

The Retreat Center at the Summit

1065 W. Rudisill Blvd., Fort Wayne IN 46807

OFFERING MEMORANDUM

Retreat Center Building for Sale



Prepared By:

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Broker

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01 Executive Summary
Investment Summary



OFFERING SUMMARY

ADDRESS	1065 W. Rudisill Blvd. Fort Wayne IN 46807
COUNTY	Allen
MARKET	Fort Wayne
SUBMARKET	South Fort Wayne
BUILDING SF	18,427 SF
LAND ACRES	Approx 1.6 acres
YEAR BUILT	2006
YEAR RENOVATED	2023
OWNERSHIP TYPE	Fee Simple

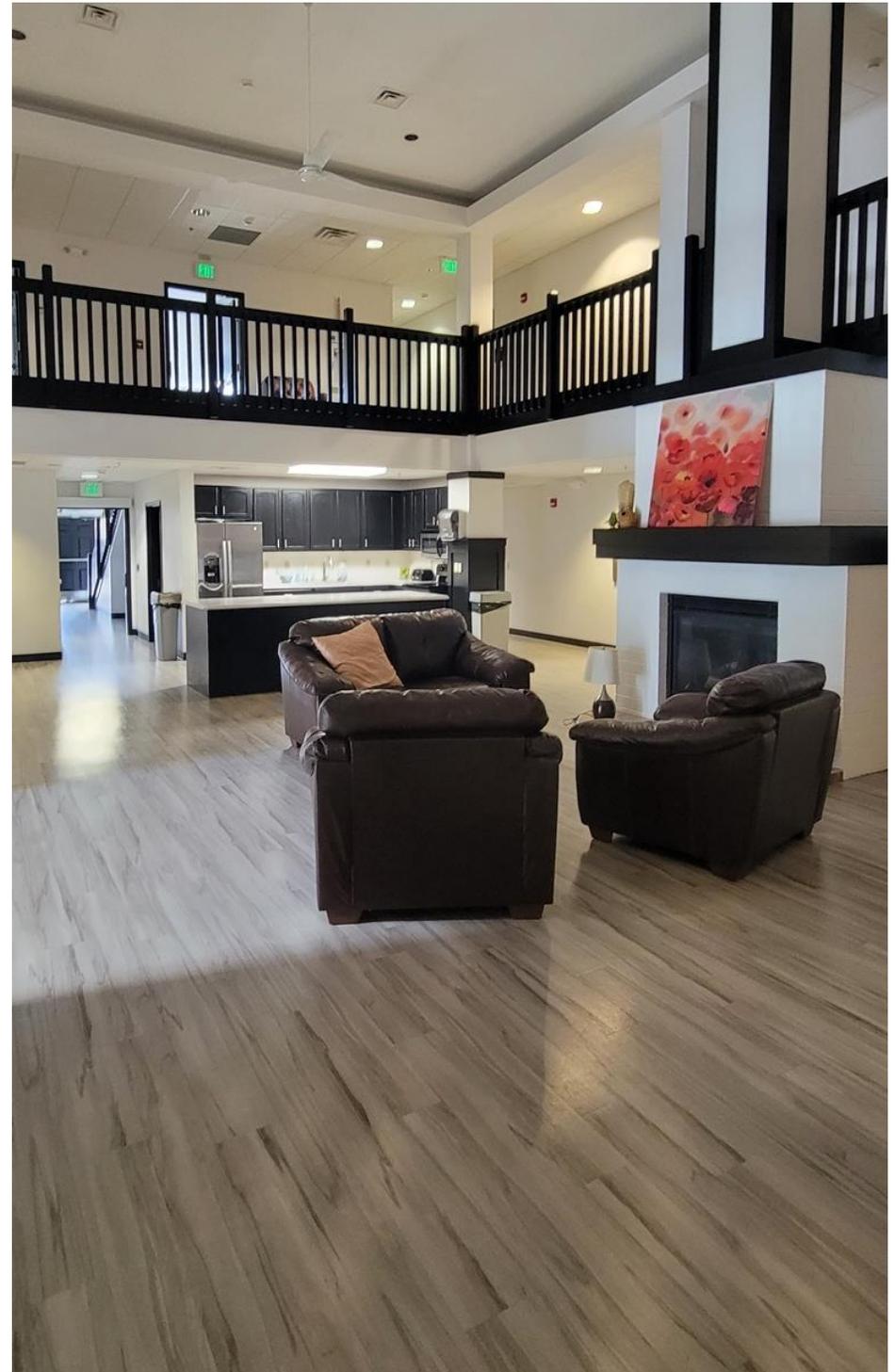
FINANCIAL SUMMARY

PRICE	\$1,842,700
PRICE PSF	\$100.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	14,655	86,547	148,306
2024 Median HH Income	\$61,149	\$47,488	\$50,658
2024 Average HH Income	\$78,120	\$62,215	\$66,957

Property Description

- This 18,427 square foot building is located on the Summit campus and was previously used for corporate retreats and traveling athletes. The building has a large open common area on the first floor with couches, a fireplace and a full kitchen. The building contains eight, two-bedroom, one-bath apartments, and four, three-bedroom, two-bath apartments. Each apartment has a living room and small kitchenette. There is also a laundry room on each floor, office space connected to one of the apartments on the first floor and a conference room on the second floor.

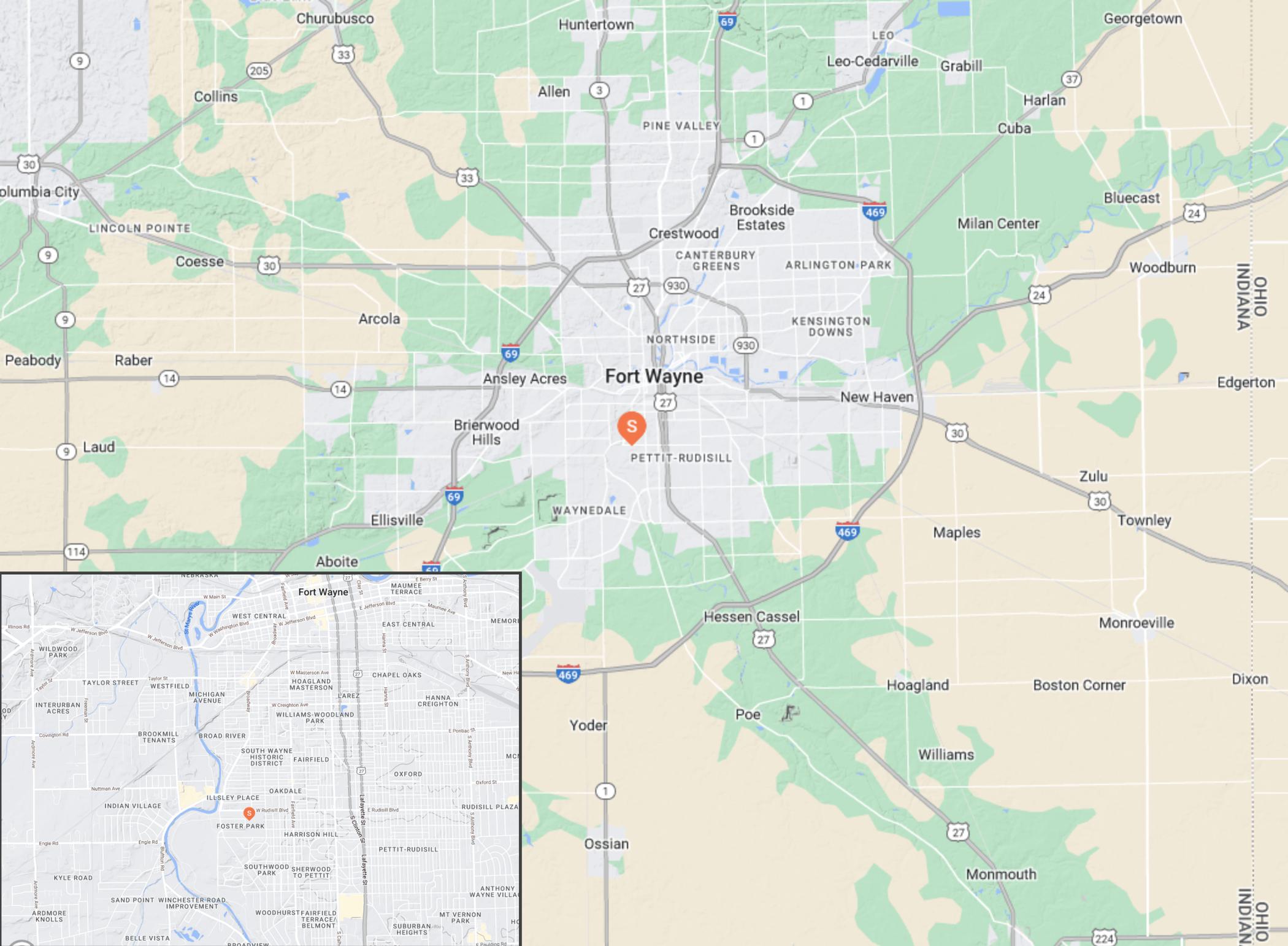


02 Location

Location Summary

02





03 Property Description

- Property Features
- Aerial Map
- Property Images



PROPERTY FEATURES

BUILDING SF	18,427
LAND ACRES	Approx 1.6 acres
YEAR BUILT	2006
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	R1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	53
PARKING RATIO	3/1000
NUMBER OF INGRESSES	1
NUMBER OF EGRESSSES	1

NEIGHBORING PROPERTIES

NORTH	The Summit Athletic Center
SOUTH	Single Family Residential
EAST	Commercial Offices
WEST	Single Family Residential

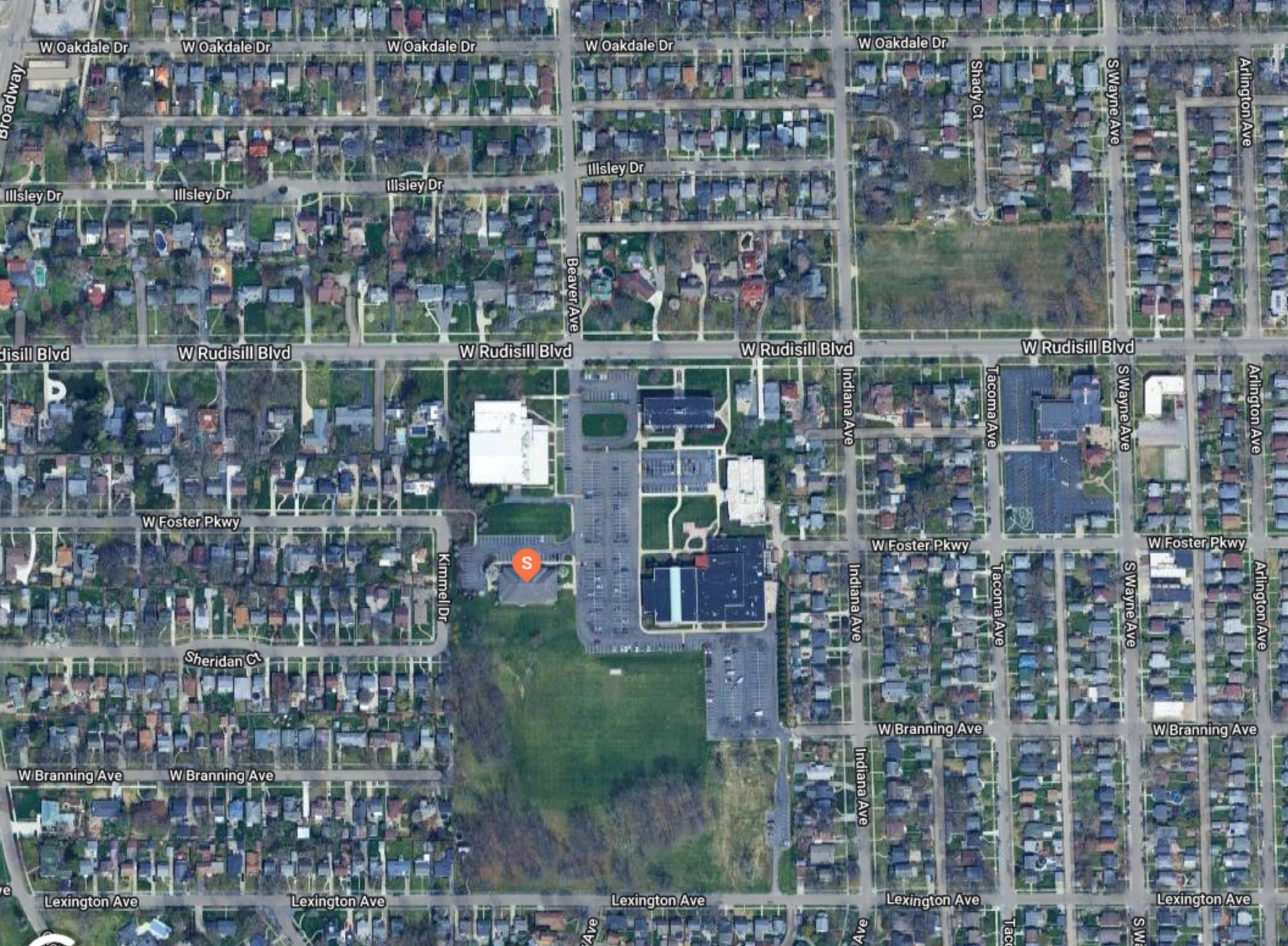
MECHANICAL

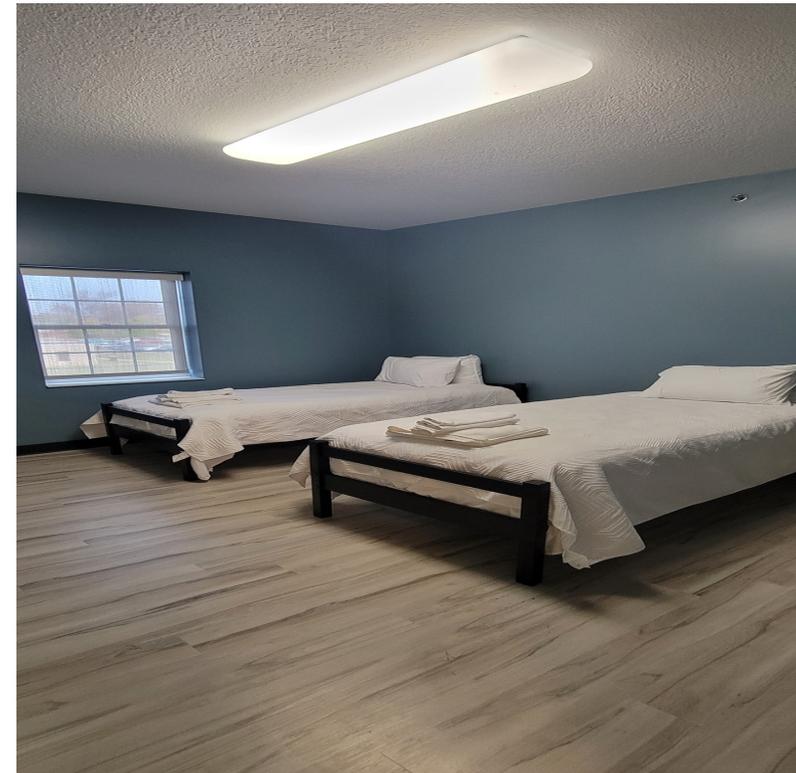
FIRE SPRINKLERS	Yes
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CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Shingle



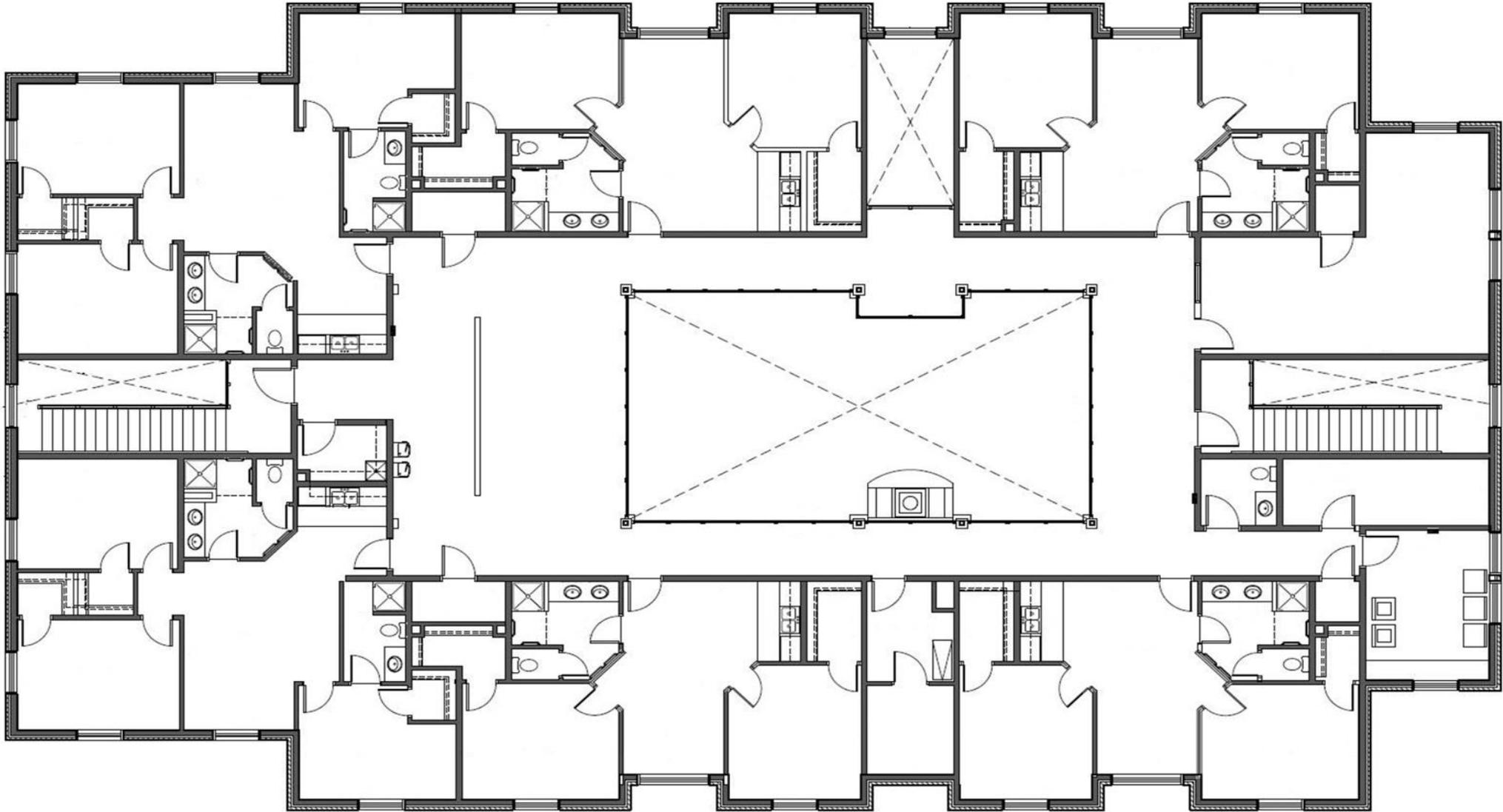




Ramseyer Hall – 1st Floor



Ramseyer Hall – 2nd Floor



04 Demographics

Demographics

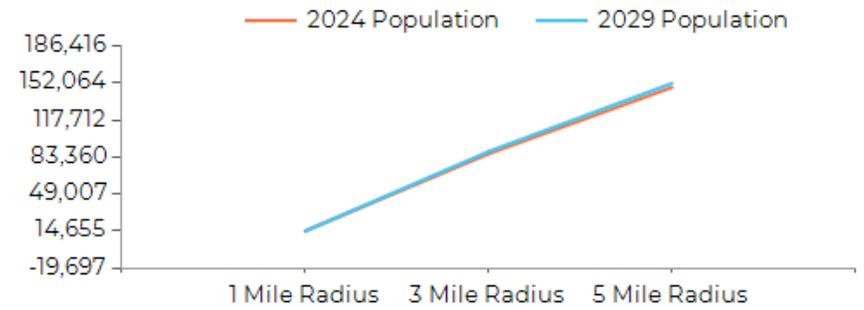
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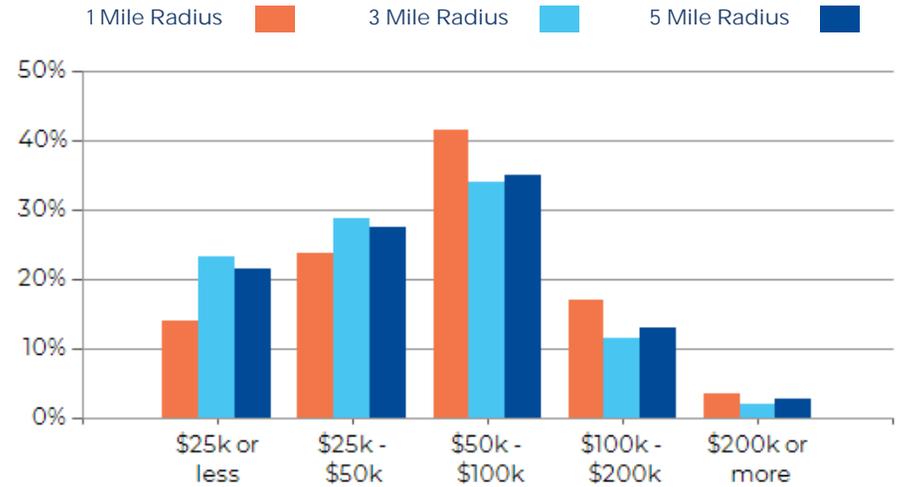
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,852	88,071	147,098
2010 Population	14,455	82,385	140,700
2024 Population	14,655	86,547	148,306
2029 Population	14,778	88,620	152,064
2024-2029: Population: Growth Rate	0.85%	2.35%	2.50%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	503	4,529	7,279
\$15,000-\$24,999	309	3,466	5,915
\$25,000-\$34,999	390	3,718	6,171
\$35,000-\$49,999	983	6,147	10,767
\$50,000-\$74,999	1,268	7,257	12,975
\$75,000-\$99,999	1,126	4,373	8,494
\$100,000-\$149,999	700	2,958	5,954
\$150,000-\$199,999	284	988	2,001
\$200,000 or greater	204	741	1,780
Median HH Income	\$61,149	\$47,488	\$50,658
Average HH Income	\$78,120	\$62,215	\$66,957

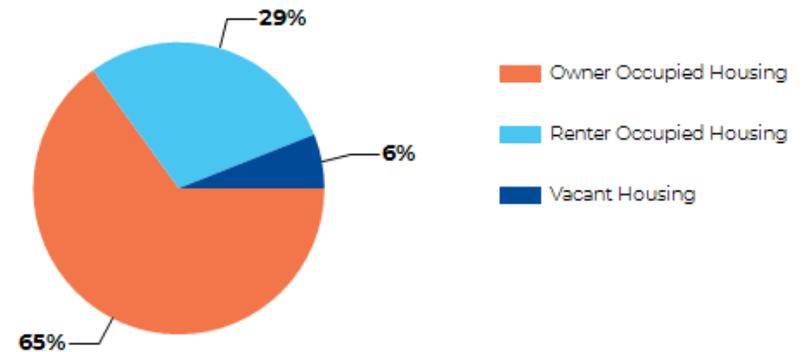
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,533	39,302	67,100
2010 Total Households	5,409	31,470	56,426
2024 Total Households	5,767	34,177	61,337
2029 Total Households	5,851	35,473	63,650
2024 Average Household Size	2.54	2.48	2.37
2024-2029: Households: Growth Rate	1.45%	3.75%	3.70%



2024 Household Income

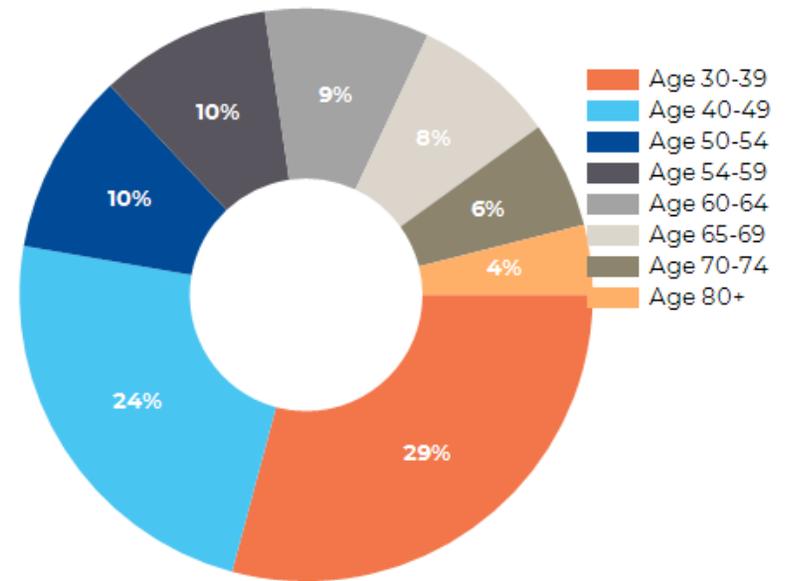


2024 Own vs. Rent - 1 Mile Radius

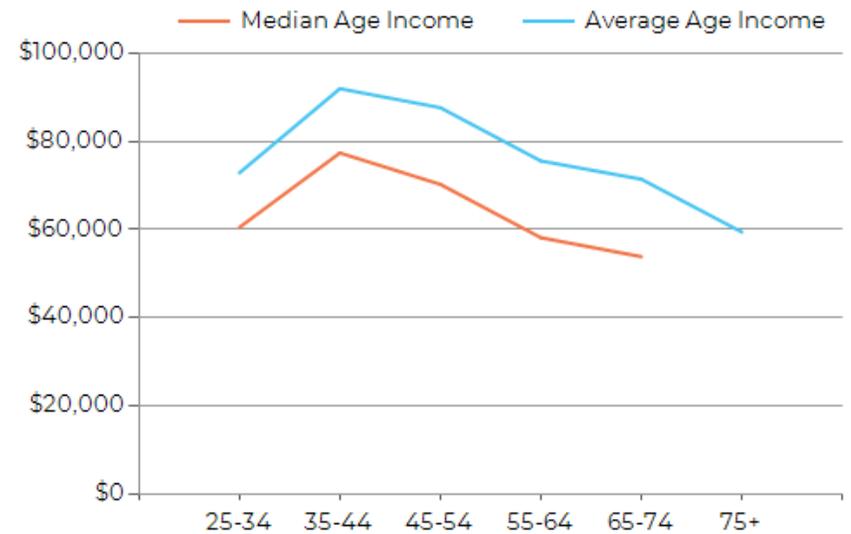


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,198	6,842	11,809
2024 Population Age 35-39	1,113	5,977	10,108
2024 Population Age 40-44	1,016	5,577	9,284
2024 Population Age 45-49	852	4,790	8,177
2024 Population Age 50-54	814	4,710	8,028
2024 Population Age 55-59	766	4,325	7,667
2024 Population Age 60-64	736	4,588	8,262
2024 Population Age 65-69	640	3,929	7,382
2024 Population Age 70-74	477	2,853	5,378
2024 Population Age 75-79	312	1,866	3,688
2024 Population Age 80-84	136	959	2,041
2024 Population Age 85+	119	1,013	2,413
2024 Population Age 18+	10,664	63,322	111,026
2024 Median Age	34	33	34
2029 Median Age	35	34	36



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,539	\$51,992	\$53,840
Average Household Income 25-34	\$72,919	\$63,287	\$67,456
Median Household Income 35-44	\$77,441	\$53,281	\$57,628
Average Household Income 35-44	\$92,056	\$69,571	\$76,177
Median Household Income 45-54	\$70,308	\$51,974	\$56,104
Average Household Income 45-54	\$87,740	\$67,127	\$73,875
Median Household Income 55-64	\$58,184	\$47,256	\$50,605
Average Household Income 55-64	\$75,632	\$62,432	\$67,976
Median Household Income 65-74	\$53,866	\$40,737	\$43,732
Average Household Income 65-74	\$71,473	\$55,786	\$60,325
Average Household Income 75+	\$59,458	\$51,762	\$53,599



05 Company Profile

Advisor Profile





Whitney Peterson
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

The Retreat Center at the Summit

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