

For Sale, Ground Lease, or Build to Suit



## 4230 Lake Avenue

Fort Wayne, Indiana 46815

### Property Features

- High Traffic Counts 26,614 VPD - Coliseum Blvd.
- Located along the busy Coliseum Blvd. & Lake Ave. retail corridor
- Excellent visibility from Coliseum Blvd. & Lake Ave.

LAND	APPROXIMATELY 1.5 - 3 AC
ZONING	C3
LEASE RATE / LIST PRICE	NEGOTIABLE \$300,000 / AC

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## General Property Information

<b>Name</b>	Home Depot Outlot	<b>Parcel Number</b>	02-13-05-201-004.000-070
<b>Address</b>	4310 Lake Avenue	<b>Acreage Size</b>	1.5 AC—3 AC
<b>City, State, Zip</b>	Fort Wayne, IN 46815	<b>Frontage</b>	257' (Approx.) Coliseum Blvd. 200' (Approx.) Lake Ave.
<b>County</b>	Allen	<b>Zoning</b>	C3
<b>Township</b>	Adams		

## 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
<b>Distance</b>	Approximately 5 miles
<b>Nearest Highway</b>	Hwy 930
<b>Distance</b>	Adjacent property
<b>Traffic Count</b>	12,299 VPD - Lake Ave. 26,614 VPD - Coliseum Blvd.

## Sale / Lease Information

Type of Transaction	Price	Expenses	Responsibility
Outlot	Negotiable	Taxes \$TBD	Taxes Tenant
Build to Suit	Negotiable	CAM Fee \$TBD	CAM Fee Tenant
Ground Lease	Negotiable	Insurance \$TBD	Insurance Tenant
			Maint./Repairs Tenant
			Roof/Structure Landlord
			Utilities Tenant

## Additional Information

- Acreage is approximate and subject to final survey
- Easy access to downtown Fort Wayne, Glenbrook Mall retail area and New Haven
- Drive thru possibilities

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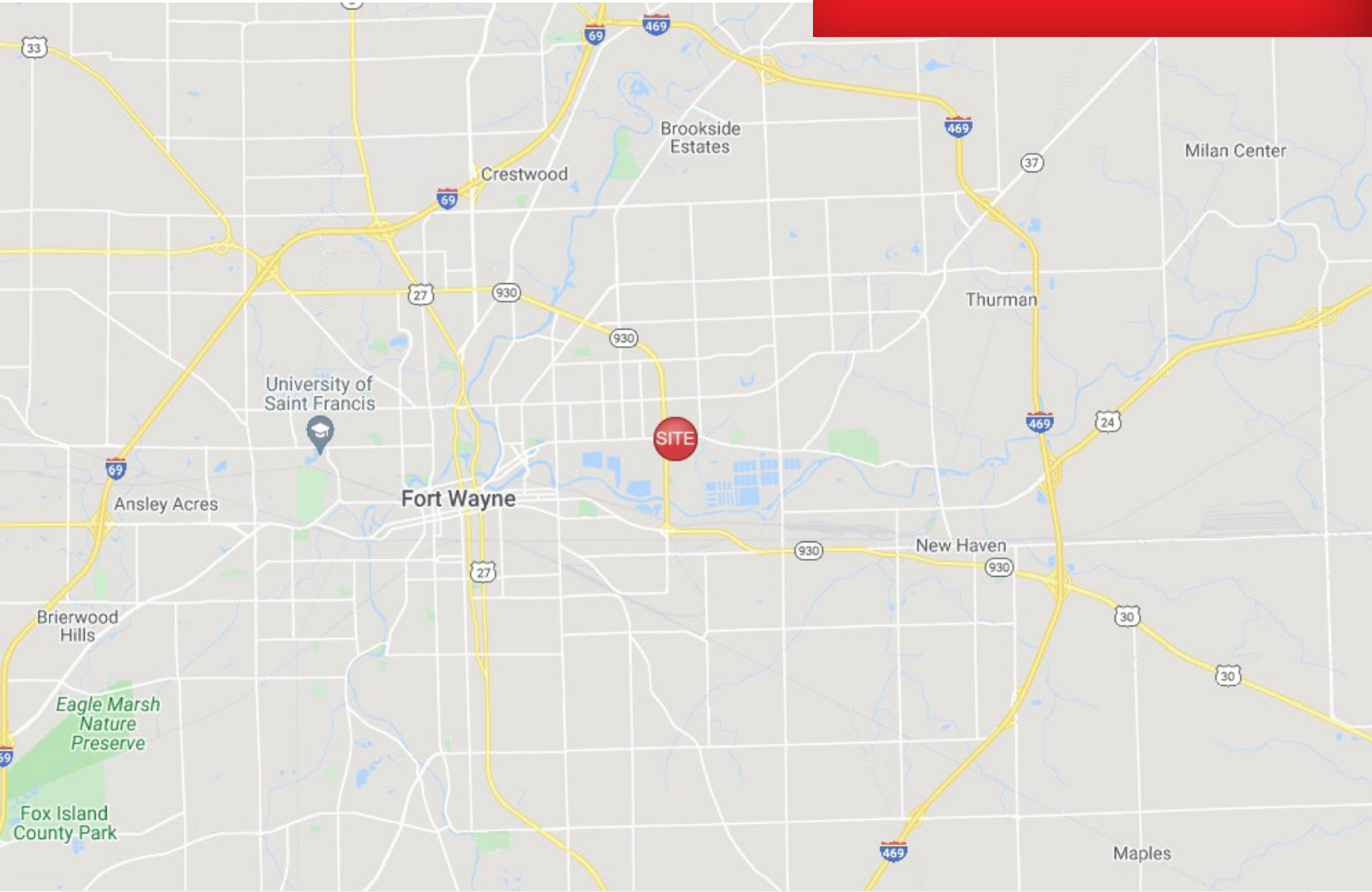
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## 2021 Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	7,412	73,117	192,255
HOUSEHOLDS	3,404	29,788	77,415
AVERAGE HOUSEHOLD INCOME	\$43,386	\$61,526	\$63,187
MEDIAN HOME VALUE	\$112,310	\$111,831	\$112,960

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