



Offering Memorandum



Medical Office Long-term NNN Leased

9835 AUBURN RD, FORT WAYNE, IN 46825

PROPERTY SUMMARY

MEDICAL OFFICE LONG-TERM NNN LEASED

9835 AUBURN RD
FORT WAYNE, IN 46825

OFFERING SUMMARY

SALE PRICE:	\$3,780,000
BUILDING SIZE:	10,856 SF
AVAILABLE SF:	Fully Leased
LOT SIZE:	35,672 SF
PRICE / SF:	\$348.19
CAP RATE:	7.00%
LEASE TERM:	8 Years
RENEWAL OPTIONS:	10 Years

PROPERTY SUMMARY

Explore an exceptional opportunity for Office / Medical investors with this fully NNN leased property. Boasting a 10,856 SF building with a single unit, this extensively renovated space offers long-term security with 8 years remaining on the lease. Zoned NC and located near Dupont Hospital and numerous medical offices, this meticulously maintained property exemplifies stability and potential for sustained returns.

With a strong tenant and 100% occupancy, this turnkey investment showcases the ideal blend of prime location and secure income, making it a standout choice for your portfolio.



PROPERTY HIGHLIGHTS

- Fully NNN Leased Medical Office
- 10,856 SF Building
- 8 Years Remaining on Lease with 3% Annual Rent Increases
- Fully Renovated in 2019
- Zoned NC
- Excellent Visibility and Easy Access from I-469 and I-69
- Two Hospitals Totaling 501 Beds within 2 Miles of Property
- Located in Heart of Northeast Indiana Regional Medical Community



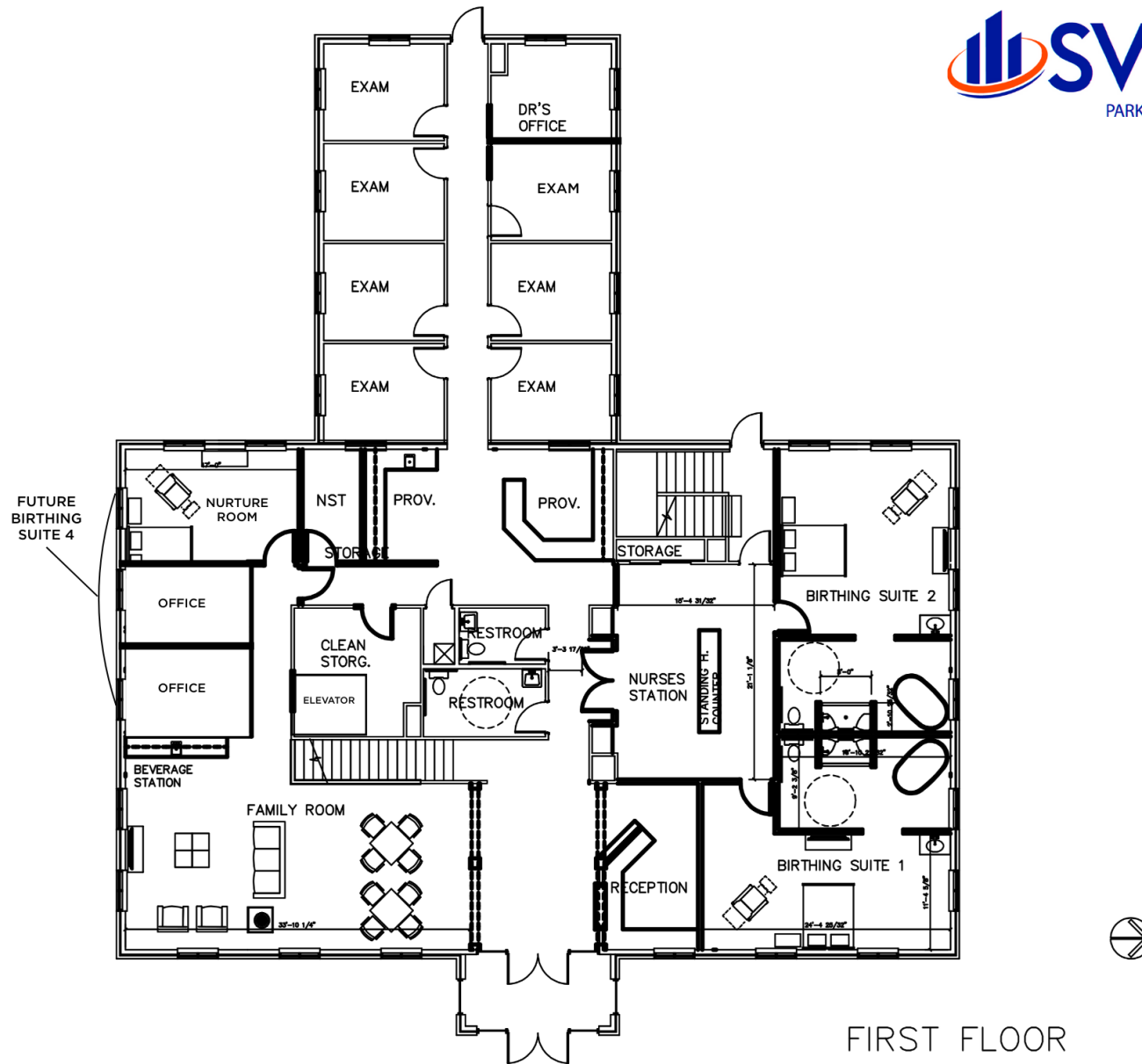
**7 EXAM ROOMS
3 BIRTHING SUITES**



**1/2 MILE FROM
DUPONT HOSPITAL**

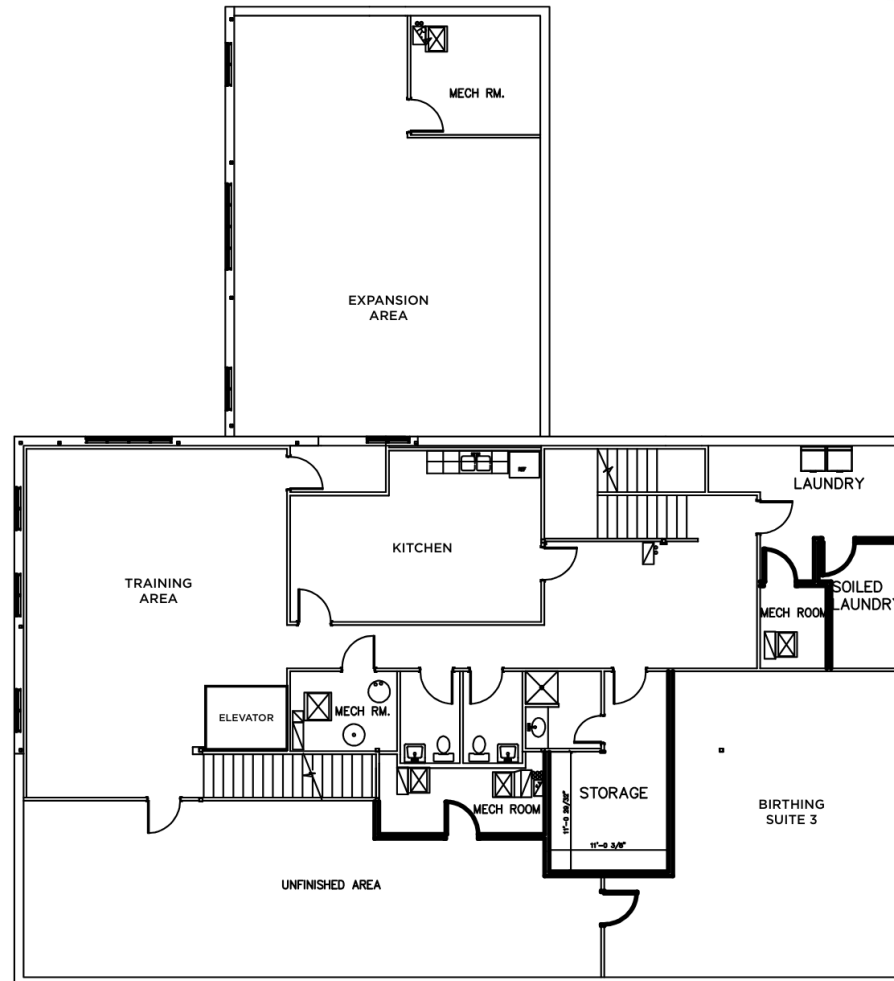


**FULLY LEASED -
8 YRS REMAINING**



FIRST FLOOR





LOWER LEVEL



LOCATION DESCRIPTION

Explore the thriving Dupont Road medical corridor of Fort Wayne, IN, perfect for a prospective Office / Medical investor.

Located near the property you'll find top-notch health care facilities and medical offices, as well as two major hospitals within two miles:

- Dupont Hospital, an acute care hospital with Level III Obstetric and Neonatal Care centers, delivering services to over 100,000 patients annually.
- Parkview Regional Medical Center, a massive medical campus, Level II trauma center, and 823 staffed beds providing care to Northeast Indiana and surrounding areas.

Convenient access to bustling retail centers, dining options, and green spaces sets the stage for a robust commercial investment.



Holy Family BIRTH CENTER



Holy Family
BIRTH CENTER
Birth and 4 walls integrated
260-222-7406



Fertility & Midwifery
Care Center
260-222-7401



AERIAL MAP

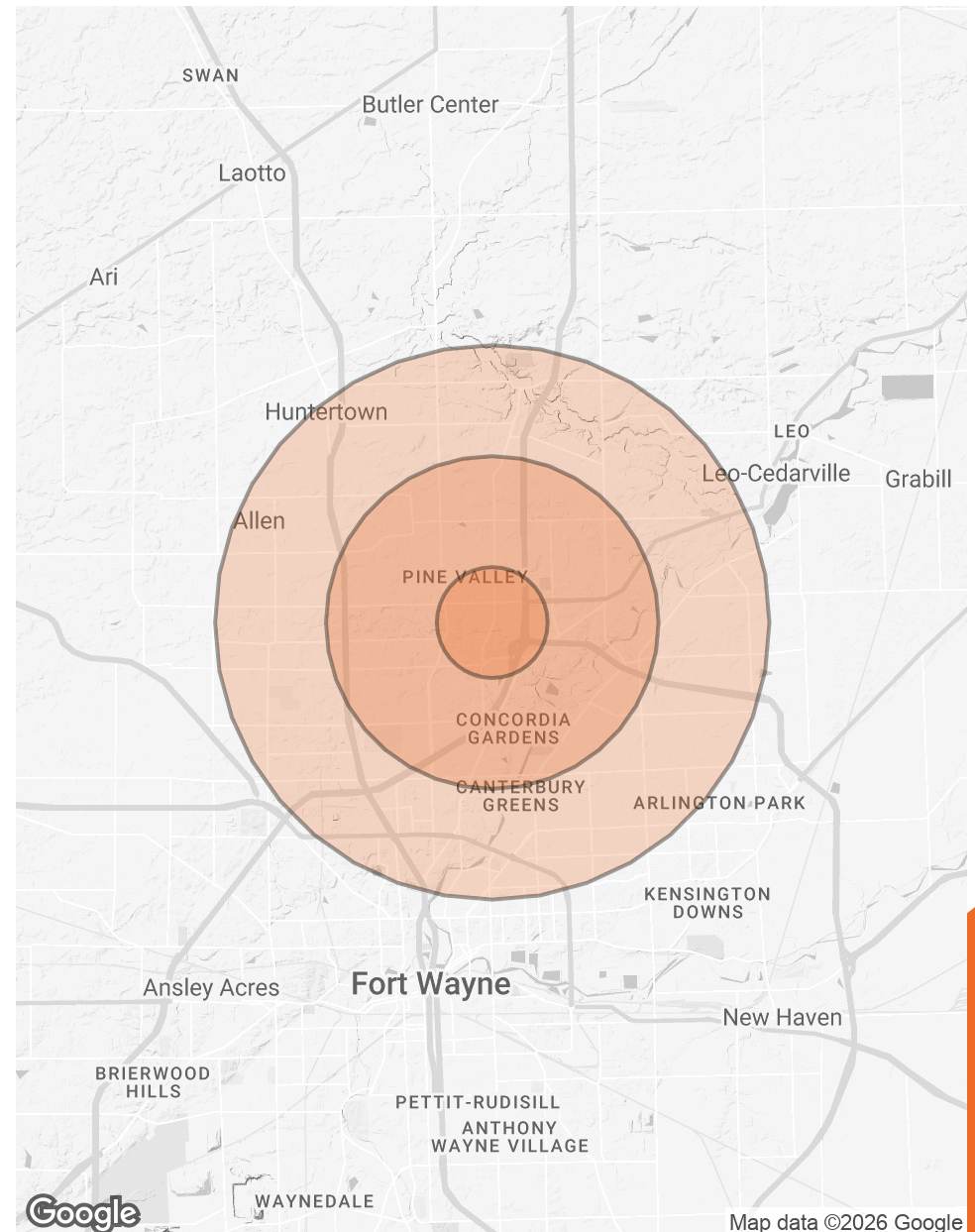


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,823	55,734	121,356
AVERAGE AGE	43	40	39
AVERAGE AGE (MALE)	42	39	38
AVERAGE AGE (FEMALE)	45	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,912	22,563	48,176
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$118,647	\$108,938	\$103,079
AVERAGE HOUSE VALUE	\$295,743	\$274,287	\$255,039

2020 American Community Survey (ACS)



PROPERTY PHOTOS



Exterior



Exterior



Entrance

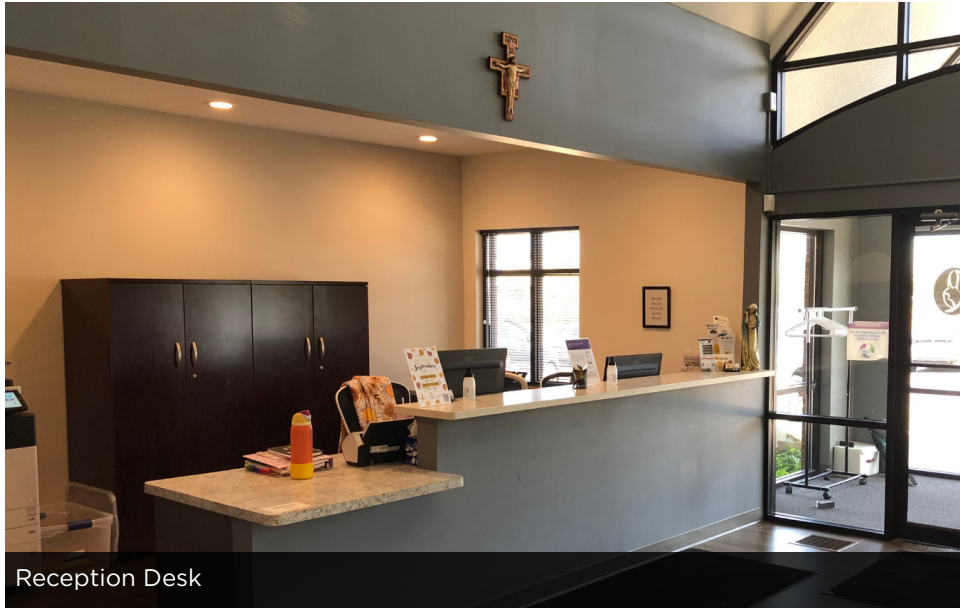


Street Visible Signage



Rear of Building

PROPERTY PHOTOS



Reception Desk



Waiting Room



Waiting Room

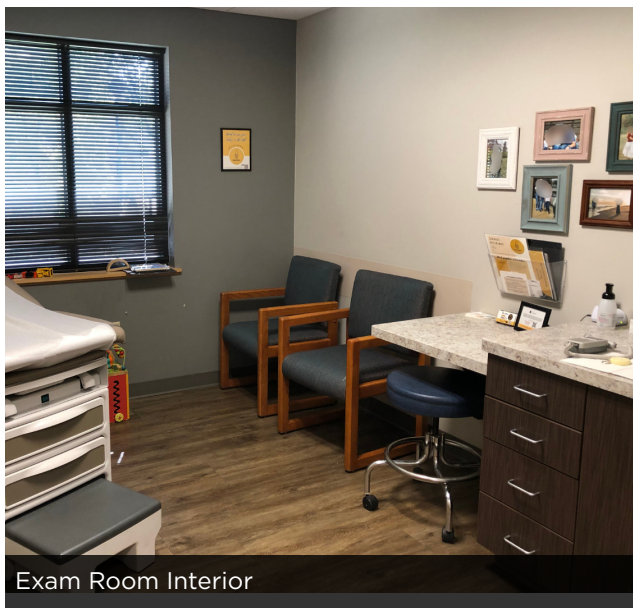


Entrance & Vestibule



Family Room

PROPERTY PHOTOS



PROPERTY PHOTOS



Upstairs Birthing Suites Entrance



Birthing Suite - Interior

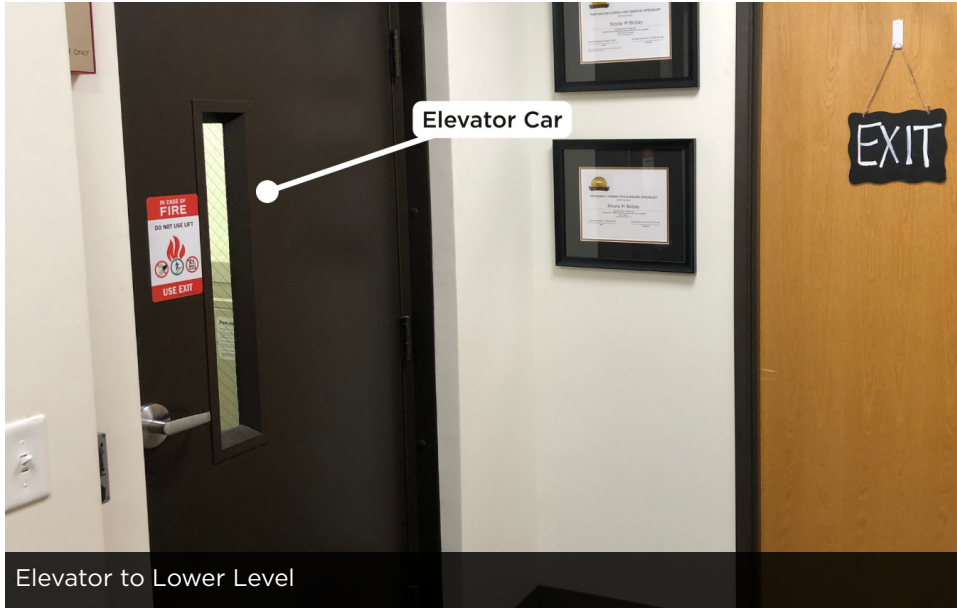


Birthing Suite - Interior



Birthing Suite - Interior

PROPERTY PHOTOS



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Collective Strength, Accelerated Growth

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