

CASSELWOOD SUITE

3214 E. PAULDING ROAD, FORT WAYNE, IN 46816, FORT WAYNE, IN 46816



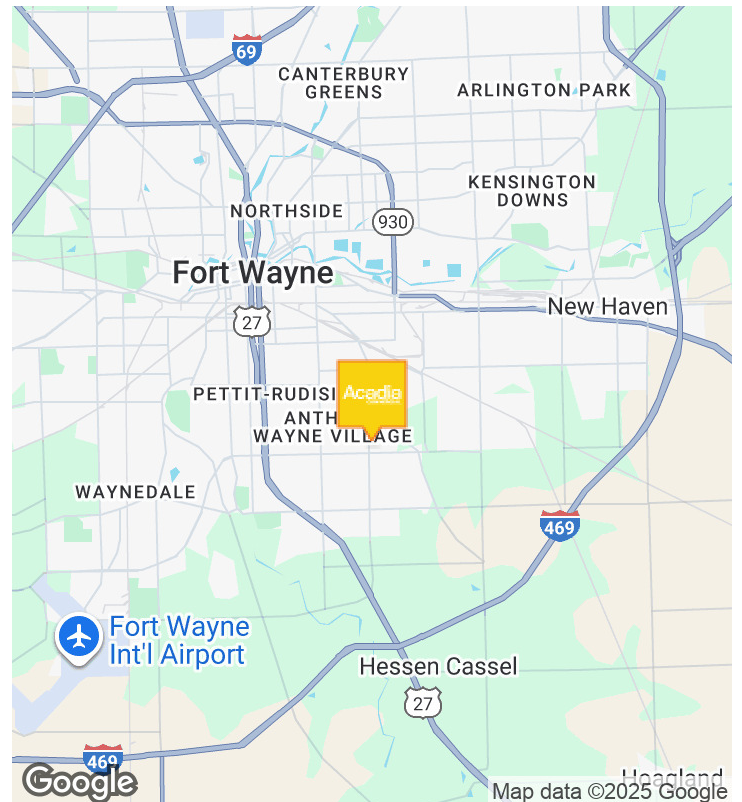
PROPERTY DESCRIPTION

- 4,000-10,000 SF retail space available in a large shopping center
- Anchored by Save-A-Lot and Family Dollar
- Well-traveled area with an estimated 11,450 vehicles per day
- Canopy along entire storefront with space for signage
- Highly populated area with strong consumer potential

OFFERING SUMMARY

Lease Rate:	\$8.00 - 10.00 SF/yr (NNN)
Available SF:	4,000 to 10,000 SF
Lot Size:	5.39 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,949	24,375	58,971
Total Population	9,684	57,700	129,848
Average HH Income	\$40,918	\$40,155	\$46,099



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Lease Rate	\$8.00 - 10.00 SF/YR
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LOCATION INFORMATION

Building Name	Casselwood Suite
Street Address	3214 E. Paulding Road, Fort Wayne, IN 46816
City, State, Zip	Fort Wayne, IN 46816
County	Allen
Market	Retail
Sub-market	Discount Retail
Cross-Streets	Hessen Cassel Rd
Township	Adams
Side of the Street	Southeast
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-469 Approx. 1 mile to the East, US-27 Approx. 1 mile to the West, both from E. Paulding Rd.

BUILDING INFORMATION

Space Available	4,000 to 10,000 SF
Tenancy	Multiple
Ceiling Height	12 ft
Number of Floors	1
Year Built	1968
Construction Status	Existing
Framing	Wood
Condition	Average

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	SC
Lot Size	5.39 Acres
APN #	02-13-29-101-002.000-070
Lot Frontage	593 ft
Lot Depth	506 ft
Corner Property	Yes
Traffic Count	11450
Traffic Count Street	Paulding Rd

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	275

UTILITIES & AMENITIES

Restrooms	1
Amenities	All Public Utilities

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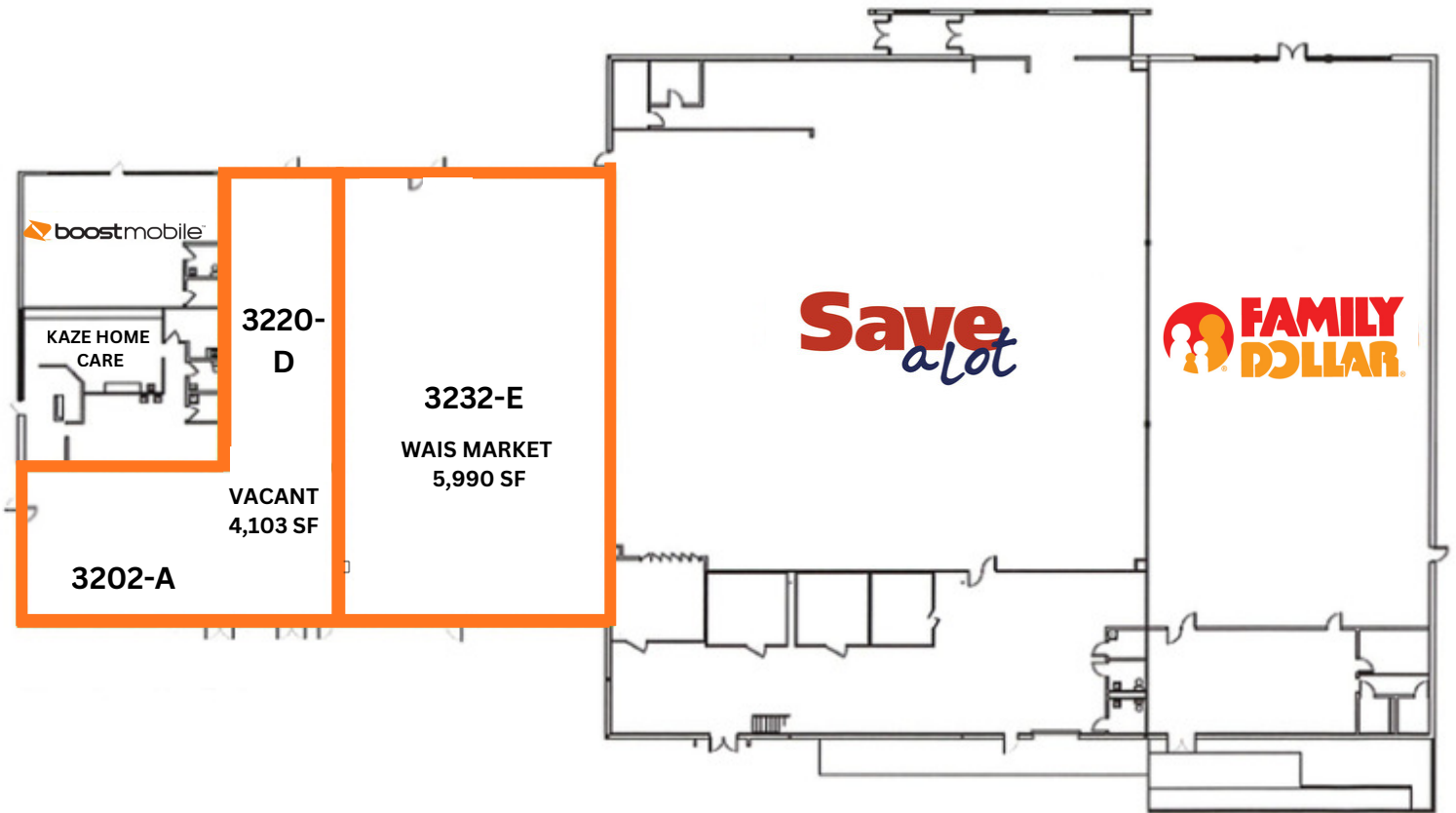


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Floor Plan: Not To Scale

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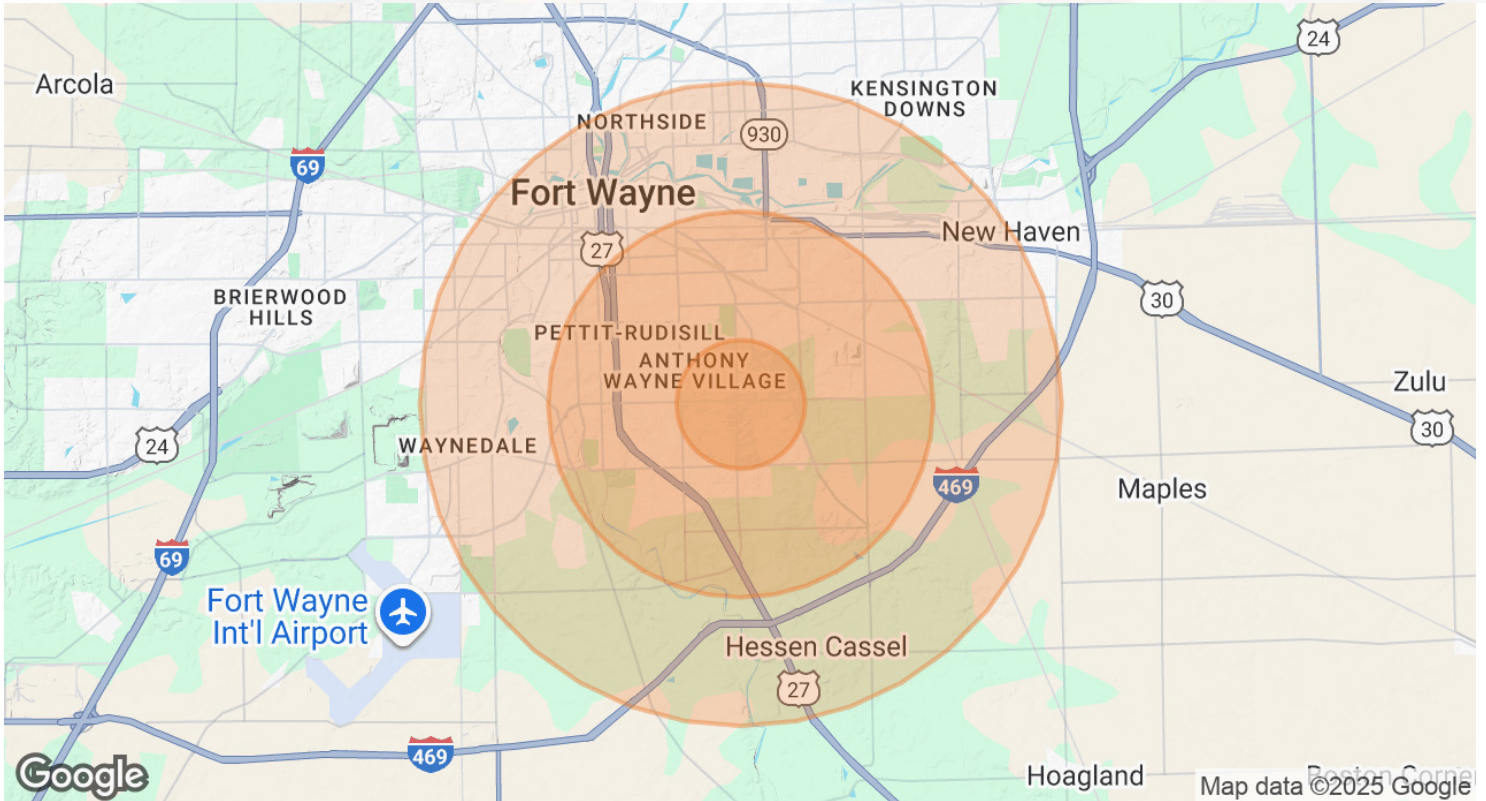


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,684	57,700	129,848
Average Age	33.0	31.9	35.2
Average Age (Male)	33.3	30.5	33.9
Average Age (Female)	34.5	33.9	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,949	24,375	58,971
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$40,918	\$40,155	\$46,099
Average House Value	\$90,938	\$76,235	\$94,671

2020 American Community Survey (ACS)

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