



3810 Lake Avenue

Fort Wayne, IN 46805

Property Highlights

- 28,450 SF Available
- Ideal for a Turn Key Bowling Alley
- Outdoor Storage Possibility
- Potential for a Build to Suit Warehouse with an Open Plan

Features

Zoning:	C2
Acres:	3.65 AC
Lease Rate:	\$3.50 to \$4.00 PSF NNN
List Price:	Negotiable

200 E. Main Street, Suite 580
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General Property Information			
Name	Lake Avenue Bowling Alley	Parcel Number	Multiple
Address	3810 Lake Ave	Total Building SF	28,450 SF
City, State, Zip	Fort Wayne, IN, 46805	Acreage	3.65 AC
County	Allen	Year Built	1975
Township	Adams	Zoning	C2
Parking	Asphalt	Parking Spaces	Ample
Property Features			
Construction Type	Block, Steel, Brick	Number of Floors	1
Roof	Flat	Foundation	Slab
Lighting	Fluorescent Light	Sprinklers	N/A
Electrical	110 Volts, 220 Volts, 440 Volts, Single Phase, Three Phase	Restrooms	2
Heating	Gas, Forced Air	Central Air	Yes
Ceiling Height	10.5 - 19 Ft; 14 ft Clear	Signage	Pylon
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-69
Gas	NIPSCO	Distance	5 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	HWY 930
		Distance	1.7 Miles
		Traffic Count	10,939 VPD
Lease Information			
Available SF	28,450 SF	Lease Rate	\$3.50-\$4.00
		Lease Type	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	TBD	Tenant	
CAM Fee	TBD	Tenant	
Insurance	TBD	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	TBD		
Sales Information			
Annual Taxes	\$23,783	Sale Price	Negotiable
Tax Yr./Pay Yr.	2018/2019	Terms	Negotiable
Additional Information			

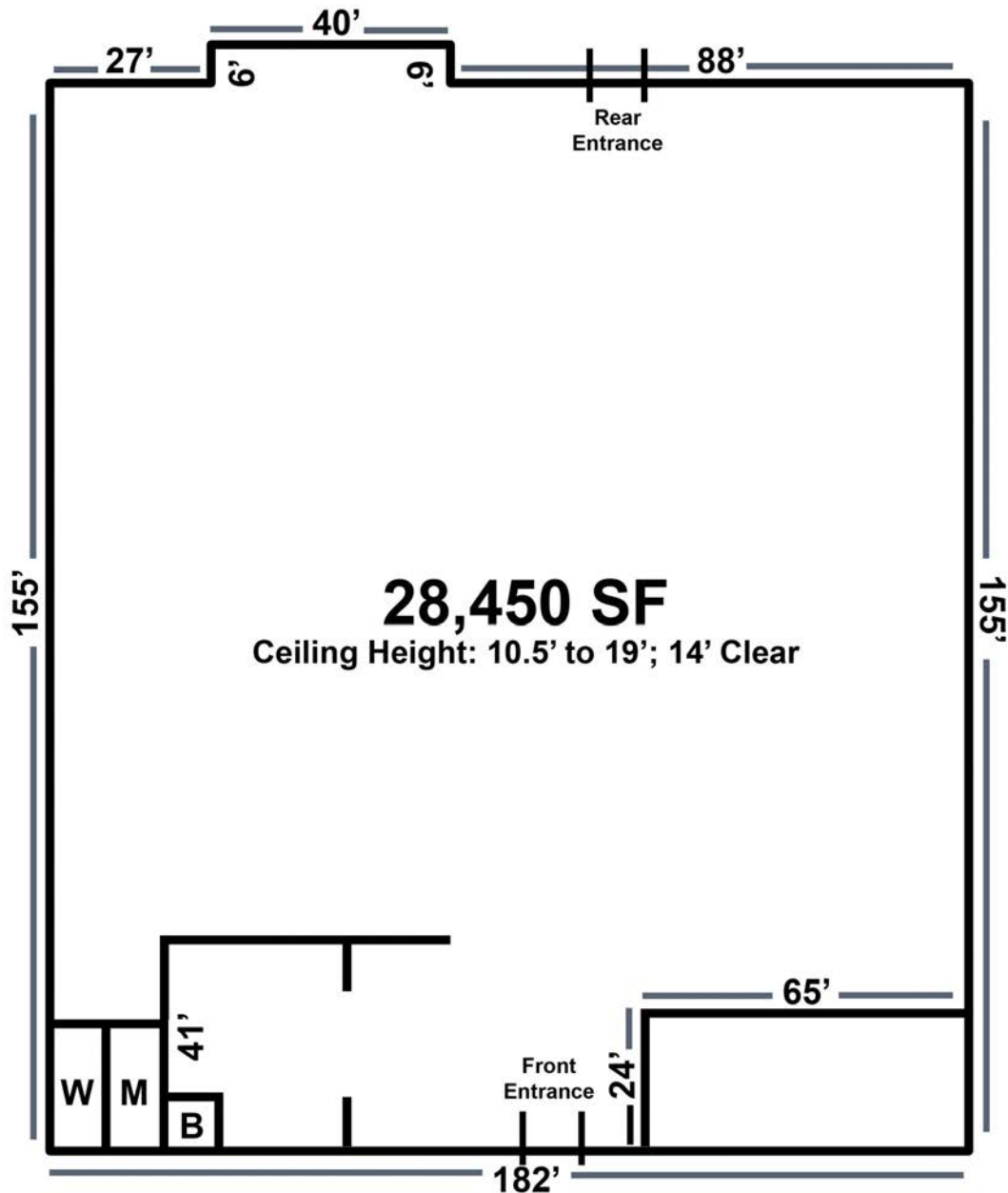
- Former bowling alley
- Ample parking
- Kitchen equipment included as well as furniture

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NAIHanning & Bean

For Sale or Lease

Turn Key
Bowling Alley
or Warehouse



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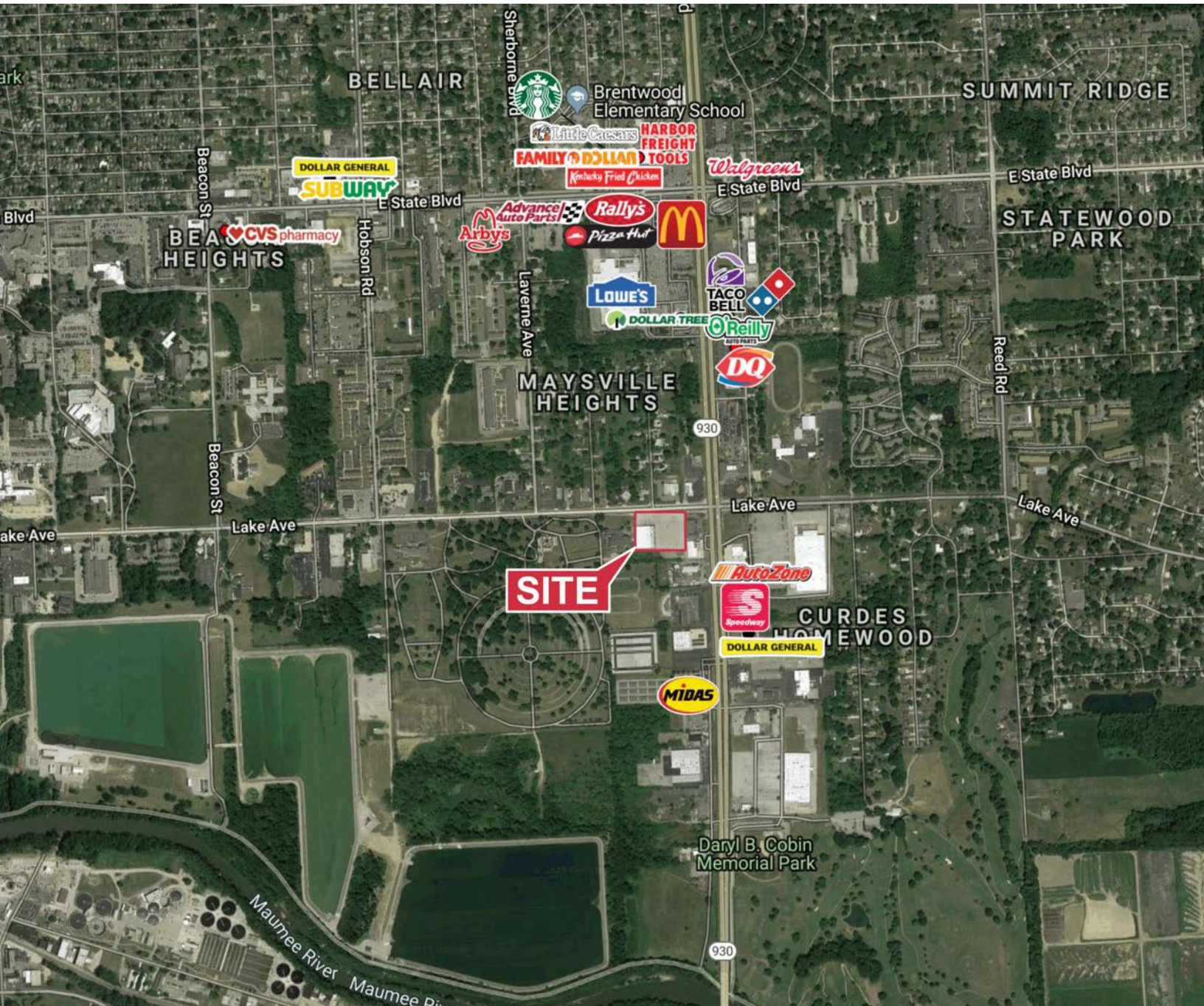
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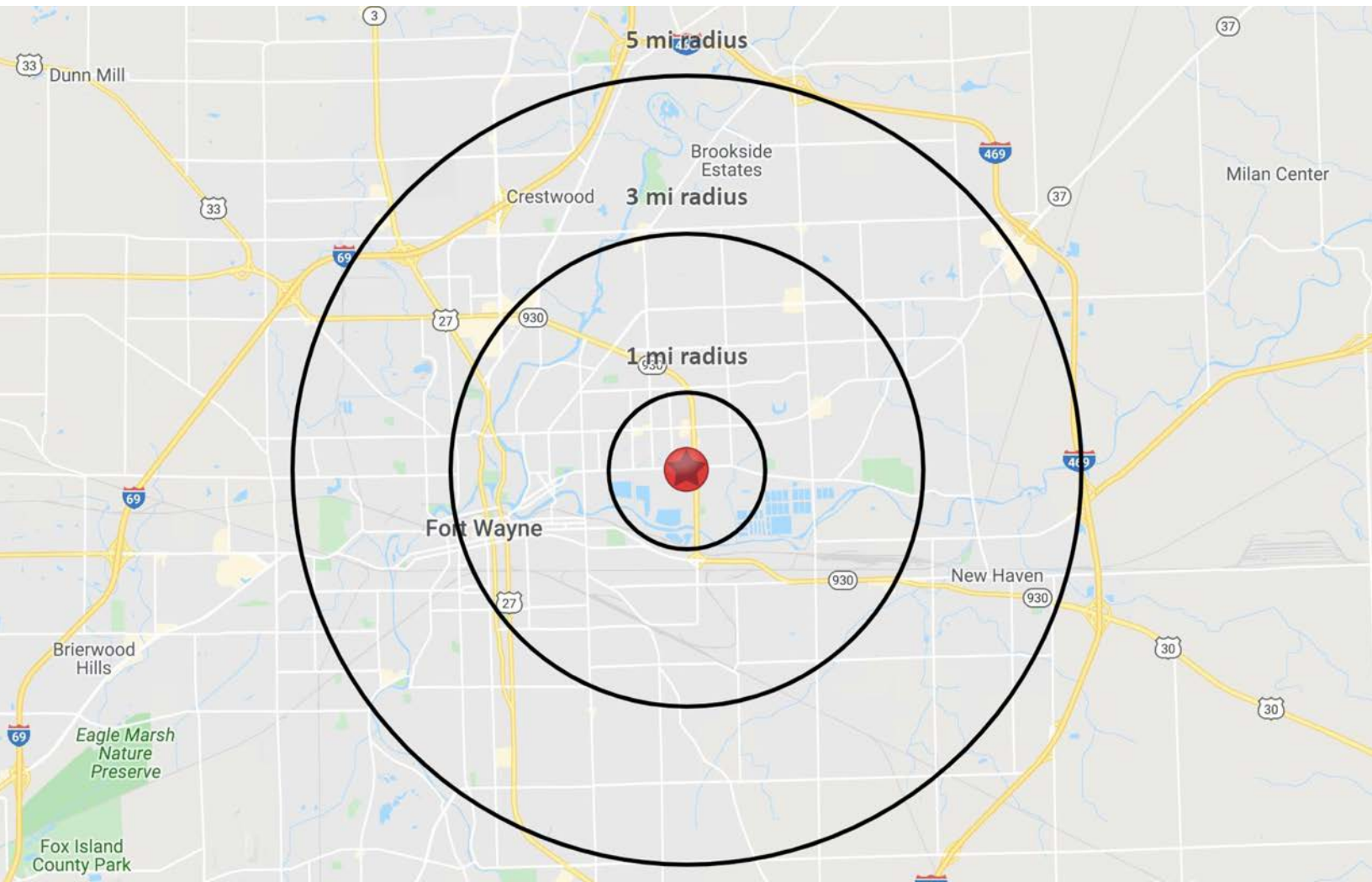


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2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,510	77,154	200,972
NUMBER OF HOUSEHOLDS	3,506	32,104	83,041
AVERAGE HOUSEHOLD INCOME	\$37,098	\$52,571	\$55,086
MEDIAN HOME VALUE	\$120,648	\$107,220	\$108,637
TRAFFIC COUNT	Lake Avenue		10,939 VPD

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