

LEASE

OFFICE



SPARTA SQUARE



1001 N. WESTERN AVE., MARION, IN 46952

PROPERTY HIGHLIGHTS

- Great location near Five Points Mall
- Just one block off of State Road 9
- Frontage on two streets
- Tenant improvement funds available for qualifying leases
- Join Edward Jones, Indiana Family Health, and GRT



LEASE RATE	\$8.00/SF	\$7.25 SF/YR (NNN)
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Available SF:	1,200 - 4,200 SF
Lot Size:	0.9 Acres
Building Size:	10,600 SF
NNN Charges:	\$4.90

BRADLEY COMPANY
 127 W. Wayne St., Suite 400
 Fort Wayne, IN 46802
 260.423.4311

CHAD VOGLEWEDE
 Broker
 260.639.3377
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 260.755.7823
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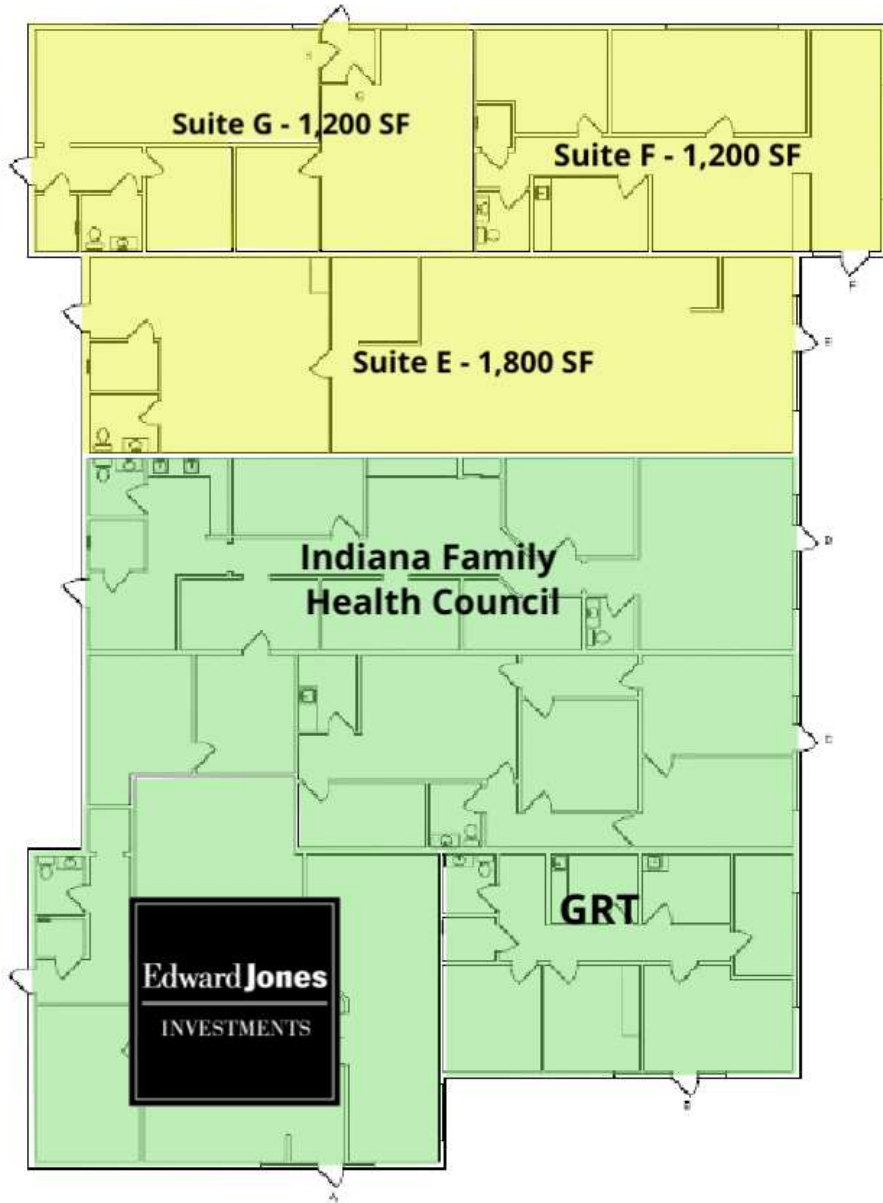
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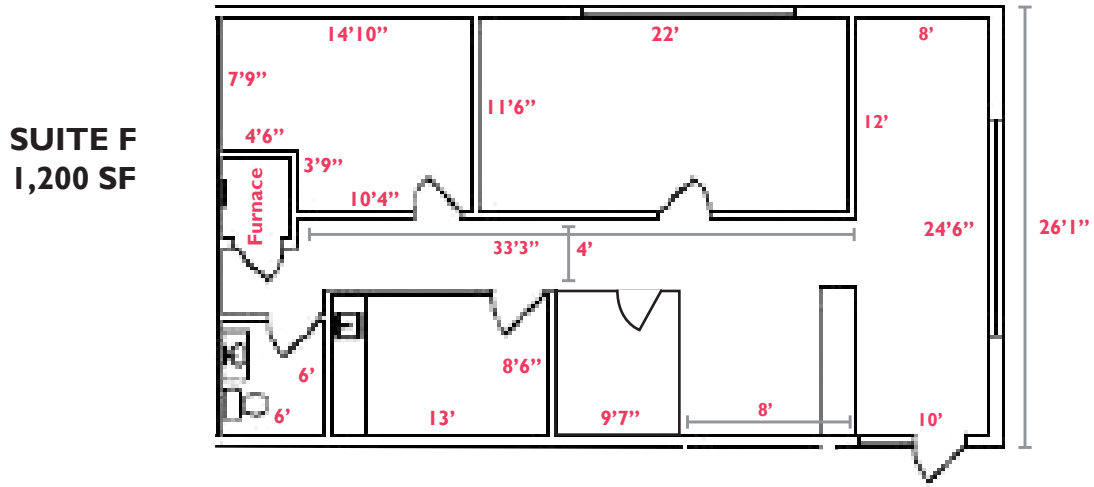
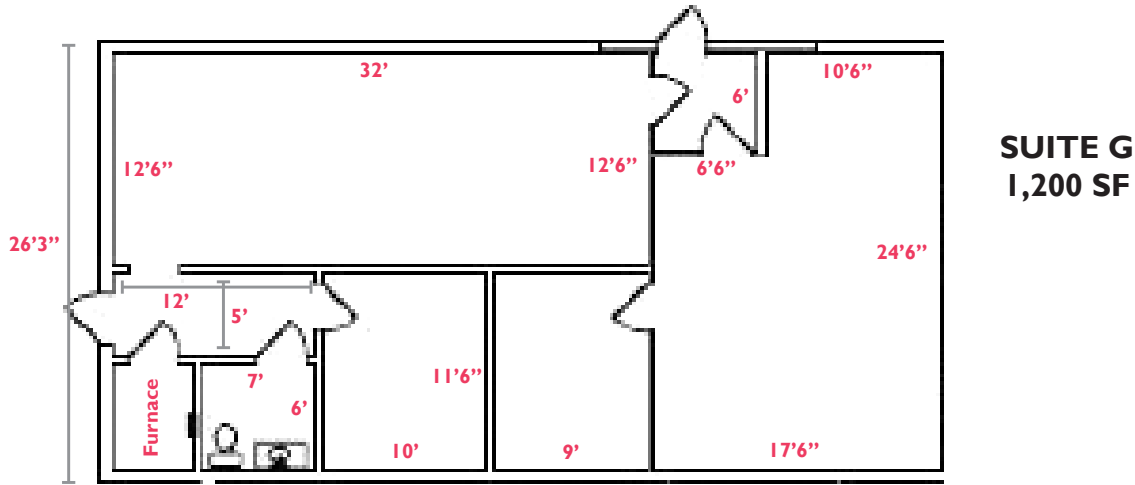


FLOOR PLANS - SUITES E, F, G

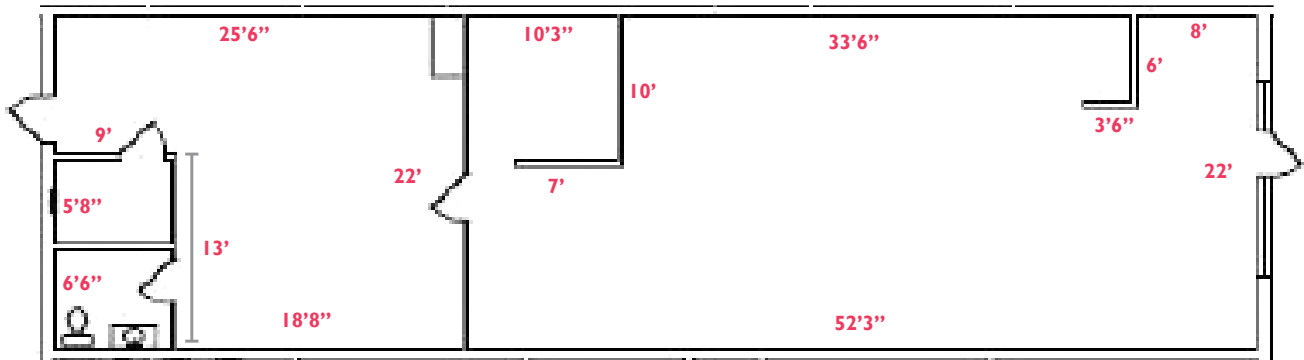
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SUITE E - 1,800 SF



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Suite E Interior



Suite E Interior



Suite E Interior

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Suite F Interior



Suite F Interior



Suite F Interior



Suite G Interior

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PROPERTY INFORMATION

Property Type	Office
Lot Size	0.9 Acres
Zoned	GB- General Business
APN #	27-03-36-404-007.000-023
Assessment Total	\$506,100
2020 Taxes Pay 2021	\$15,183 Annually

BUILDING INFORMATION

Building Size	10,600 SF
Tenancy	Multiple
Year Built	1988
Condition	Good

OPERATING INFORMATION

Electricity Source	I&M AEP
Natural Gas Source	Vectren
Water/Sewer Source	Municipal

STRUCTURAL INFORMATION

Construction Type	Brick
Roof Type	Membrane
Signage	Building & monument

TENANT EXPENSES

NNN = \$4.90	CAM - \$3.13
	Insurance - \$0.28
	Real Estate Taxes - \$1.49

EXPENSES

Utilities	Tenant
Maintenance & Repairs	Tenant
Lawn & Snow	Landlord, Reimbursed by Tenant
Real Estate Taxes	Landlord, Reimbursed by Tenant
Building Insurance	Landlord, Reimbursed by Tenant
Roof & Structure	Landlord

TRAFFIC COUNTS & TRANSPORTATION

S.R. 9	21,080 VPD
N. Western Ave.	3,290 VPD
Nearest Highway	S.R. 9 & S.R. 15 - 250' I-69 - 7 Miles
Fort Wayne International Airport	46.5 Miles

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,969	24,965	37,290
Total Households	4,143	10,774	15,048
Average Household Income	\$58,973	\$54,155	\$56,345

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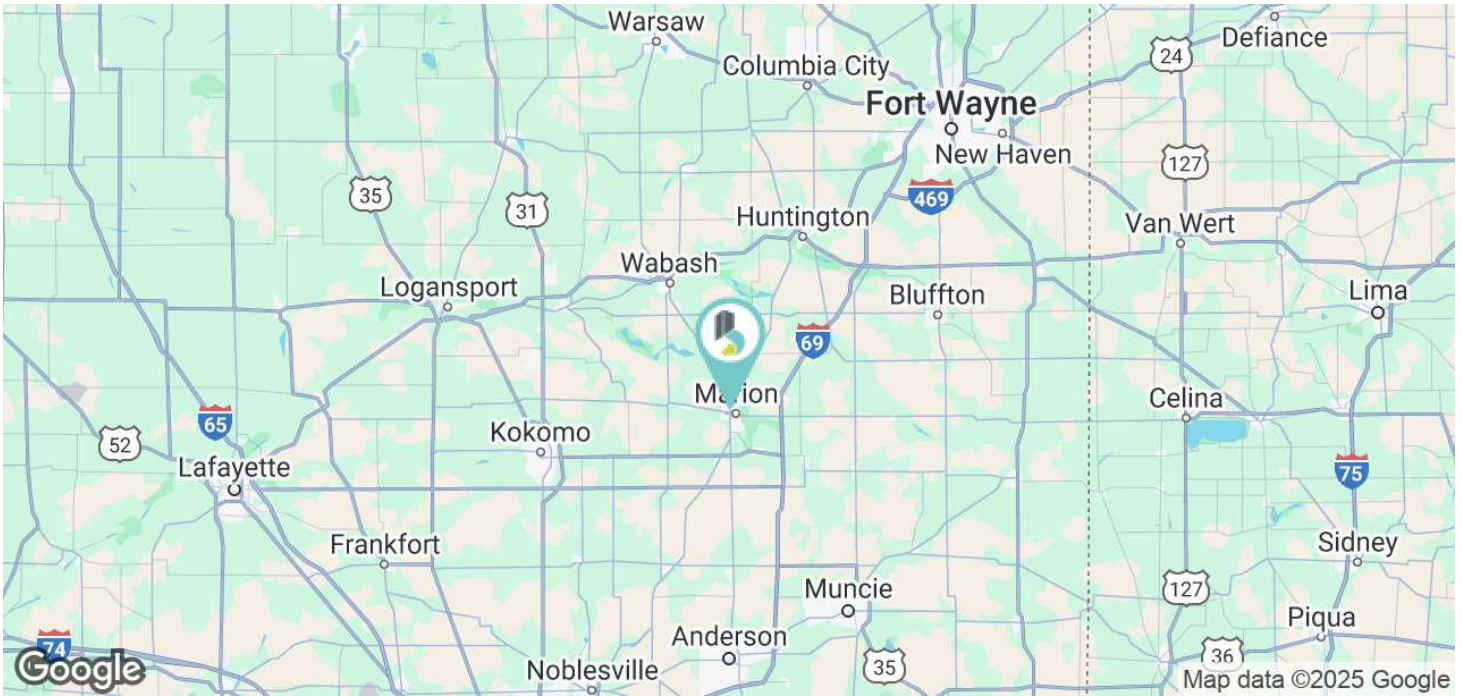
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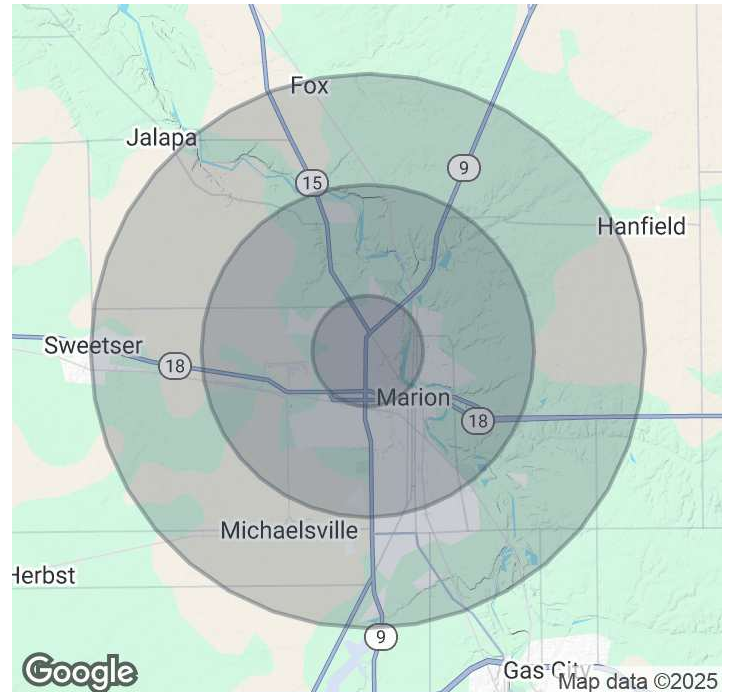
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,881	30,978	44,829
Average Age	40.6	39.4	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,001	12,488	17,932
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$44,532	\$42,345	\$42,752
Average House Value	\$90,450	\$91,917	



TRAFFIC COUNTS

N. Western Ave./N. Wabash Ave	3,578/VPD
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2020 American Community Survey (ACS)

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