



FOR **SUBLEASE**

RETAIL
PROPERTY

3220 N. Anthony Blvd.
Fort Wayne, IN 46805

2,820 SF Restaurant Space For Sublease

About The Property

- Move-in ready
- Remodeled in 2022
- 2 Drive-thru windows
- Menu board and ordering point system
- Pylon signage
- All equipment remains
- Traffic count: 10,965 VPD
- Sublease expires 2/28/2036
- Lease rate: \$30.00 SF/yr NNN



**the
Zacher
company**

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

2,820 SF RESTAURANT SPACE FOR SUBLLEASE

BUILDING LOCATION/SIZE/ZONING

Street Address	3220 N. Anthony Blvd.
City, State, Zip	Fort Wayne, IN 46805
Total Building Size	4,948 SF
Zoning	C2/Limited Commercial

PRICE/AVAILABILITY

Available Space	2,820 SF
Lease Price/SF	\$30.00 SF/yr
Lease Type	NNN
Sublease Expiration	2/29/2036

BUILDING DATA

Date of Construction	1997
Number of Stories	1

POPULATION DEMOGRAPHICS

1 Mile	11,359
3 Miles	87,453
5 Miles	198,119

PROPERTY TAXES

Parcel Number	02-08-30-351-007.000-072
Assessment: Land	\$449,900
Improvements	\$495,700
Total Assessment	\$945,600
Annual Taxes	\$24,469.94 (\$4.95/SF)
Tax Year	2024 Payable 2025

FINANCIAL RESPONSIBILITIES

Utilities*	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

*Pro-rata share base on SF/area

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne



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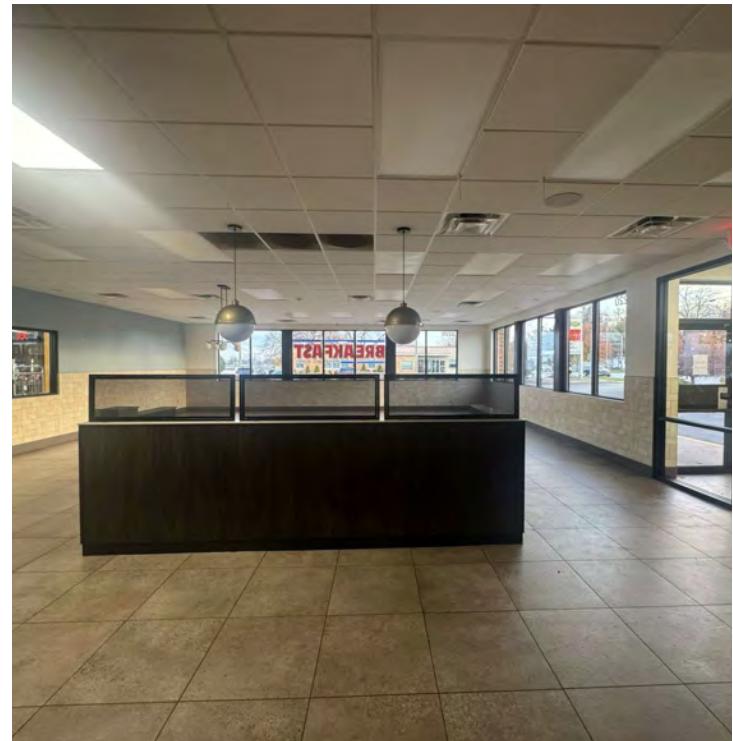
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ADDITIONAL PHOTOS

2,820 SF RESTAURANT SPACE FOR SUBLLEASE



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RETAILER MAP

2,820 SF RESTAURANT SPACE FOR SUBLLEASE



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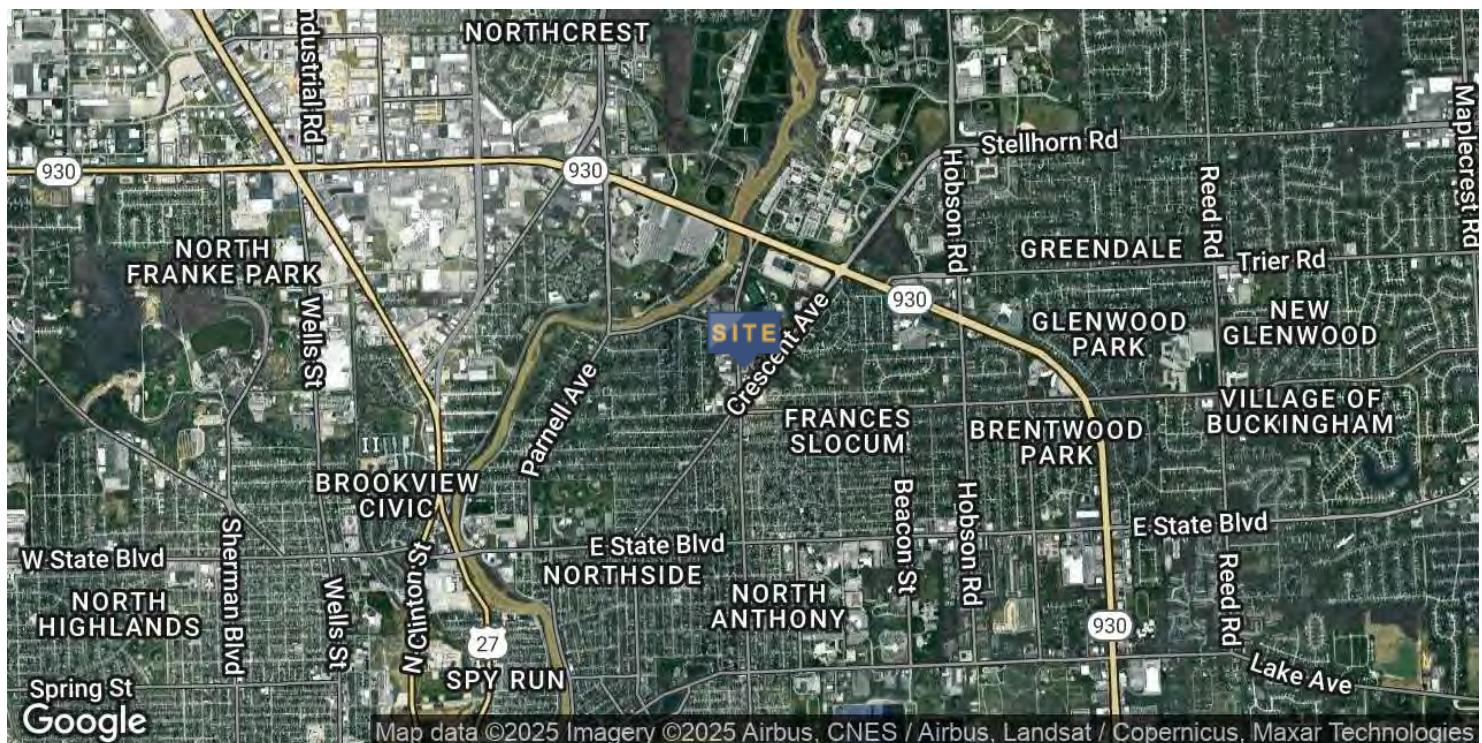
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LOCATION MAP

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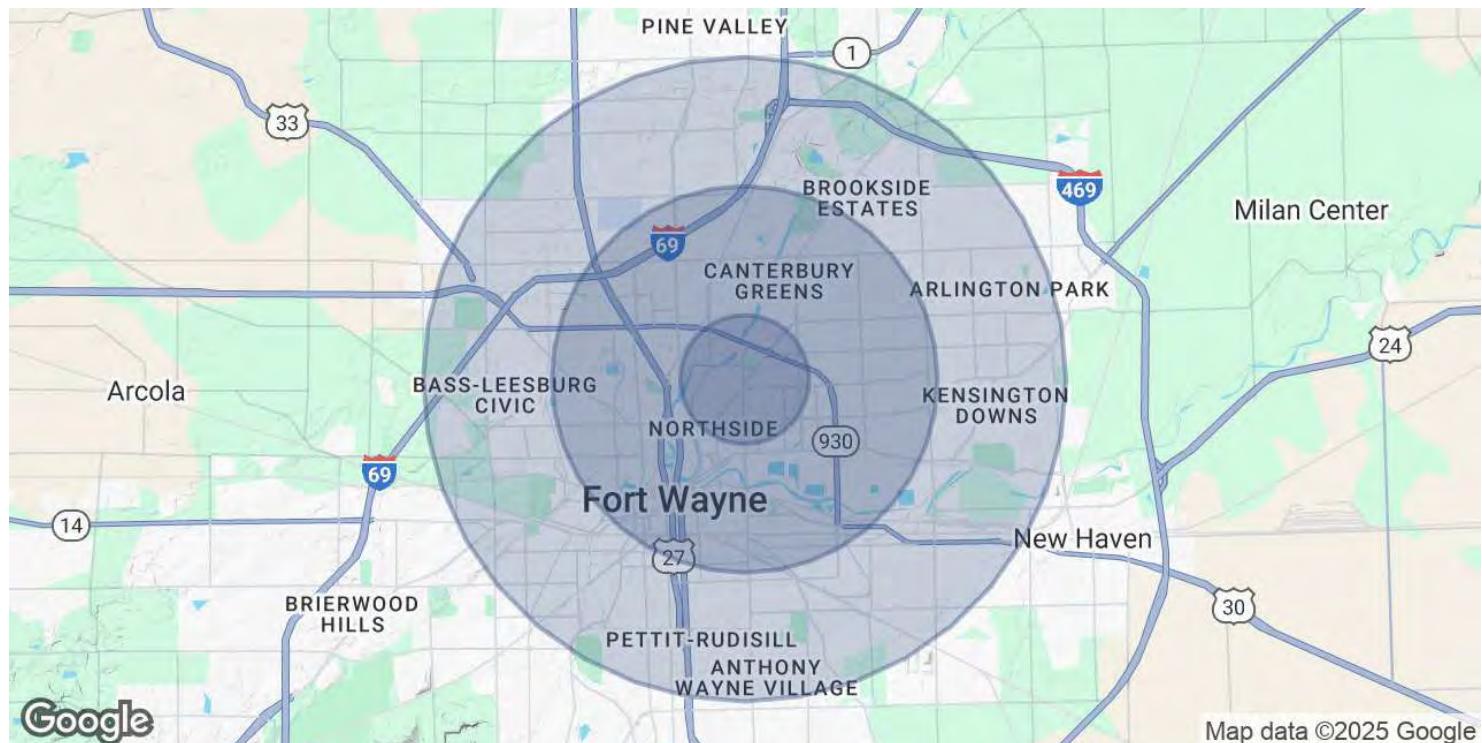
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DEMOCRAPHICS MAP & REPORT

2,820 SF RESTAURANT SPACE FOR SUBLLEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,359	87,453	198,119
Average Age	36	38	38
Average Age (Male)	36	36	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,567	37,509	80,965
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$72,540	\$68,348	\$72,343
Average House Value	\$162,309	\$160,886	\$167,114

Demographics data derived from AlphaMap



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