

OFFICE

FOR SALE OR LEASE

# 30,384 SQ. FT. HISTORIC SCHOOL BUILDING



2313 S. Hanna St., Fort Wayne, IN 46803

- Located in the heart of Renaissance Pointe, just minutes from downtown Fort Wayne
- Near Fort Wayne Urban League and YMCA
- Beautiful terrazo floors throughout
- Price: \$449,000 (\$14.78/sf)
- Lease Rate: \$2.50/sf NNN



**JOHN ADAMS, CCIM**  
VP of Brokerage Services  
jadams@zacherco.com  
260.422.8474

**DAN REESE**  
Broker Associate  
dreese@zacherco.com  
260.422.8474

# PROPERTY INFORMATION

## BUILDING LOCATION/ZONING/SIZE

Street Address	2313 S. Hanna St.
City, State, Zip	Fort Wayne, IN 46803
County/Township	Allen/Wayne
City Limits	Inside
Zoning	R3/Multiple Family Residential
Total Building Size	30,384 SF
Site Acreage	TBD - Parcel to be split from Zion Lutheran Church (as needed)

## PRICE/AVAILABILITY

Sale Price	\$449,000.00
Sale Price/SF	\$14.78
Lease Rate	\$2.50 SF/yr
Lease Type	NNN
Base Rent	\$6,330.00/mo.
Availability	Immediately

## BUILDING DATA

Condition	Good
Former Use	School
Date of Construction	1923
Building Type	Special Use
Type of Construction	Masonry Block & Brick
Number of Stories	3 Plus Upper Level
Restrooms	One Set Per Floor (9)
ADA Accessible	No
Roof	Built Up
Lighting	Fluorescent
Heat	Gas Fired Boiler
Air Conditioning	Window Units
Parking Lot	Asphalt
Security System	Yes

## PROPERTY TAXES

Parcel Number 1	02-12-12-376-001.000-074
Parcel Number 2	02-12-12-376-028.000-074
Parcel Number 3	02-12-12-376-029.000-074
Annual Taxes	Exempt
Tax Year	2019 payable 2020

## FINANCIAL RESPONSIBILITY

Janitorial	Tenant
Utilities	Tenant
Interior Maintenance	Tenant
Roof & Structure	Tenant
Insurance	Tenant

## POPULATION DEMOGRAPHICS

1 Mile	14,911
3 Miles	99,529
5 Miles	174,174

## TRANSPORTATION/PARKING

Major Road Nearest Site	US 27 (Lafayette St.)
Distance to US 27	0.3 Mile
Interstate Nearest Site	I-69
Distance to Interstate	5.6 Miles
Traffic Counts:	Hanna St. - 4,600 vpd Creighton Ave. - 3,800 vpd
Parking Lot - Spaces	Asphalt - 30

## UTILITIES

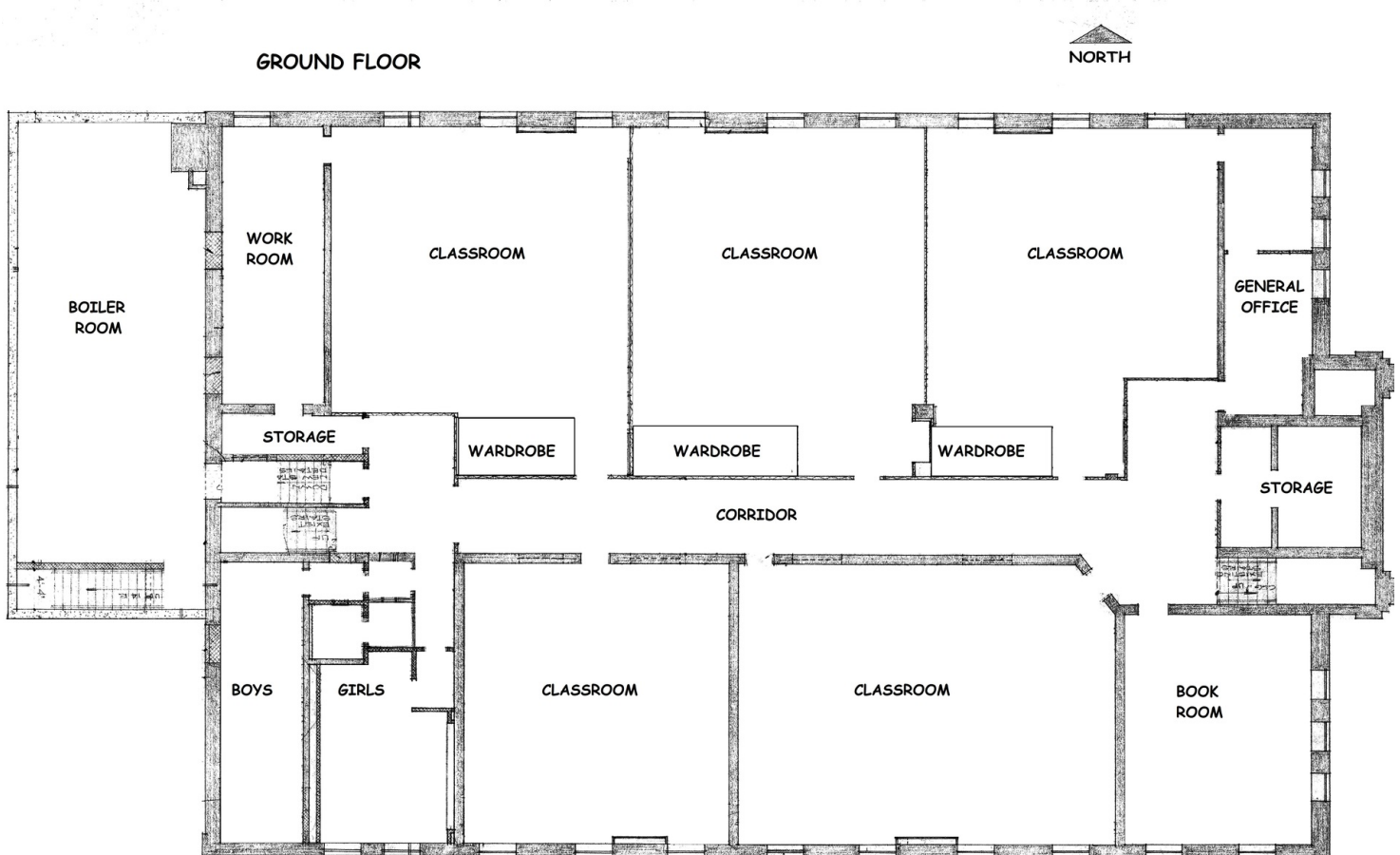
Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne



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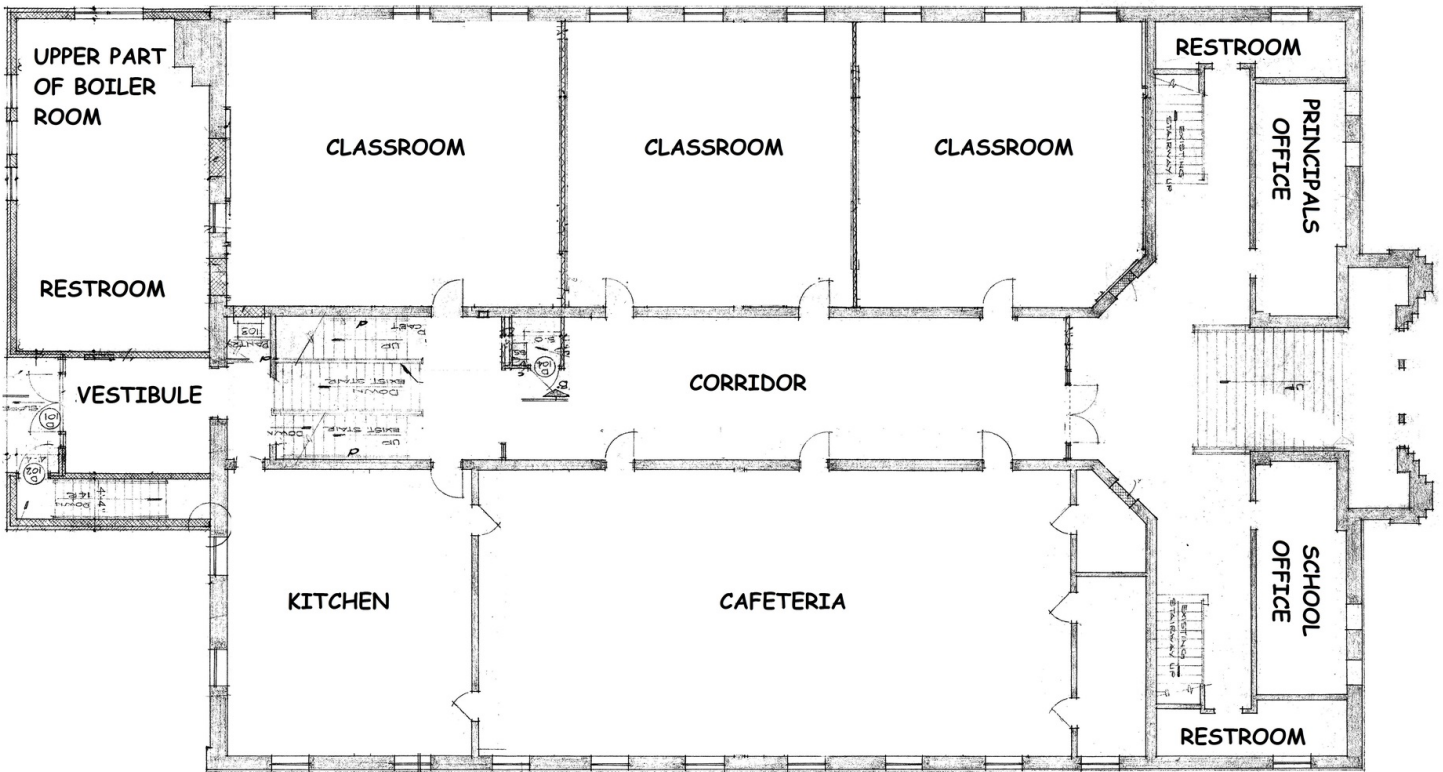
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# FLOOR PLAN



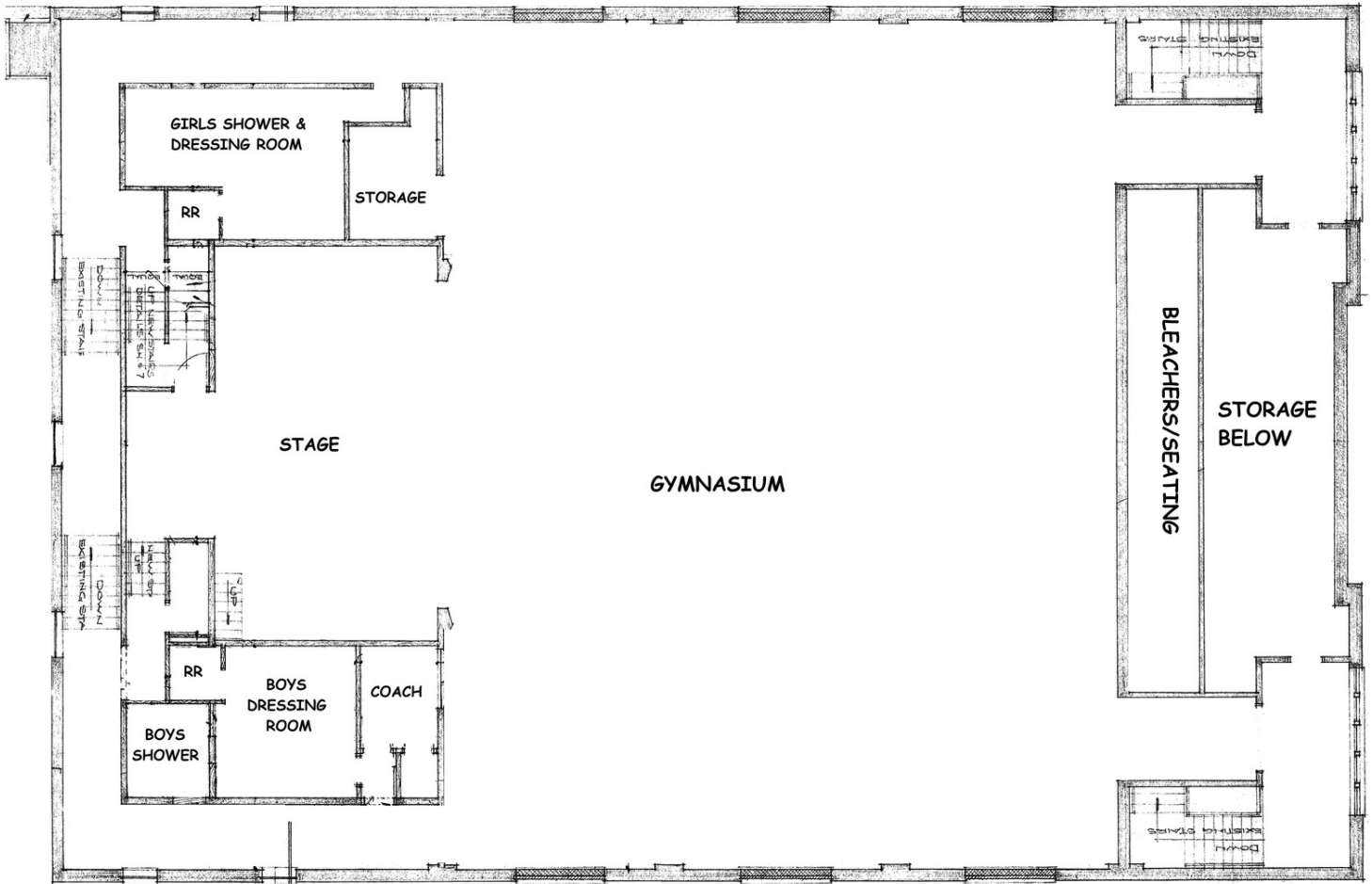
# FLOOR PLAN

## FIRST FLOOR



# FLOOR PLAN

## SECOND FLOOR

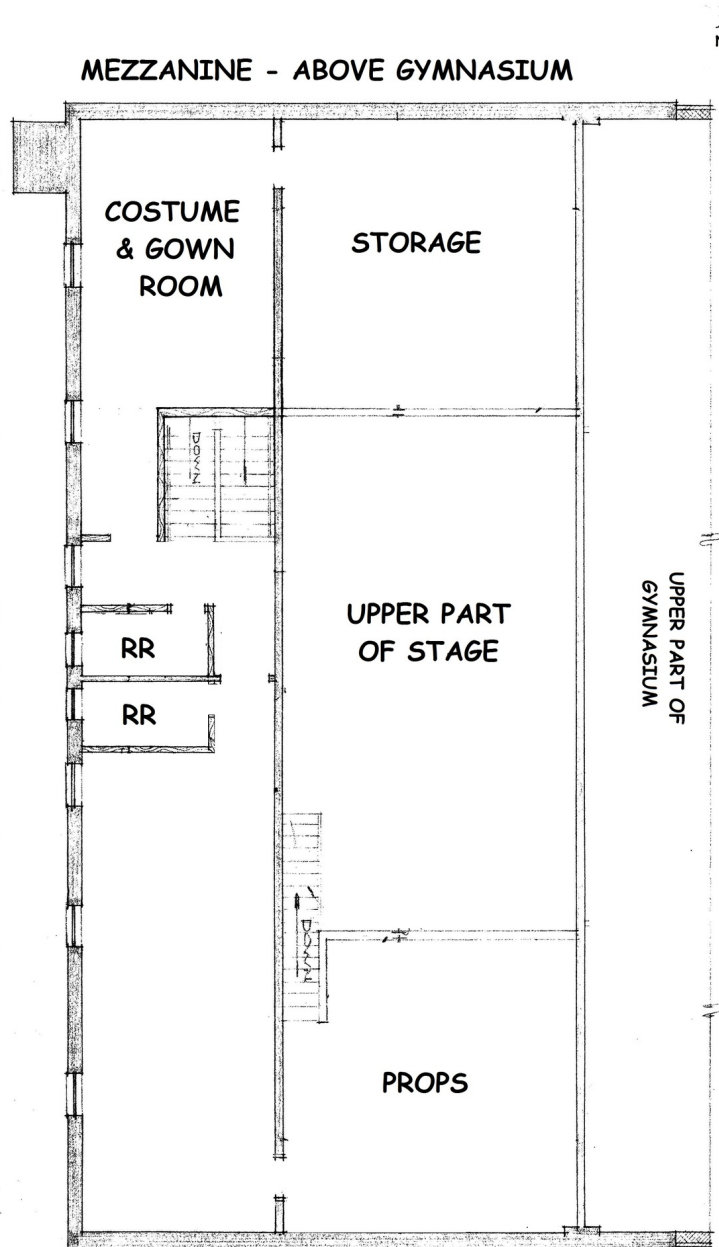


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# FLOOR PLAN



# ADDITIONAL PHOTOS

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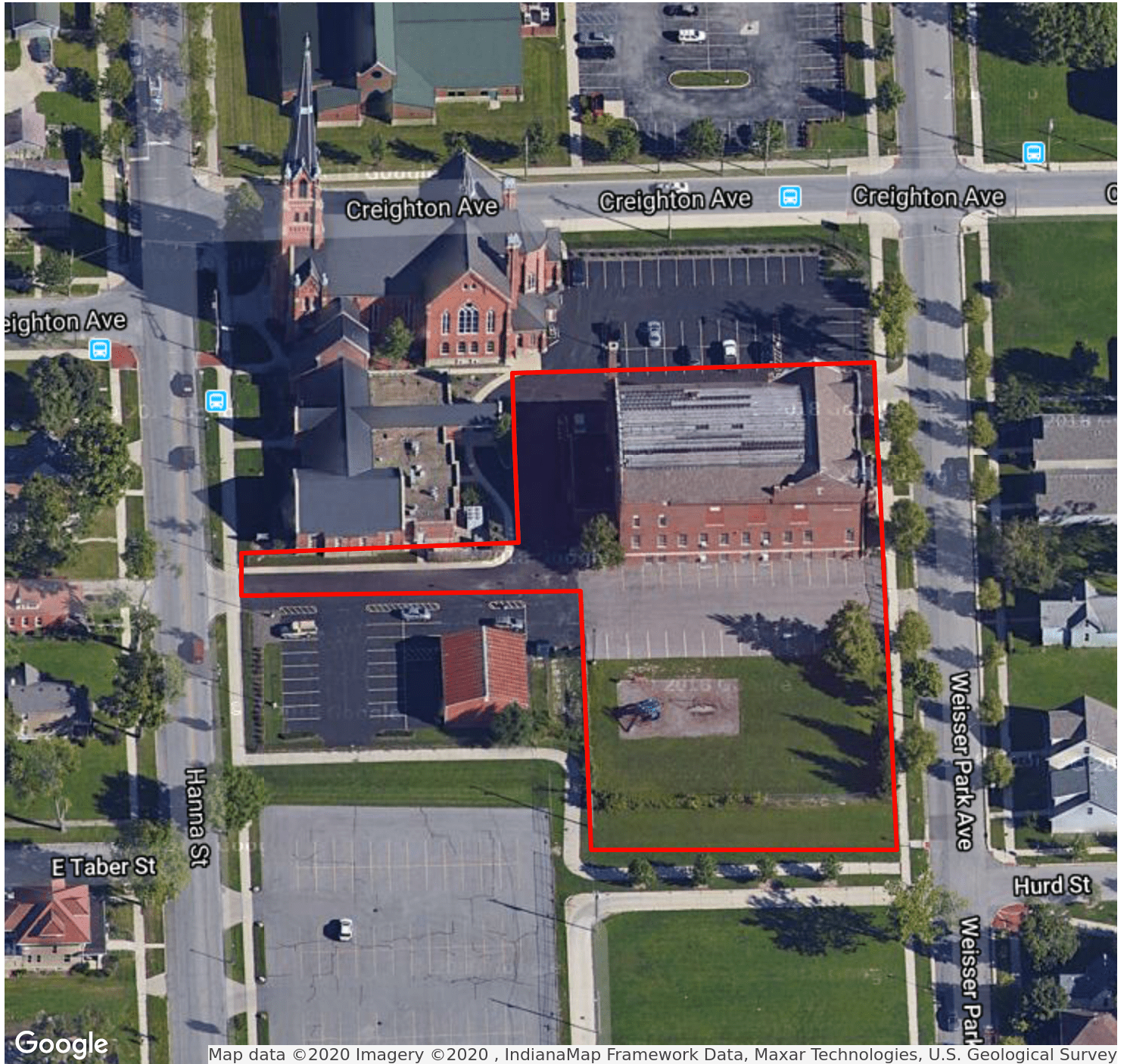


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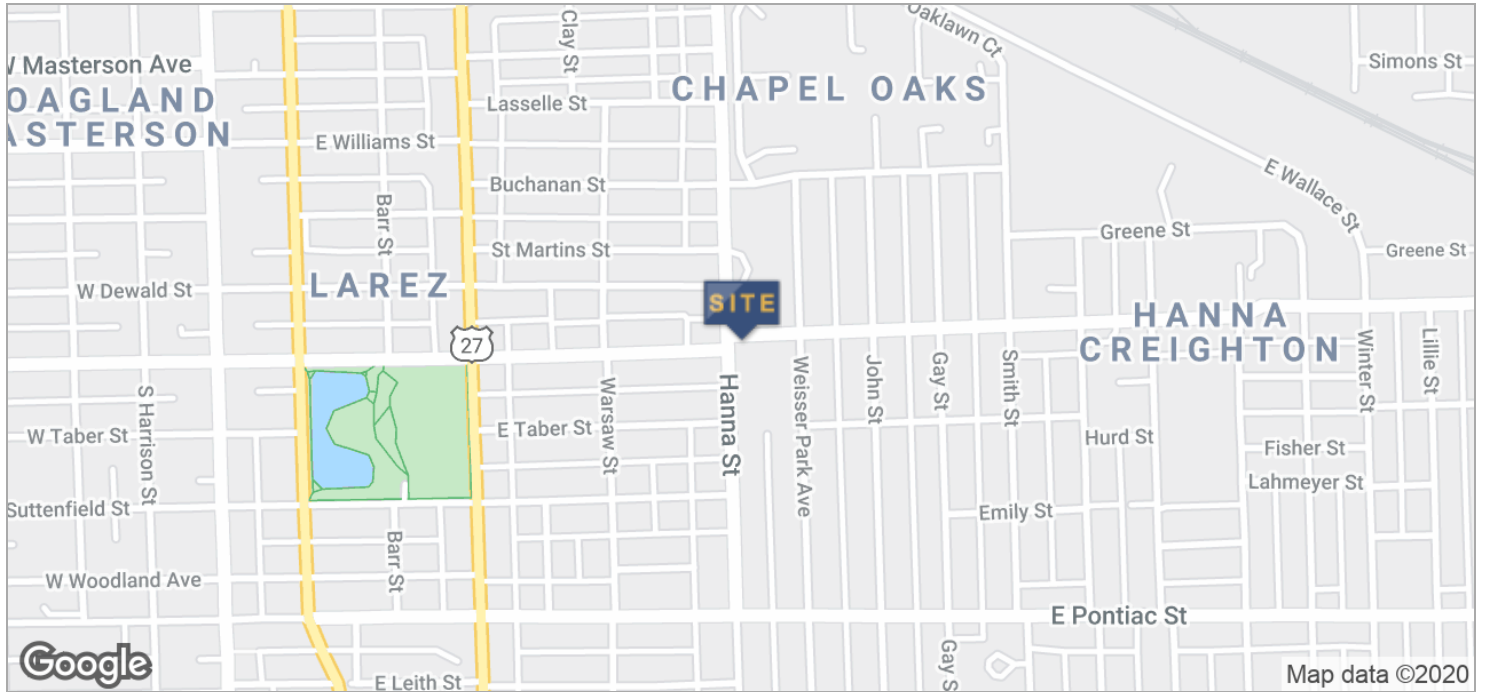


# AERIAL





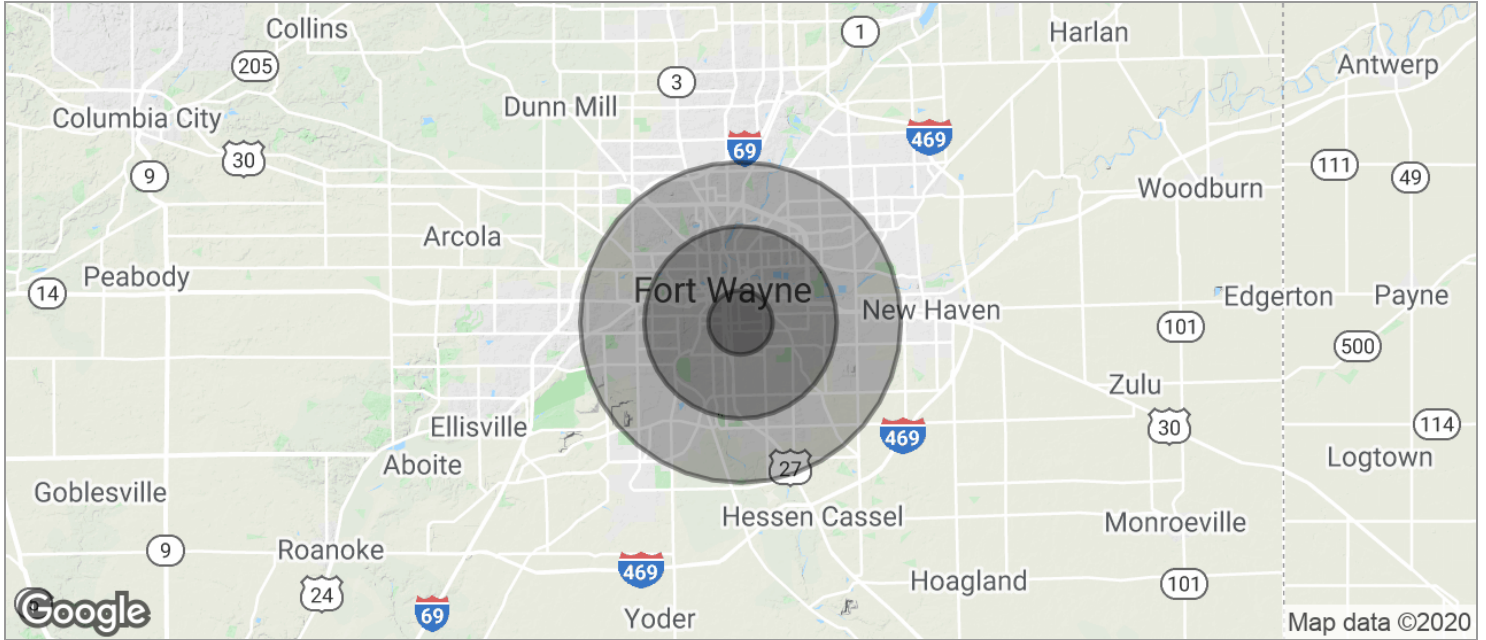
# LOCATION MAPS



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# DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	14,911	99,529	174,174
MEDIAN AGE	29.0	32.7	34.1
MEDIAN AGE (MALE)	28.5	32.0	33.1
MEDIAN AGE (FEMALE)	29.5	33.4	35.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	4,742	36,611	67,397
# OF PERSONS PER HH	2.91	2.55	2.42
AVERAGE HH INCOME	\$36,619	\$43,621	\$48,810
AVERAGE HOUSE VALUE	\$60,876	\$83,348	\$100,990

\* Demographic data derived from 2010 US Census



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