

4,735 SF FORMER RESTAURANT ON 4.63 ACRES



3710 E. State Blvd., Fort Wayne, IN 46805

- Great access off both E. State Blvd. and Laverne Ave.
- Great visibility near State Blvd. & Coliseum Blvd.
- Zoned C2/Limited Commercial
- Traffic count on State Blvd. 20,000 vpd
- Sale price: \$305,000 (\$64.41/sf)



EVAN RUBIN
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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	3710 E. State Blvd.
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen/St. Joseph
City Limits	Inside
Zoning	C2/Limited Commercial
Total Building Size	4,735 SF
Acreage	4.63 Acres

PRICE/AVAILABILITY

Sale Price	\$305,000.00
Sale Price/SF	\$64.41
Availability	Immediately

UTILITIES

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

BUILDING DATA

Condition	Fair
Date of Construction	1987
Type of Construction	Masonry/Steel
Roof	Wood Joist/Deck
HVAC	Central
Drive-Up	Yes
Kitchen	Hood System & Commercial Sink

PROPERTY TAXES

Parcel Number	02-08-32-326-002.000-072
Assessment: Land	\$277,800
Improvements	\$21,700
Total Assessment	\$299,500
Annual Taxes	\$9,205.06 (\$1.94/sf)
Tax Year	2019 payable 2020

POPULATION DEMOGRAPHICS

1 Mile	10,234
3 Miles	80,688
5 Miles	193,007

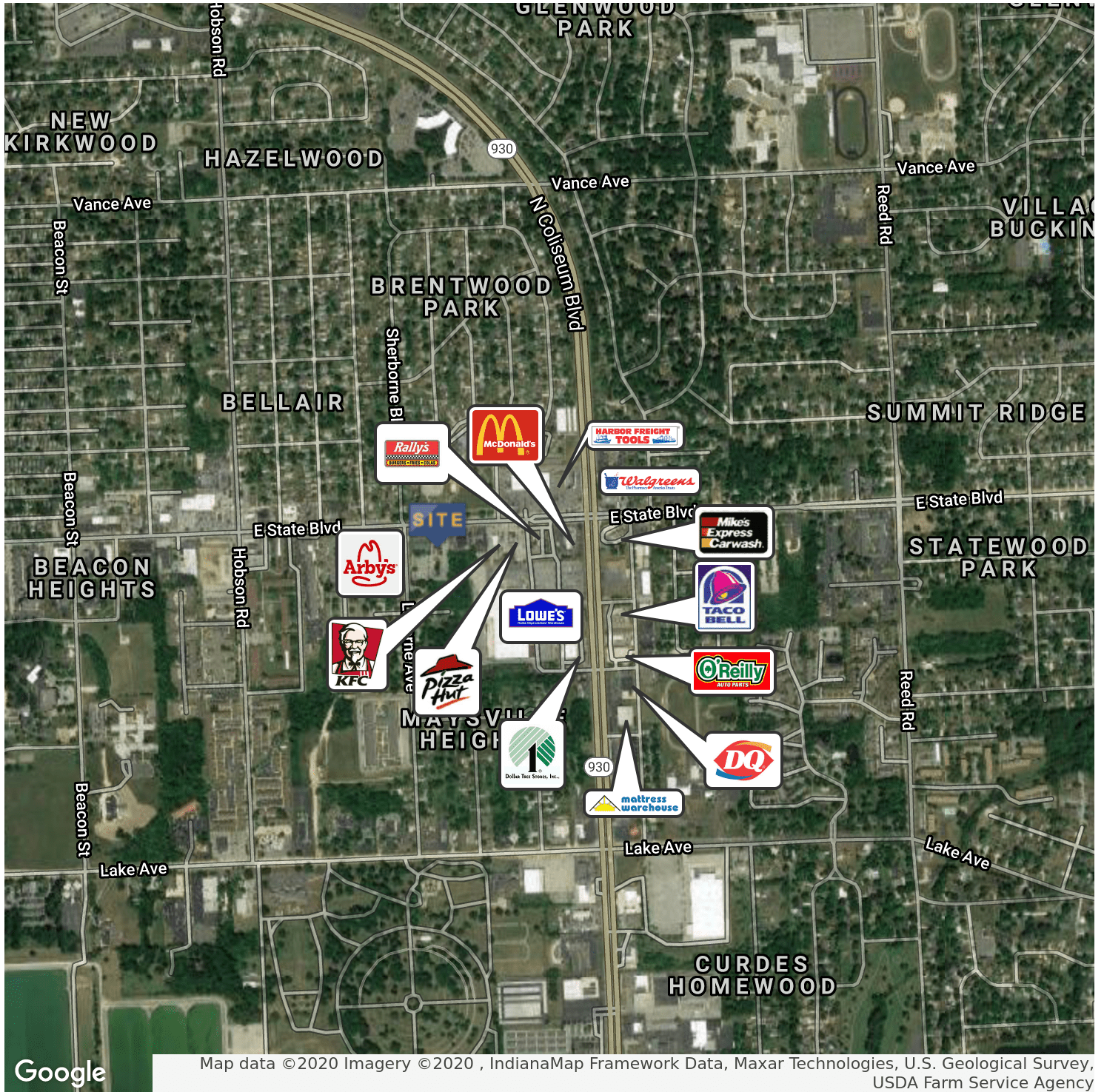
TRANSPORTATION

Major Road Nearest Site	State Blvd.
Traffic Count	State Blvd. - 20,000 vpd



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RETAILER MAP



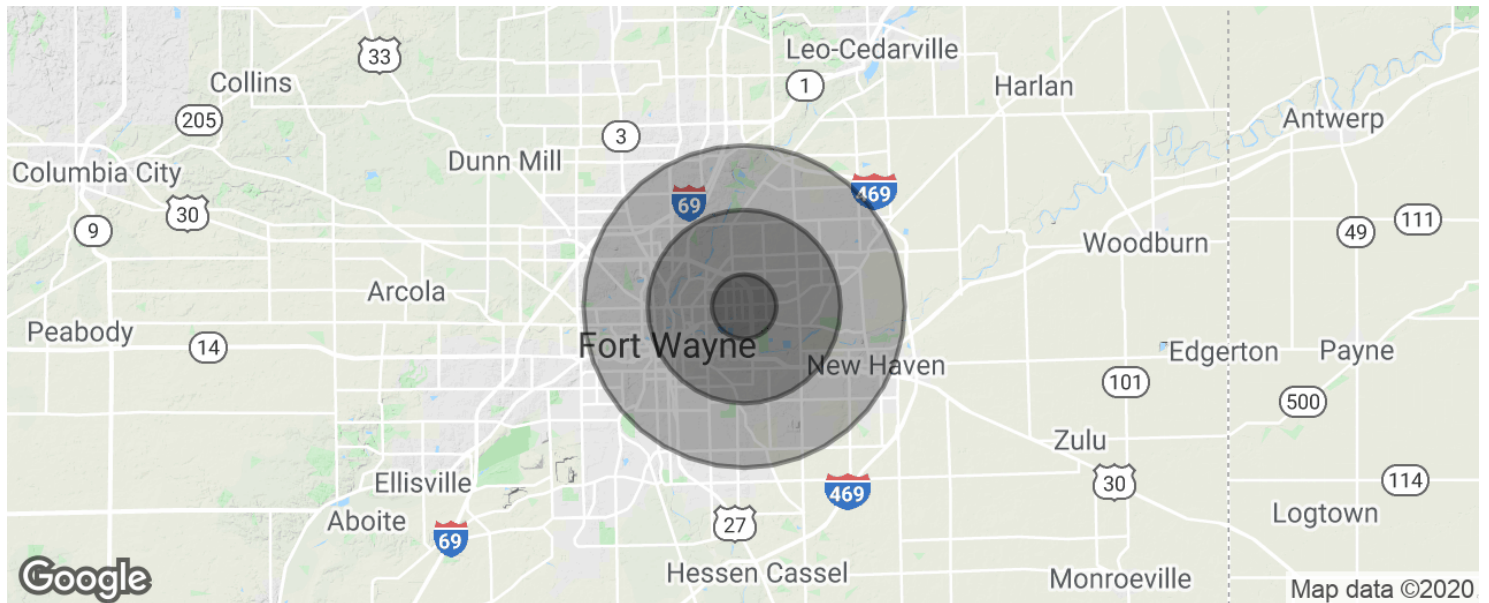
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,234	80,688	193,007
Median age	39.7	35.0	35.1
Median age (Male)	35.1	36.9	37.6
Median age (Female)	41.6	42.6	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,465	32,974	76,434
# of persons per HH	2.14	2.33	2.46
Average HH income	\$37,543	\$45,596	\$45,991
Average house value	\$111,597	\$123,619	\$126,187

* Demographic data derived from 2010 US Census