

42,636 SQ. FT. RETAIL BUILDING ON 3.05 ACRES



4201 Parnell Ave., Fort Wayne, IN 46805

- Full access on Parnell Ave. across from the Allen County War Memorial Coliseum
- Redevelopment potential
- Traffic counts - Parnell Ave. - 14,600 vpd & Coliseum Blvd. - 48,000 vpd
- Price: \$1,700,000.00 (\$39.87/sf)



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	4201 Parnell Ave.
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen/Washington
City Limits	Inside
Zoning	SC/Shopping Center
Total Building Size	42,636 SF
Acreage	3.05 Acres

PRICE/AVAILABILITY

Sale Price	\$1,700,000.00
Sale Price/SF	\$39.87
Lease Rate/SF	\$8.00 SF/yr
Lease Type	NNN
Availability	Immediately

BUILDING DATA

Condition	Good
Date of Construction/Renovation	1972/1982
Type of Construction	Concrete Block
Roof	Will Advise
Dimensions	Irregular
Bay Spacing	40' x 35'
Ceiling Height:	High Bay (8,692 SF) - 20' Low Bay (33,944 SF) - 10'
Lighting	Metal Halide & T-8 Fluorescent
Heating:	Hanging Gas Units Roof Top Units, Finished Area Only (26,600 SF) 600 Amps, 240 Volt, 3-Phase

UTILITIES

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

PROPERTY TAXES

Parcel Number	02-07-25-128-009.000-073
Assessment: Land	\$531,400
Improvements	\$362,300
Total Assessment	\$893,700
Annual Taxes	\$27,390.40 (\$0.64/sf)
Tax Year	2019 payable 2020

PARKING/TRANSPORTATION

Parking Lot/Spaces	Asphalt/120
Major Road Nearest Site	Coliseum Blvd.
Distance to Interstate	I-69 - 2.5 Miles
Traffic Counts:	Parnell Ave. - 14,600 vpd Coliseum Blvd. - 48,000 vpd

LOADING INFORMATION

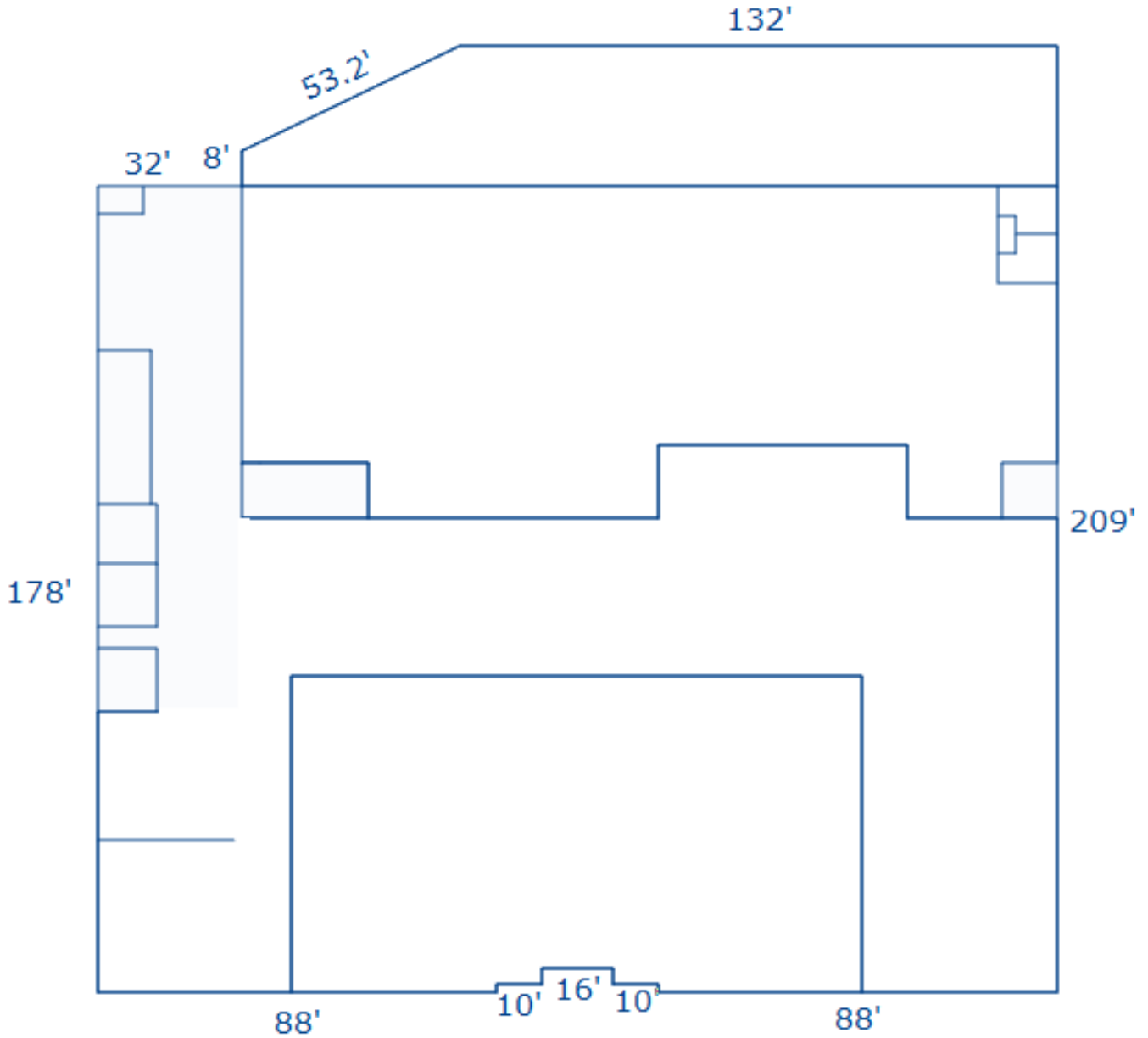
Dock Doors	3
Drive-in Door	1 (Pickup Height)



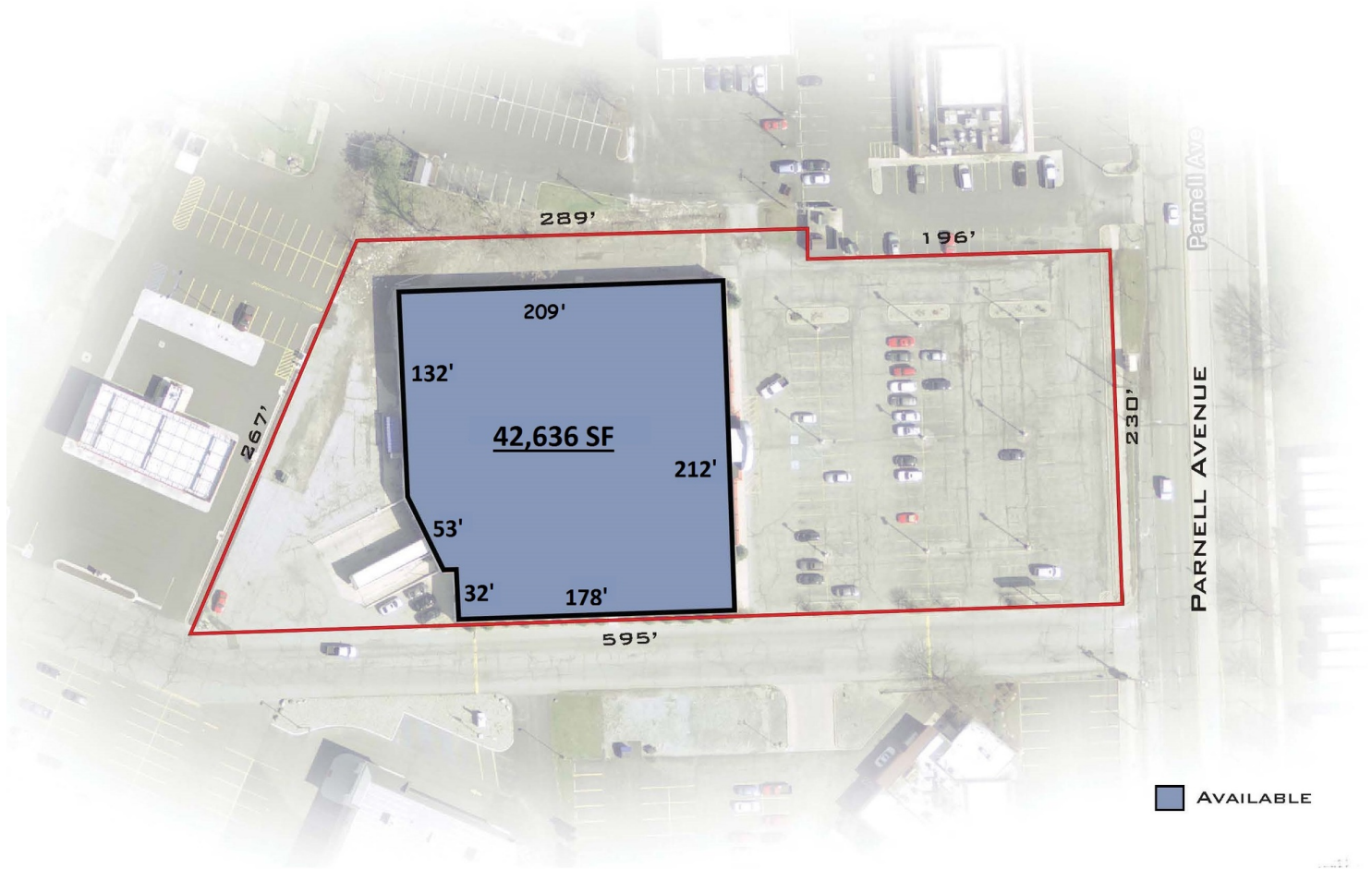
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FLOOR PLAN



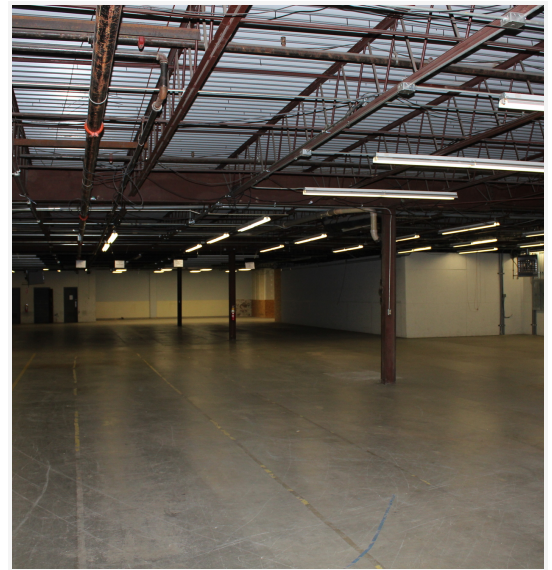
SITE PLAN



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ADDITIONAL PHOTOS



AERIAL



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AERIAL EAST



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AERIAL WEST



RETAILER MAP



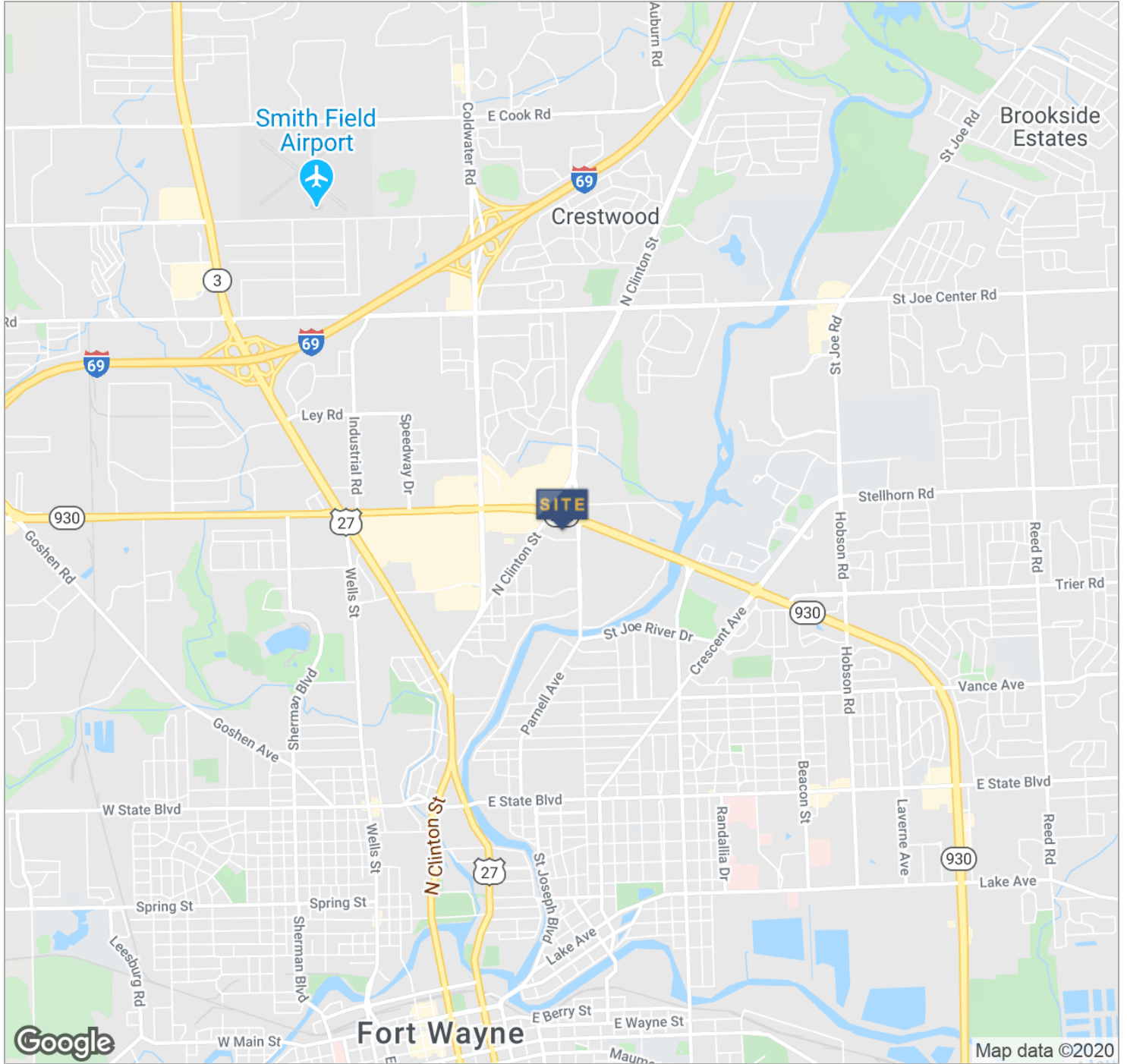
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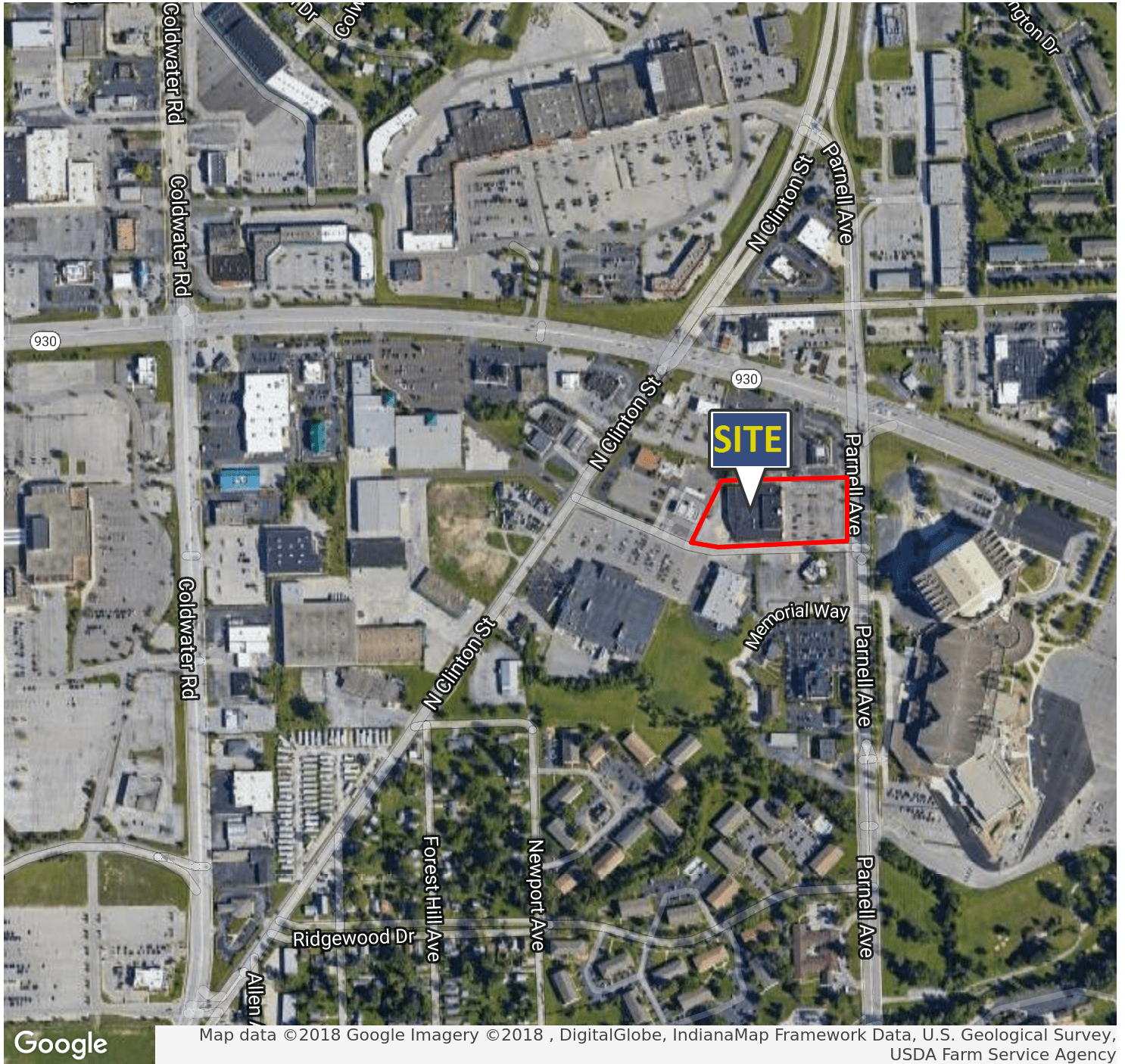
LOCATION MAPS



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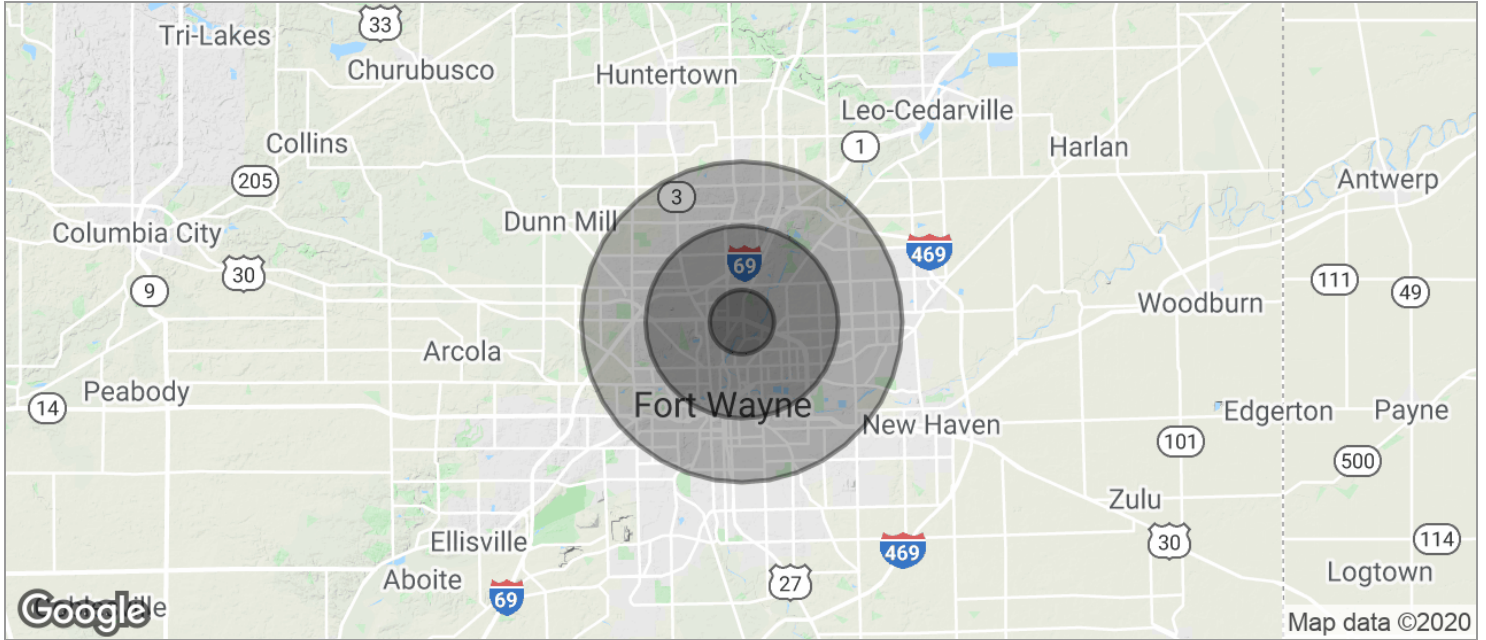
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,336	78,604	188,046
MEDIAN AGE	30.4	33.0	33.0
MEDIAN AGE (MALE)	28.1	31.8	32.0
MEDIAN AGE (FEMALE)	31.5	34.3	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,240	33,216	76,410
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$41,989	\$46,129	\$49,090
AVERAGE HOUSE VALUE	\$84,491	\$97,709	\$97,227

* Demographic data derived from 2010 US Census



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