

FOR SALE

**211 E Rudisill Blvd.
Fort Wayne, IN 46806**



PROPERTY DETAILS



- 1,261 SF building for sale
- Asking Price: \$500,000
- NOI: \$35,376/year
- CAP Rate: 7%
- Located in a high-growth area
- Immediate access to US 27
- Adjacent to Rudisill Plaza
- In-place tenant with extension options for
10+ year of term



CONTACT

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VP, Brokerage

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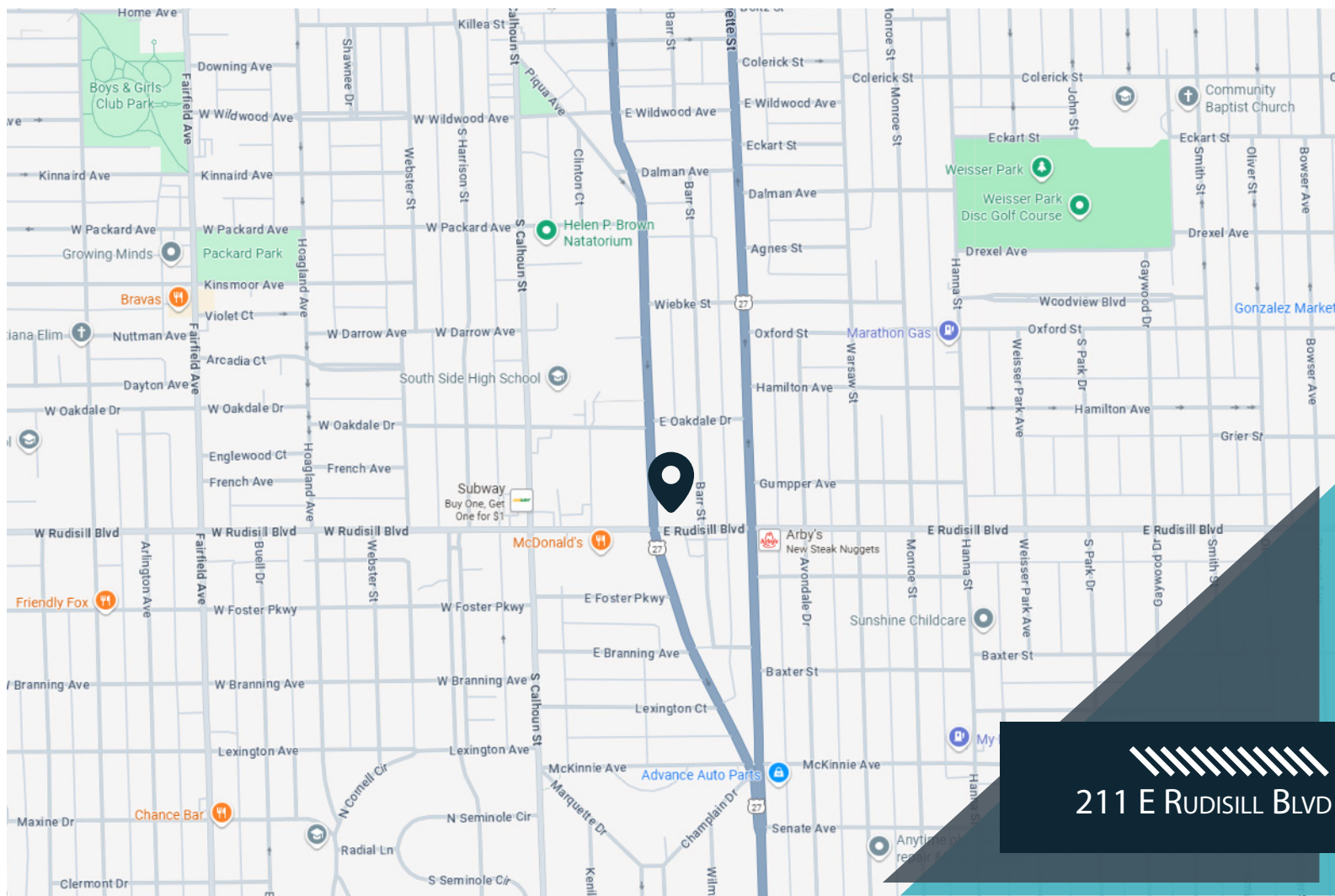
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DEMOGRAPHICS

(3 - mile radius)



99,233
Population



33.1
Median Age



38,651
Households



\$41,462
Median Household Income



\$52,484
Average Household Income



~15,000
Traffic Count VPD



CORNERSTONE



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