

## 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



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

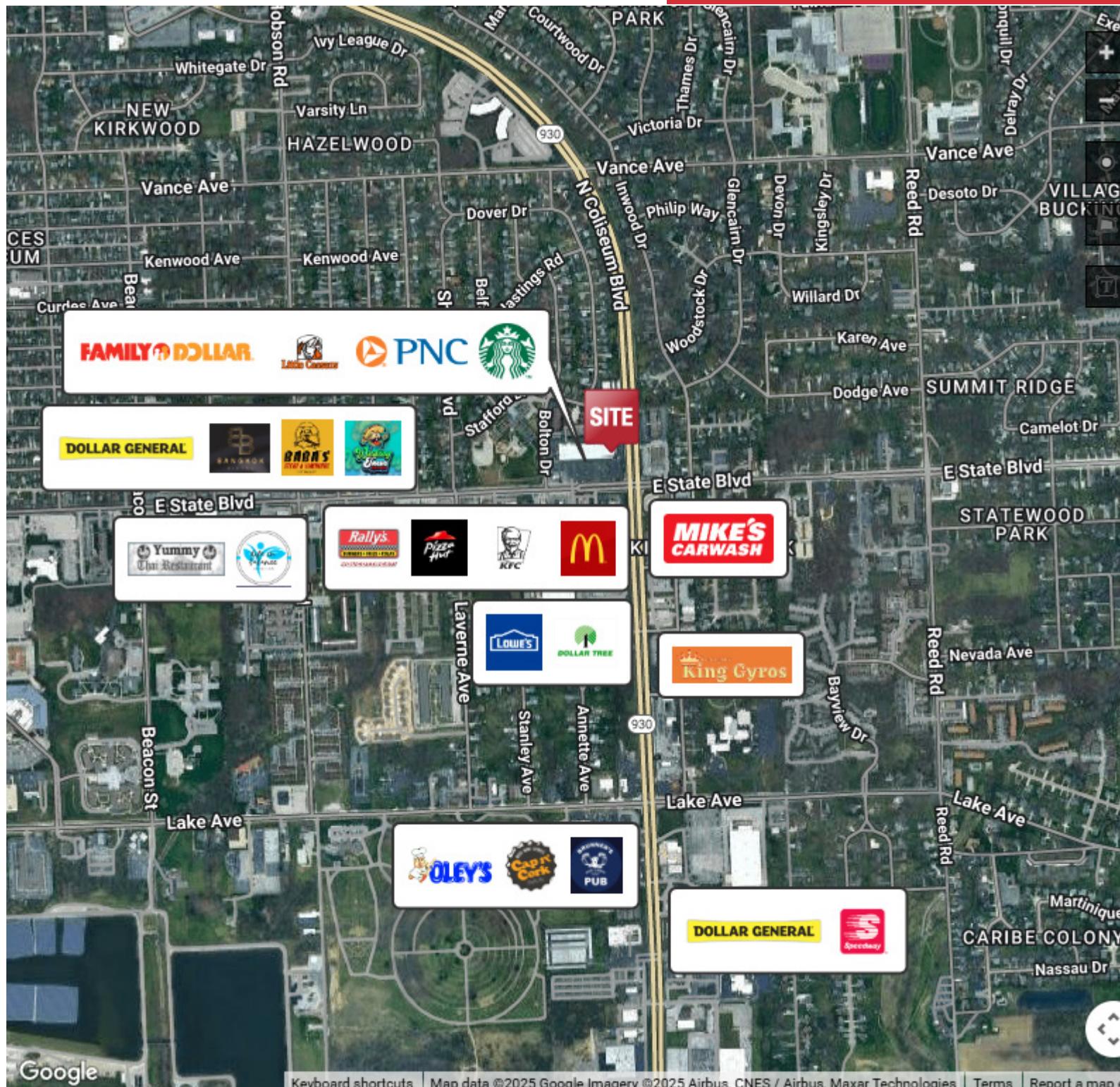
[www.naihb.com](http://www.naihb.com)

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



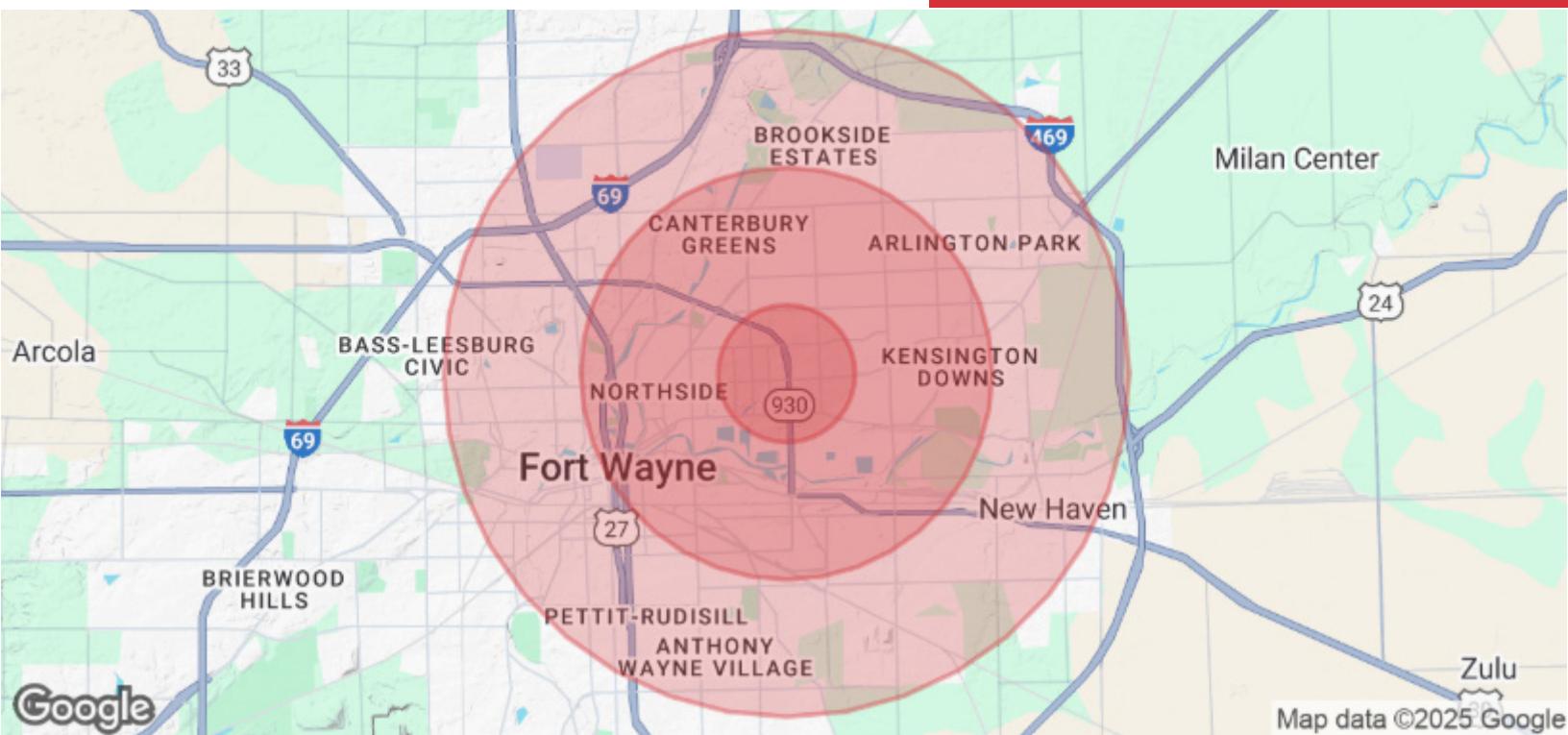
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### POPULATION

	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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