RETAIL

FOR SALE OR LEASE

1,088 SQ. FT. HIGHLY VISIBLE RESTAURANT



3402 Wayne Trace, Fort Wayne, IN 46806

- Good signage, visibility and access
- 0.17 acre on busy Wayne Trace
- Kitchen hood and equipment also available
- Zoned C2/Limited Commercial
- Sale price: \$65,000 (\$59.74/sf)
- Lease rate: \$1,900/mo. Modified Gross





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

PROPERTY INFORMATION

City, State, Zip Fort City Limits	NG/SIZE 3402 Wayne Trace Wayne, IN 46806 Inside mited Commercial 1,088 SF 0.17 Acre 1950 Wood Frame Average	Sale Price Sale Price/SF Lease Price/SF Lease Type Term Availability Kitchen Hood & Equipment	AILABILITY \$65,000.00 \$59.74 \$1,900.00 per month Modified Gross Minimum One Year Immediately Negotiable	
City, State, Zip Fort City Limits Zoning C2/Lin Total Building Size Site Acreage BUILDING DATA Date of Construction Construction Type Condition Number of Stories Roof Type Heat	Wayne, IN 46806 Inside mited Commercial 1,088 SF 0.17 Acre 1950 Wood Frame Average	Sale Price/SF Lease Price/SF Lease Type Term Availability Kitchen Hood & Equipment	\$59.74 \$1,900.00 per month Modified Gross Minimum One Year Immediately Negotiable	
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Date of Construction Construction Type Condition Number of Stories Roof Type Heat	Wood Frame Average	FINANCIAL RE		
Date of Construction Construction Type Condition Number of Stories Roof Type Heat	Wood Frame Average		<u>SPONSIBILITIES</u>	
Construction Type Condition Number of Stories Roof Type Heat	Wood Frame Average		<u>SPONSIBILITIES</u>	
Condition Number of Stories Roof Type Heat	Average	Litilition		
Number of Stories Roof Type Heat		Oundes	Tenant	
Roof Type Heat	1	Property Taxes	Landlord	
Heat	'	Property Insurance	Landlord	
	Flat	Common Area Maintenance	Landlord	
Air Conditioning	GFA	Non Structural Maintenance	Landlord	
conducting	Central	Roof & Structure	Landlord	
Restrooms	2			
Signage	Pylon	UTILITIES		
DODIU ATION DEMOCRAT		Electric Supplier	AEP	
POPULATION DEMOGRAPHICS		Natural Gas Source	NIPSCO	
1 Mile	8,533	Water & Sewer	City Utilities	
3 Miles	76,056	TRANSPORTATION/PARKING		
5 Miles	171,580			
PROPERTY TAXES		Major Road Nearest Site	Wayne Trace	
	282 045 000 000	Distance to Interstate	I-69 - 9 Miles	
	-283-015.000-069	Traffic Count	Wayne Trace - 11,874 vpd	
Assessment: Land	\$4,200	Parking	Ample/Surface	
Improvements	\$20,100			
Total Assessment	\$24,300			
	\$659.88 (\$0.61/sf)			
Tax Year 2	019 payable 2020			



ADDITIONAL PHOTOS







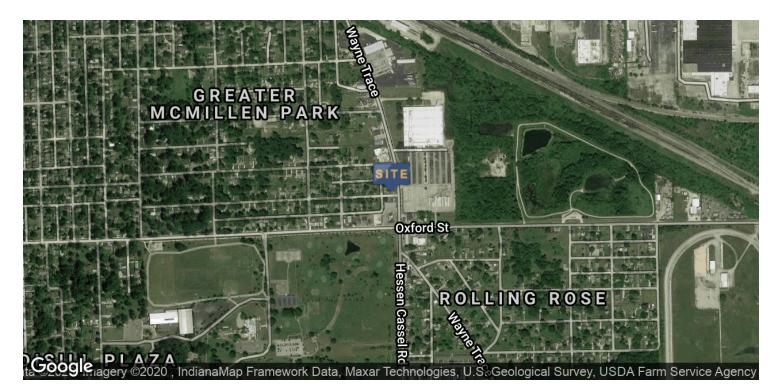








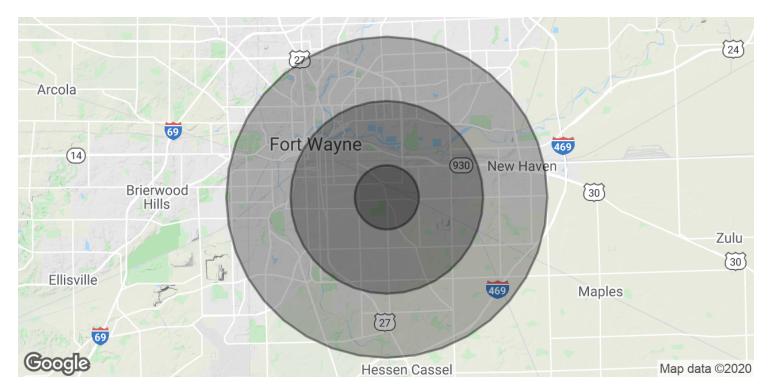
LOCATION MAPS







DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,533	76,056	171,580
Average age	26.5	31.8	33.1
Average age (Male)	22.4	28.3	31.3
Average age (Female)	31.0	34.9	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,014	28,427	67,505
# of persons per HH	2.8	2.7	2.5
Average HH income	\$32,013	\$36,616	\$43,312
Average house value	\$61,423	\$79,328	\$89,816

* Demographic data derived from 2010 US Census

