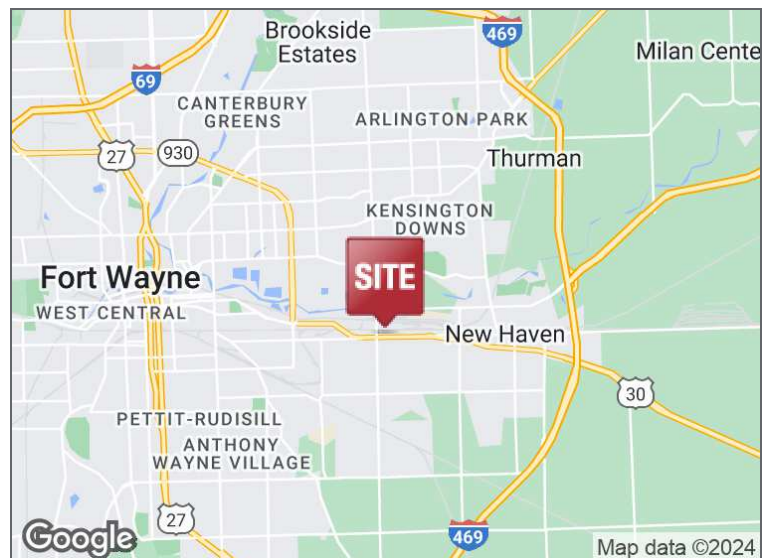


FORMER RESTAURANT

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
- Lease rate: \$22.00/SF/YR absolute net
- Sale price: \$645,000



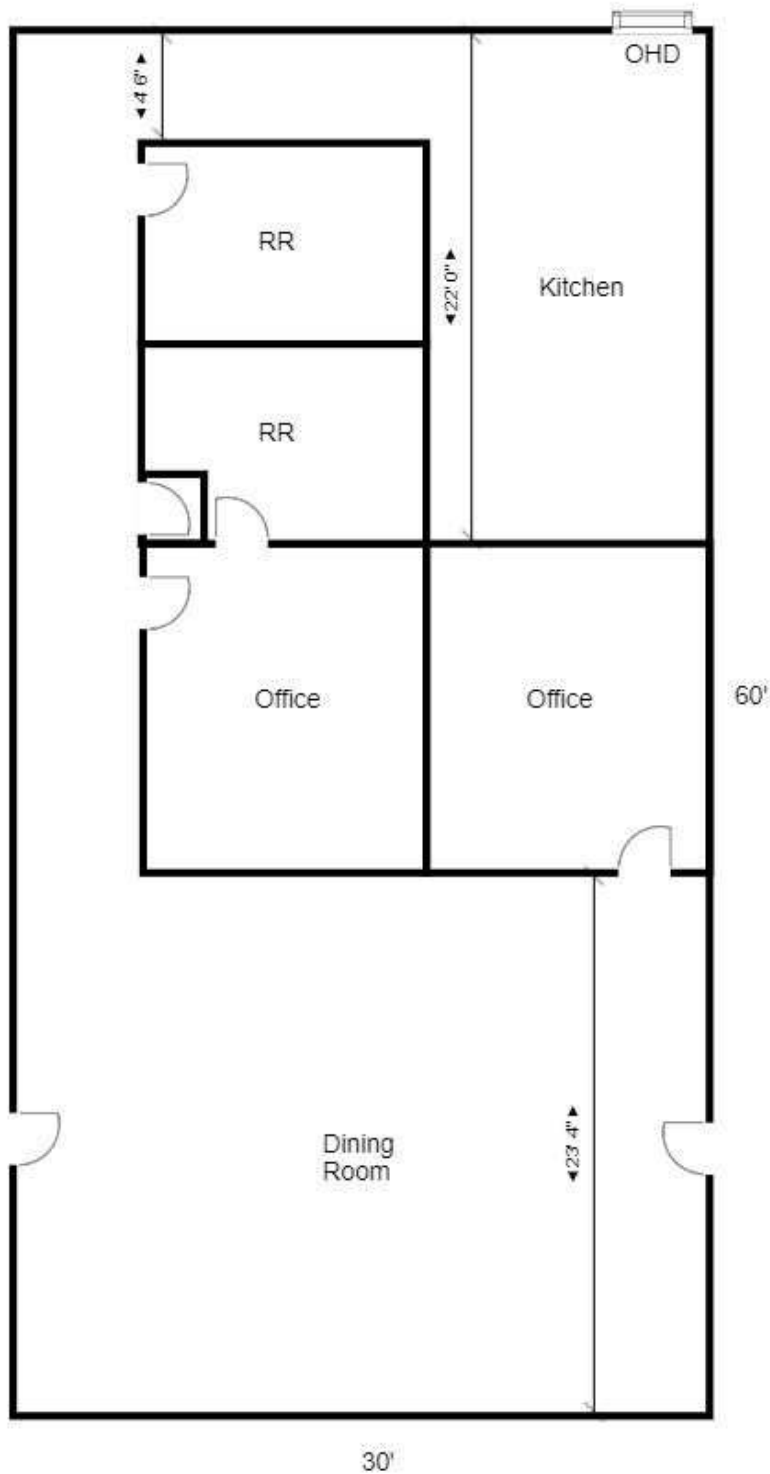
200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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General Property Information			
Name	6527 SR 930 E	Parcel Number	02-13-10-156-004.000-041
Address	6527 SR 930 E	Total Building SF	1,800 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	0.52 AC
County/Township	Allen/Adams	Year Built	1977
Parking	Paved surface	Zoning	C-4
Property Features			
Construction Type	Brick	Number of Floors	1
Roof	Flat	Foundation	Concrete slab
Lighting	Fluorescent	Sprinklers	No
Heating	Yes	Restrooms	2
Signage	Pylon with reader board	Central Air	Yes
Utilities		Major Roads	
Electric	I&M	Nearest Interstate	I-469
Gas	NIPSCO	Distance	3.5 Miles
Water	City of New Haven	Nearest Highway	SR 930
Sewer	City of Fort Wayne	Distance	0.01 Miles
		Traffic Count	23,802 VPD
Lease Information			
Available SF	1,800 SF	Lease Rate	\$22.00/SF Absolute Net
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$1.56	Tenant	
CAM Fee		Tenant pays directly	
Insurance	\$0.97	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Tenant	
Utilities		Tenant	
Total Expenses	\$2.53		
Sale Information			
Annual Taxes	\$2,803.16	Sale Price	\$645,000
Tax Yr./Pay Yr.	2022/2023	Terms	Cash at closing

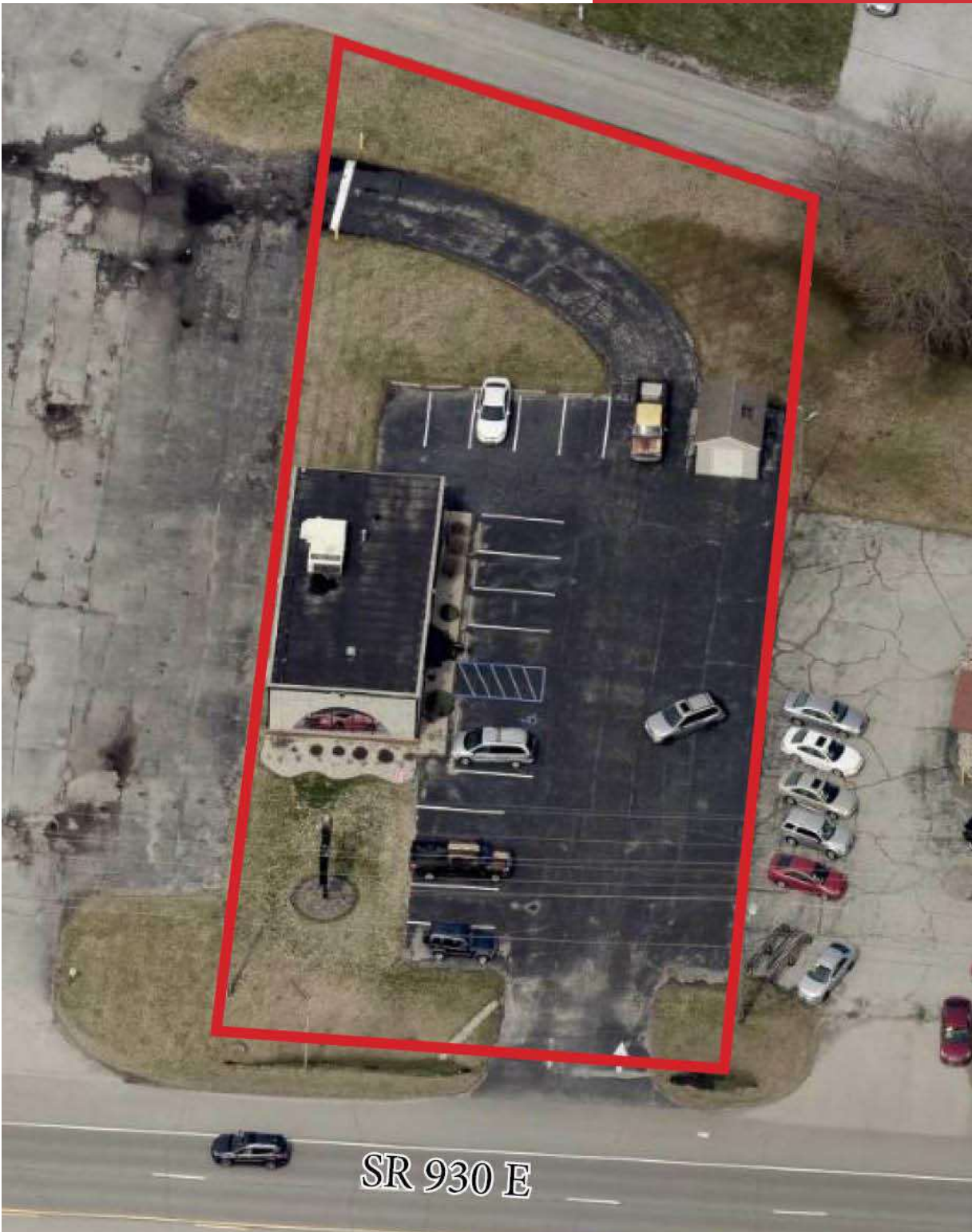
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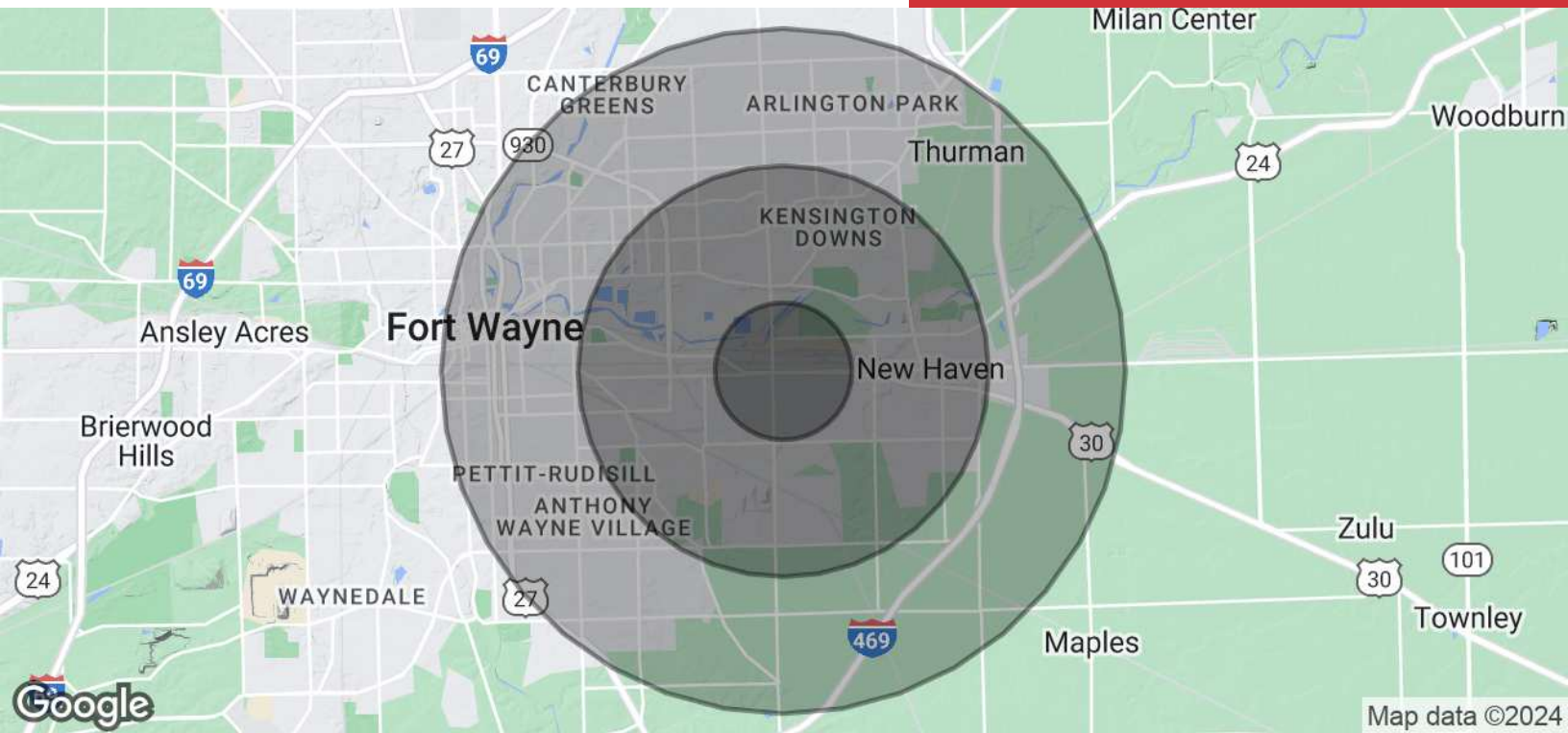
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POPULATION

	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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