

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

PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

| | |
|---------------------|-----------------------|
| Street Address | 3402 Wayne Trace |
| City, State, Zip | Fort Wayne, IN 46806 |
| City Limits | Inside |
| Zoning | C2/Limited Commercial |
| Total Building Size | 1,088 SF |
| Site Acreage | 0.17 Acre |

PRICE/AVAILABILITY

| | |
|--------------------------|----------------------|
| Sale Price | \$65,000.00 |
| Sale Price/SF | \$59.74 |
| Lease Price/SF | \$1,900.00 per month |
| Lease Type | Modified Gross |
| Term | Minimum One Year |
| Availability | Immediately |
| Kitchen Hood & Equipment | Negotiable |

BUILDING DATA

| | |
|----------------------|------------|
| Date of Construction | 1950 |
| Construction Type | Wood Frame |
| Condition | Average |
| Number of Stories | 1 |
| Roof Type | Flat |
| Heat | GFA |
| Air Conditioning | Central |
| Restrooms | 2 |
| Signage | Pylon |

FINANCIAL RESPONSIBILITIES

| | |
|----------------------------|----------|
| Utilities | Tenant |
| Property Taxes | Landlord |
| Property Insurance | Landlord |
| Common Area Maintenance | Landlord |
| Non Structural Maintenance | Landlord |
| Roof & Structure | Landlord |

POPULATION DEMOGRAPHICS

| | |
|---------|---------|
| 1 Mile | 8,533 |
| 3 Miles | 76,056 |
| 5 Miles | 171,580 |

UTILITIES

| | |
|--------------------|----------------|
| Electric Supplier | AEP |
| Natural Gas Source | NIPSCO |
| Water & Sewer | City Utilities |

PROPERTY TAXES

| | |
|------------------|--------------------------|
| Parcel Number | 02-13-18-283-015.000-069 |
| Assessment: Land | \$4,200 |
| Improvements | \$20,100 |
| Total Assessment | \$24,300 |
| Annual Taxes | \$659.88 (\$0.61/sf) |
| Tax Year | 2019 payable 2020 |

TRANSPORTATION/PARKING

| | |
|-------------------------|--------------------------|
| Major Road Nearest Site | Wayne Trace |
| Distance to Interstate | I-69 - 9 Miles |
| Traffic Count | Wayne Trace - 11,874 vpd |
| Parking | Ample/Surface |

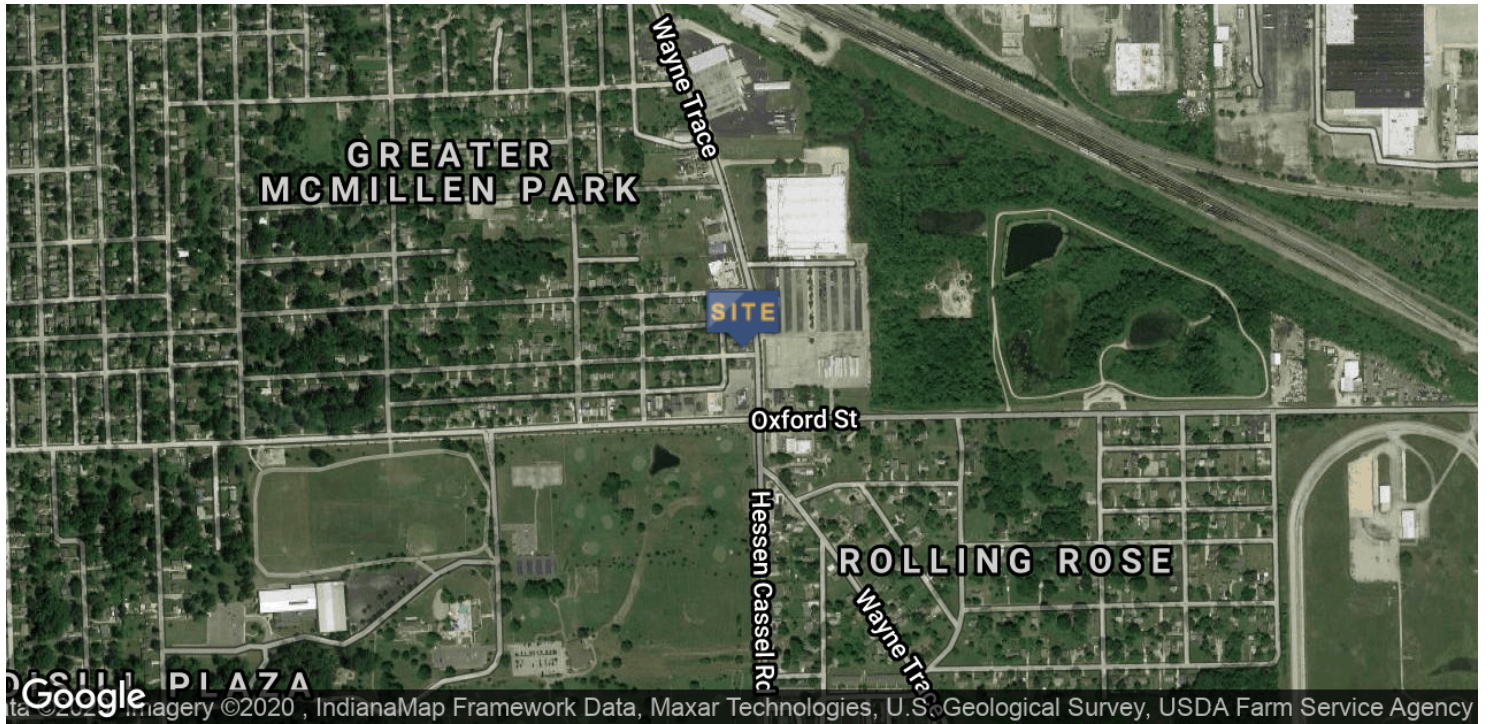


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ADDITIONAL PHOTOS

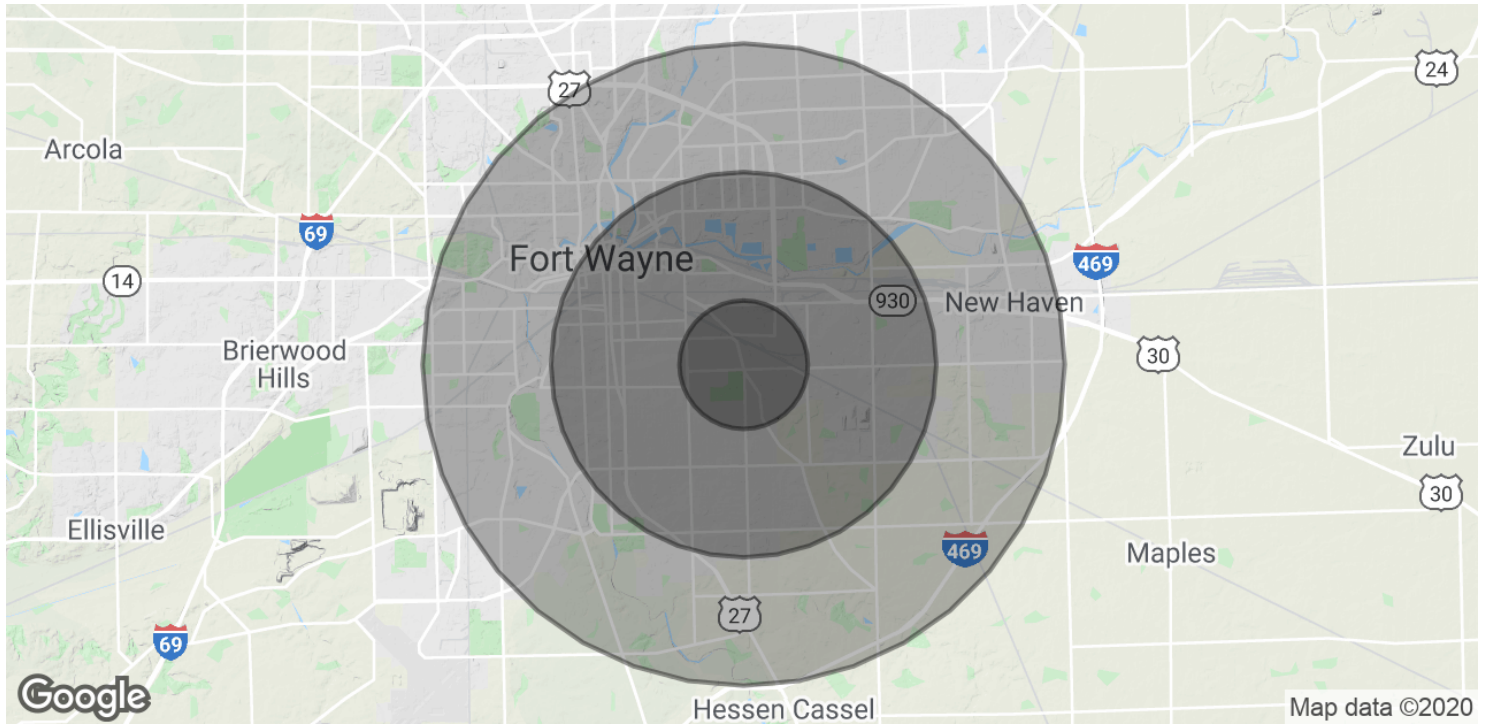


LOCATION MAPS



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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