

Statewood Outlot

3903-3931 E. State Boulevard, Fort Wayne

Property Features

- Approximately .57 acres zoned C-2
- Available on a ground lease or build to suit
- Utilities to site
- Ideal for a drive thru QSR or car lot
- Traffic counts of 34,150 vehicles passing by on State/Coliseum



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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	Statewood Plaza Outlot	Parcel Number	Part of 02-08-32-251-001.000-072
Address	3903-3931 E. State Boulevard	Acreage Size	Approximately 0.57 AC
City, State, Zip	Fort Wayne, IN 46805	Frontage	243' on Coliseum Boulevard
County	Allen	Lot Depth	105'
Township	St. Joseph	Zoning	C-2
Utilities		Major Roads	
Electric	AEP to site	Nearest Interstate	I-69
Gas	NIPSCO to site	Distance	4.9 Miles
Water	City of Fort Wayne to site	Nearest Highway	SR 930/Coliseum Boulevard
Sewer	City of Fort Wayne to site	Distance	Adjacent to site
		Traffic Count	State/Coliseum: 34,150 VPD
Lease Information			
Unit #	Square Feet	Lease Rate	Term
Ground Lease	24,829.2 SF (approx.)	Negotiable	3-5 Years
Build to Suit	Negotiable		
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
CAM / Ins. / Taxes	TBD	Tenant	
Maint./Repairs		Tenant	
Utilities		Tenant	
Roof /Structure		Landlord	

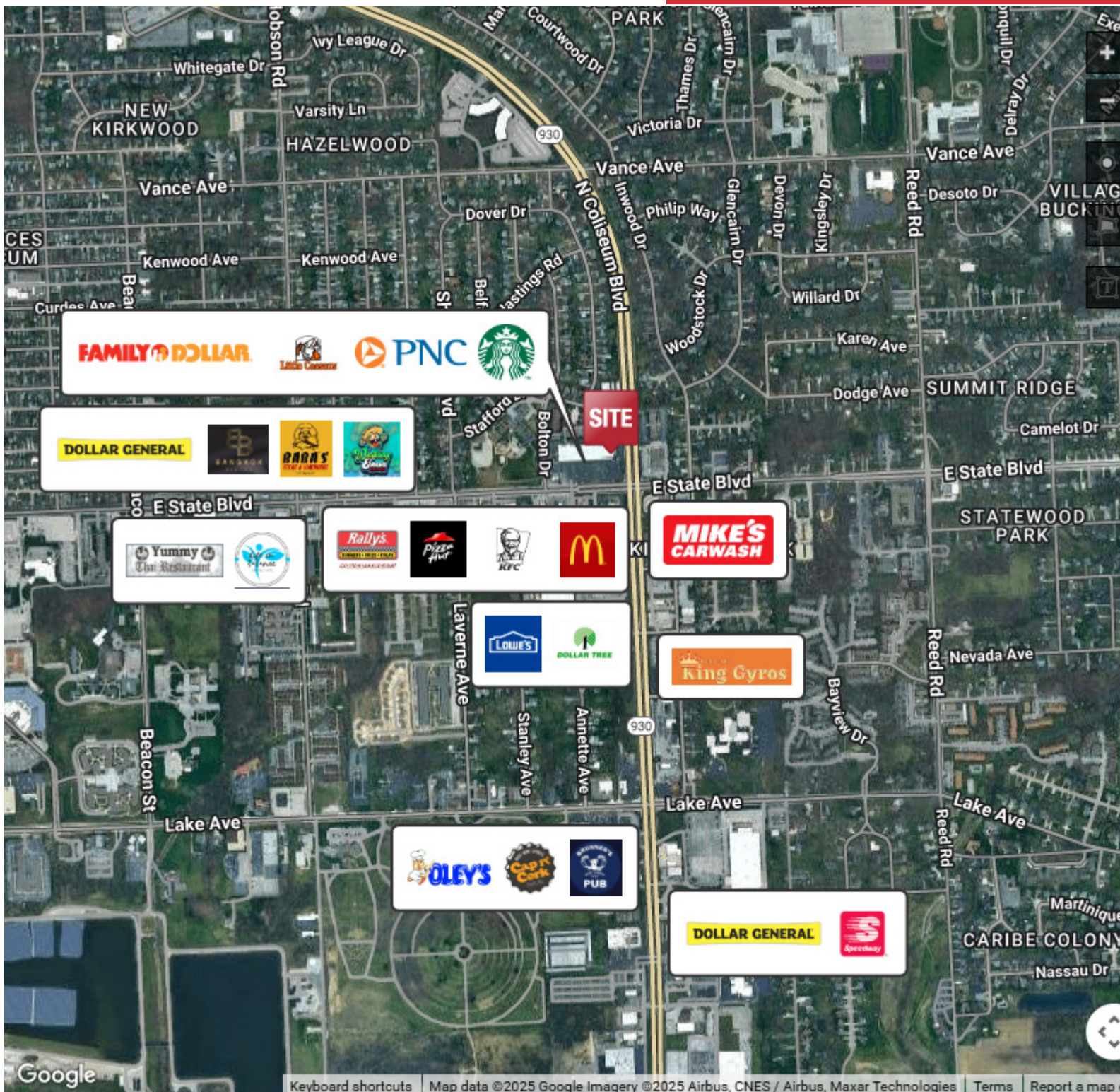
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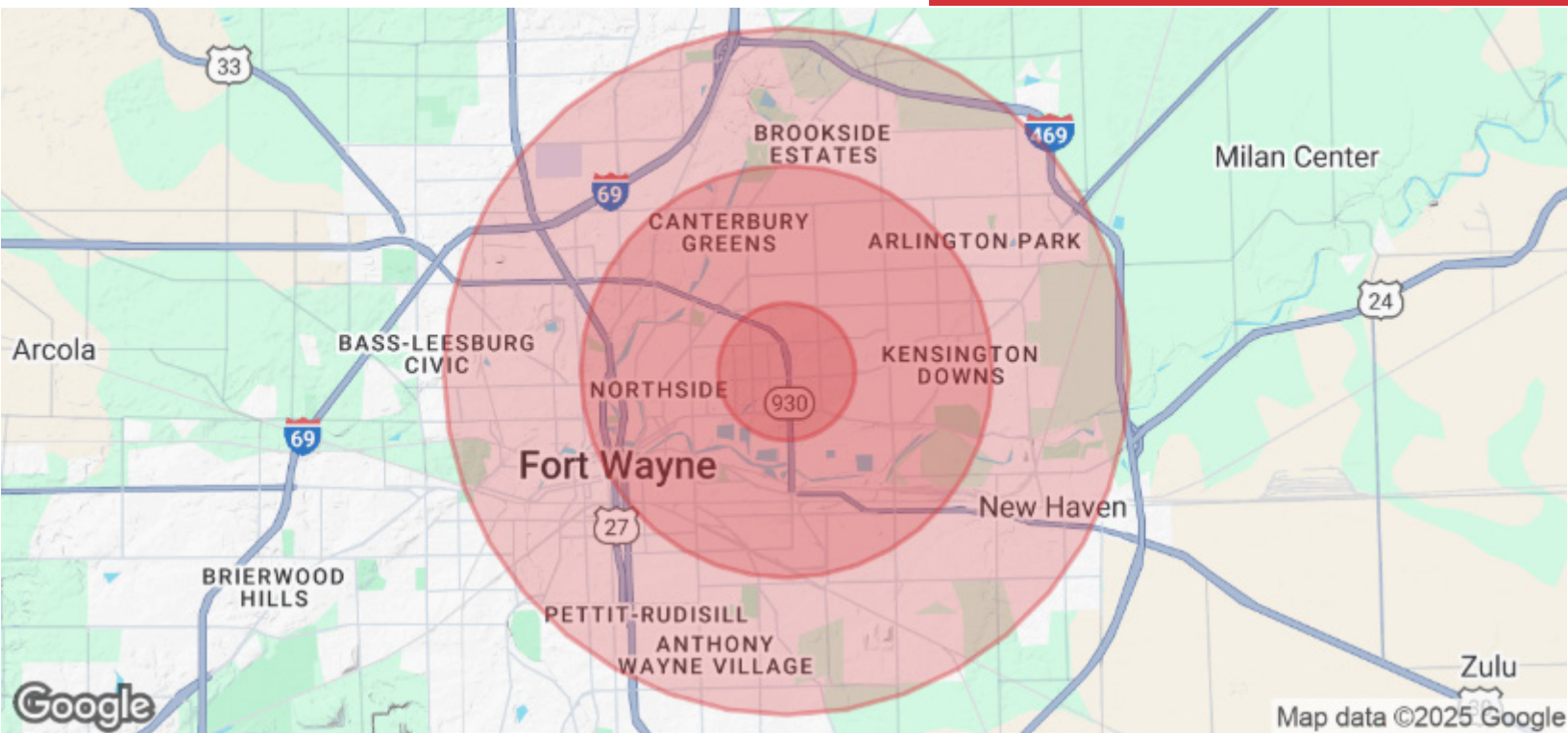
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,827	77,784	197,360
Average Age	41	38	38
Average Age (Male)	38	37	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,639	32,716	80,177
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$73,570	\$73,218	\$72,661
Average House Value	\$171,613	\$168,661	\$168,536

Demographics data derived from AlphaMap

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