#### FOR SALE

#### RETAIL

## STAND-ALONE BUILDING AVAILABLE CHAPEL RIDGE SHOPPING CENTER



#### 10510 Maysville Road, Fort Wayne, IN 46835

- Former Golden Corral Restaurant
- Located in busy Chapel Ridge Shopping Center, anchored by Walmart and Kohl's
- High traffic location
- 105 parking spaces
- Sale Price \$875,000



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INDUSTRIAL, OFFICE, RETAIL, LAND, BROKERAGE SERVICES, TENANT/LANDLORD REPRESENTATION, SITE SEARCH AND SELECTION, VALUATION AND APPRAISAL, PROPERTY MANAGEMENT

## PROPERTY INFORMATION

BUILDING LOCATION/S	IZE/ZONING	PRICE/AVA	/AILABILITY	
Street Address	10510 Maysville Road	Sale Price	\$875,000	
City, State, Zip	Fort Wayne, IN 46835	Sale Price Per Sq. Ft.	\$84.47	
County/Township	Allen/St. Joseph	Available	Immediately	
City Limits	Inside			
Total Building Size	10,359 SF	PROPERT	<u>TY TAXES</u>	
Site Acreage	1.75 Acres	Parcel Number	02-08-24-426-002.008-072	
Zoning	SC/Shopping Center	Assessment: Land	\$571,100	
		Improvements	\$300,500	
BUILDING DAT	<u>۲А</u>	Total Assessment	\$871,600	
Condition	Good	Annual Taxes	\$34,515.12 (\$3.20 psf)	
Date of Construction	2004	Tax Year	2019 Payable 2020	
Former Use	Restaurant			
Type of Construction	Wood Frame	UTIL	<u>ITIES</u>	
Roof	Rubber Membrane	Electric Supplier	American Electric Power	
Floor	Concrete	Natural Gas Source	NIPSCO	
HVAC	Central Heat & Air	Water & Sewer	City Utilities	
Sprinkler System	Yes	PARKING		
Signage	On Building	PAR	KING	
		Parking Lot	Asphalt	
<u>TRANSPORTAT</u>		Parking Spaces	105	
Major Road Nearest Site	Maysville Road			
Distance to Interstate	I-469: 0.3 Mile			
Traffic Counts:				
Maysville Road at Site	18,500 vpd			
I-469 North	24,400 vpd			
I-469 South	27,200 vpd			
POPULATION DEMOG	RAPHICS			
1 Mile	2,062			
3 Miles	26,860			



5 Miles

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75,242

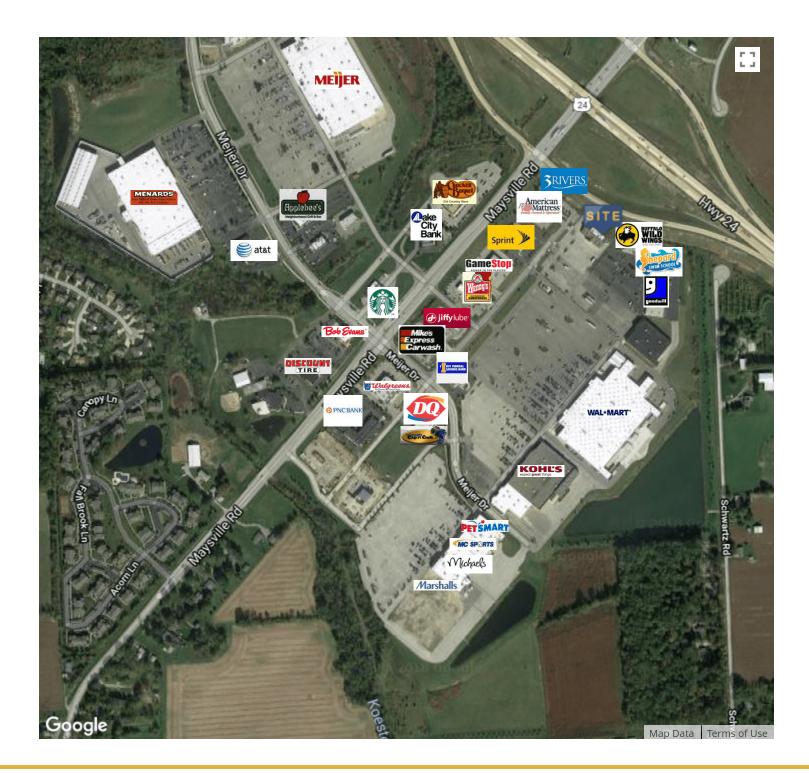
## ADDITIONAL PHOTOS





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### **RETAILER MAP**





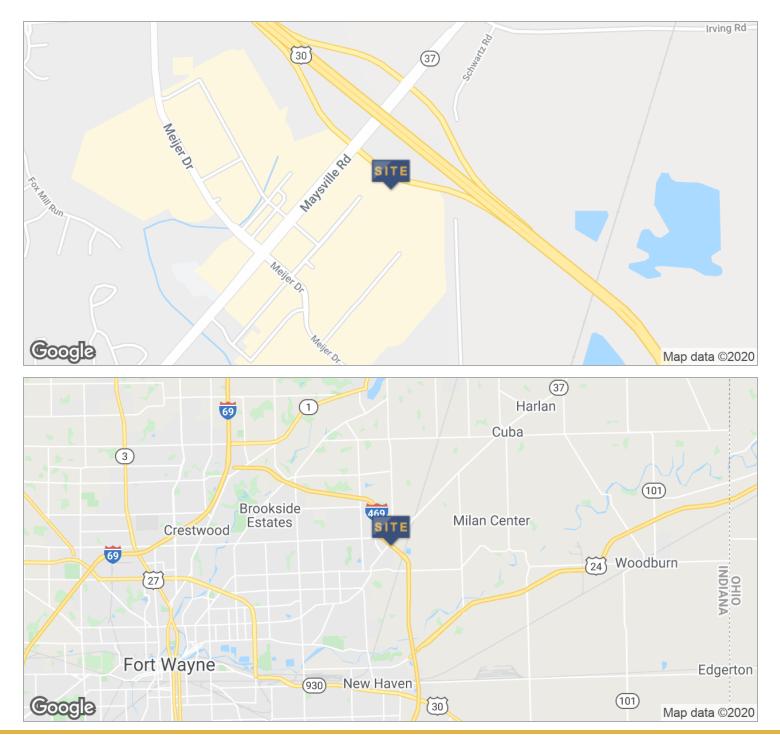
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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties. July 15, 2020

# LOCATION MAPS

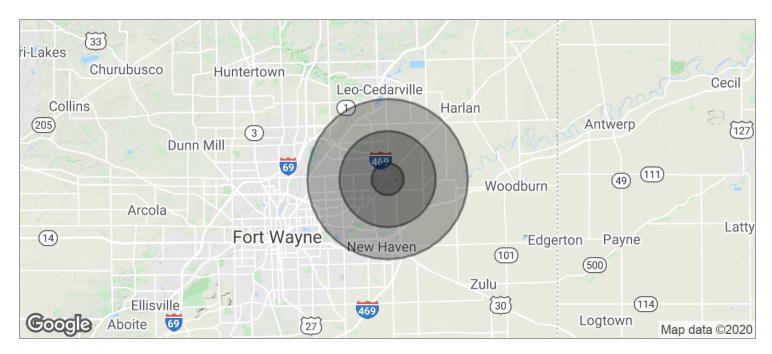




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## **DEMOGRAPHICS MAP**



POPULATION	1 MILE	3 MILES	5 MILES	
TOTAL POPULATION	2,062	26,860	75,242	
MEDIAN AGE	38.0	38.1	37.8	
MEDIAN AGE (MALE)	37.4	37.3	36.3	
MEDIAN AGE (FEMALE)	38.8	39.2	39.3	
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES	
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TOTAL HOUSEHOLDS	860	10,215	29,672	
# OF PERSONS PER HH	860 24	10,215 26	29,672 25	
		- / -	- ) -	

\* Demographic data derived from 2010 US Census



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