

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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PROPERTY INFORMATION

BUILDING LOCATION/SIZE/ZONING

Street Address	10510 Maysville Road
City, State, Zip	Fort Wayne, IN 46835
County/Township	Allen/St. Joseph
City Limits	Inside
Total Building Size	10,359 SF
Site Acreage	1.75 Acres
Zoning	SC/Shopping Center

BUILDING DATA

Condition	Good
Date of Construction	2004
Former Use	Restaurant
Type of Construction	Wood Frame
Roof	Rubber Membrane
Floor	Concrete
HVAC	Central Heat & Air
Sprinkler System	Yes
Signage	On Building

TRANSPORTATION

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 DEMOGRAPHICS

1 Mile	2,062
3 Miles	26,860
5 Miles	75,242

PRICE/AVAILABILITY

Sale Price	\$875,000
Sale Price Per Sq. Ft.	\$84.47
Available	Immediately

PROPERTY TAXES

Parcel Number	02-08-24-426-002.008-072
Assessment: Land	\$571,100
Improvements	\$300,500
Total Assessment	\$871,600
Annual Taxes	\$34,515.12 (\$3.20 psf)
Tax Year	2019 Payable 2020

UTILITIES

Electric Supplier	American Electric Power
Natural Gas Source	NIPSCO
Water & Sewer	City Utilities

PARKING

Parking Lot	Asphalt
Parking Spaces	105



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ADDITIONAL PHOTOS



RETAILER MAP



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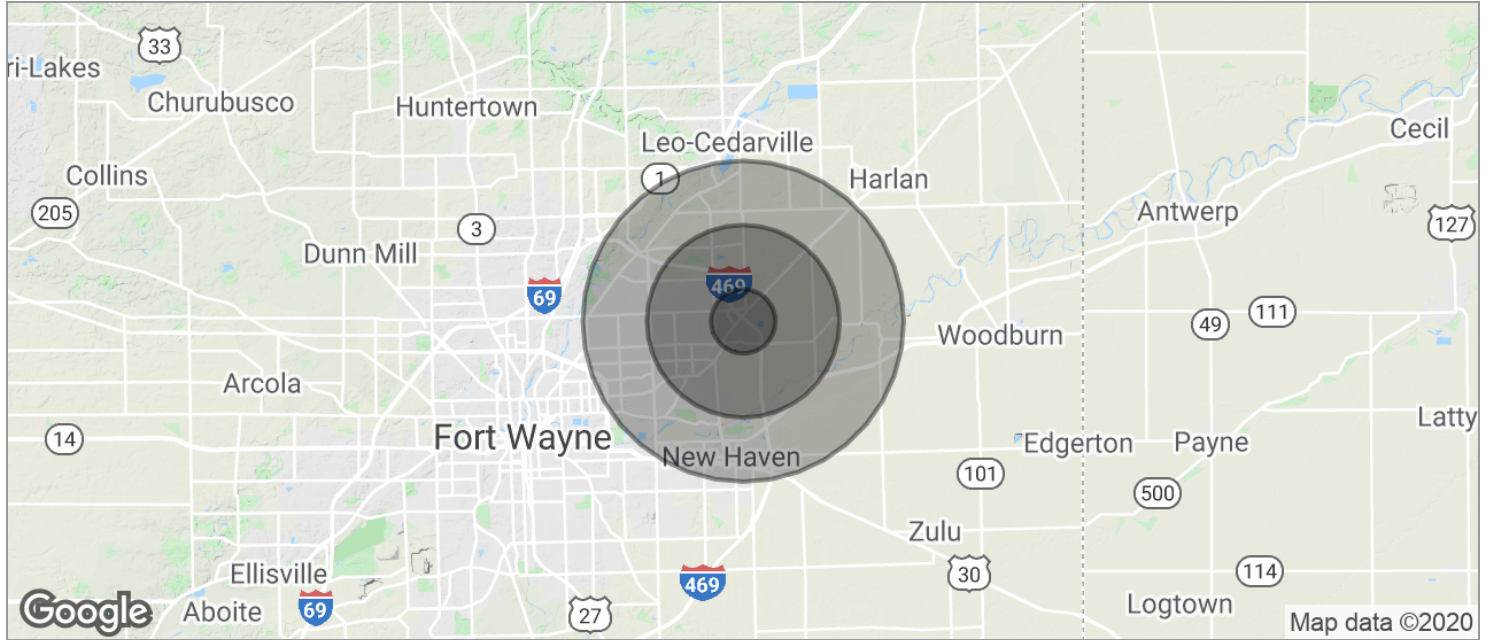
LOCATION MAPS



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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
TOTAL HOUSEHOLDS	860	10,215	29,672
# OF PERSONS PER HH	24	26	25
AVERAGE HH INCOME	\$78,611	\$77,324	\$70,022
AVERAGE HOUSE VALUE	\$159,107	\$150,504	\$138,007

* Demographic data derived from 2010 US Census



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