

HAZELWOOD PLAZA

1,863 SQ. FT. AVAILABLE



3210 Crescent Avenue, Fort Wayne, IN 46805

- 1,863 sq. ft. space for lease in 9,000 sq. ft. retail strip center
- Co-tenants include In Rush Bicycles, State Farm Insurance and Loyal Kutz
- Close to college campuses
- 11,177 vehicles per day on Crescent Avenue
- \$10.00/SF/Yr., modified gross lease



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Building Name	Hazelwood Plaza
Street Address	3202-3212 Crescent Avenue
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen/Wayne
City Limits	Inside
Zoning	C2/Limited Commercial
Total Building Size	9,000 SF
Space Available - Suite 3212	1,863 SF

PRICE/AVAILABILITY

Lease Rate	\$10.00/SF/Yr.
Lease Type	Modified Gross
Available	Immediately

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Landlord
Property Insurance	Landlord
Common Area Maintenance	Landlord
Non Structural Maintenance	Landlord
Plate Glass Insurance	Tenant
Roof & Structure	Landlord

BUILDING DATA

Date of Construction	1965
Number of Stories	1
Condition	Good
Construction Type	Brick
Roof	Flat
Ceiling Height	10'
Sprinkler System	No
Heating System	Gas Forced Air
Air Conditioning	Central

PROPERTY TAXES

Parcel Number	02-08-30-353-001.000-074
Assessments: Land	\$63,600
Improvements	\$148,500
Total Assessments	\$212,100
Annual Taxes	\$7,534.10 (\$0.84 psf)
Tax Year	2019 Payable 2020

PARKING/TRANSPORTATION

Parking Lot/Spaces	Asphalt/32
Major Road Nearest Site	Crescent Avenue
Distance to Interstate	I-69: 4 Miles
Vehicles Per Day on Crescent Ave.	11,177

UTILITIES

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

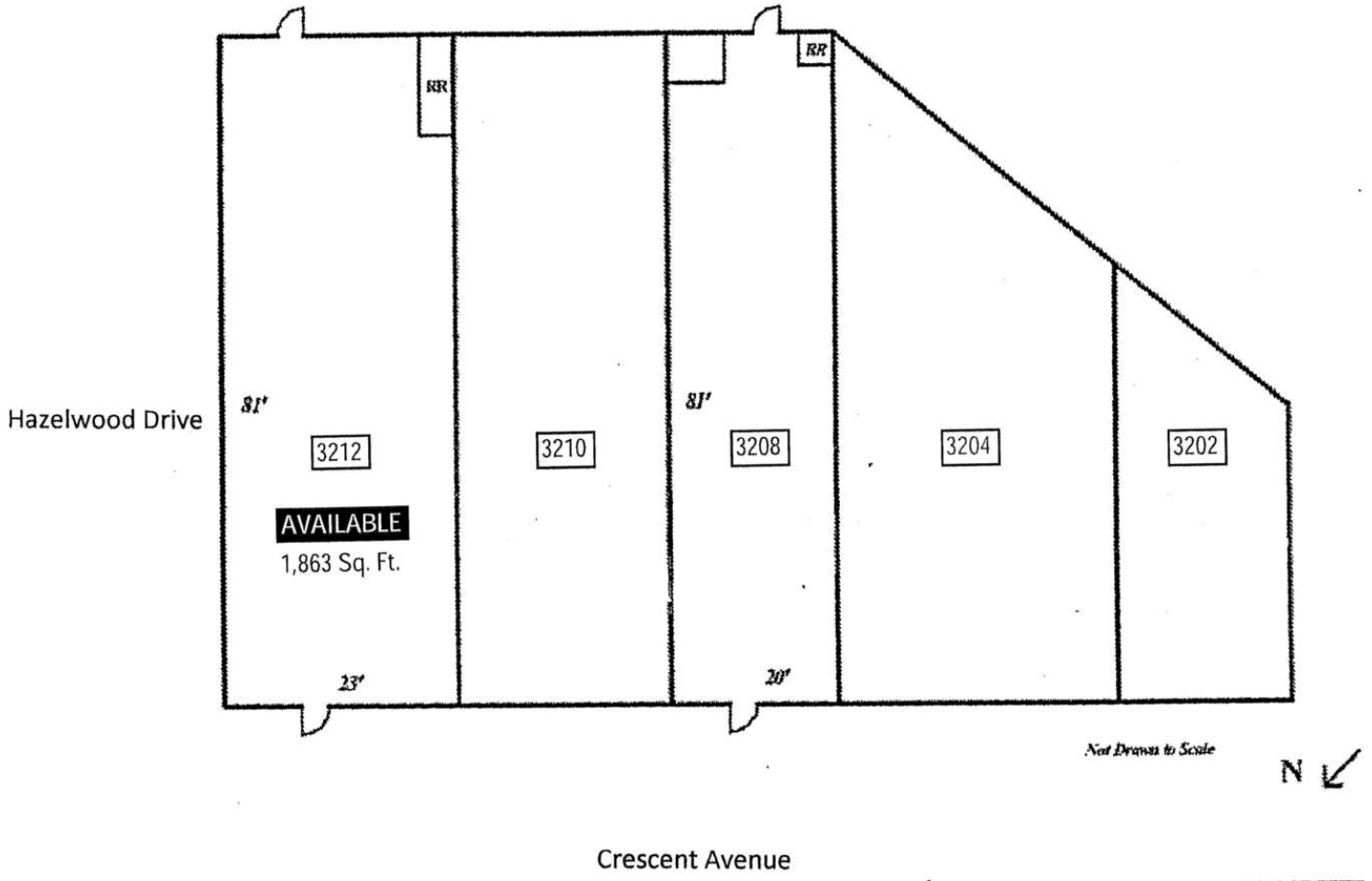
POPULATION DEMOGRAPHICS

1 Mile	10,687
3 Miles	82,362
5 Miles	183,806

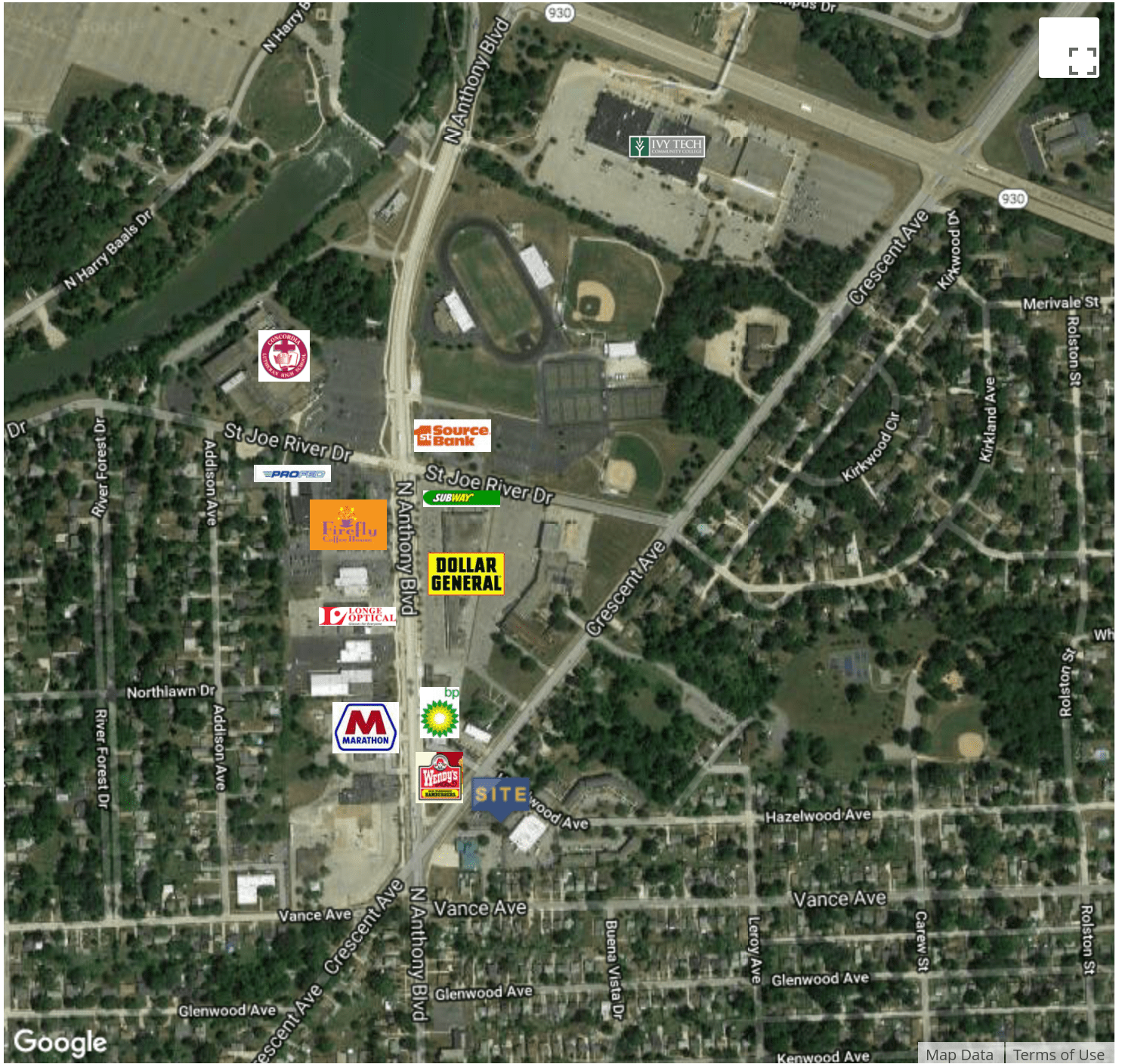


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SITE PLAN



RETAILER MAP



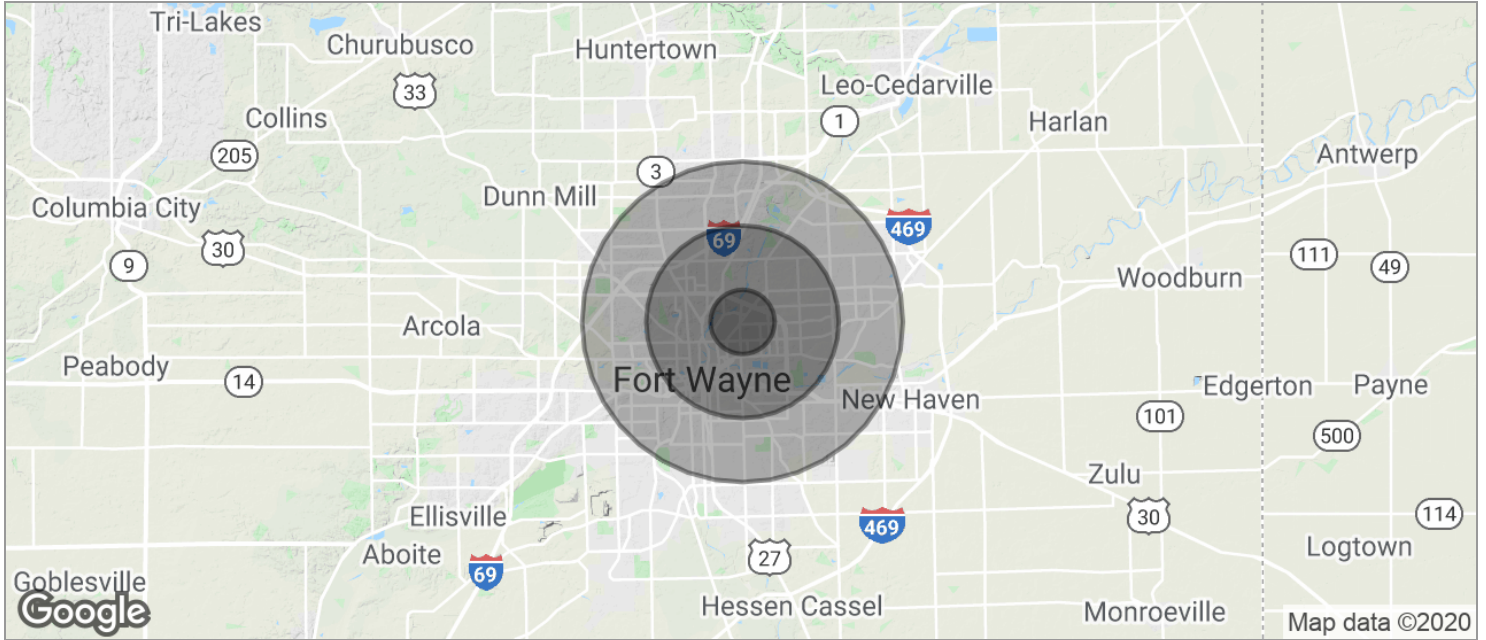
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LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,687	82,362	183,806
MEDIAN AGE	36.1	32.6	32.8
MEDIAN AGE (MALE)	34.0	31.5	31.4
MEDIAN AGE (FEMALE)	37.1	33.8	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,579	34,251	73,530
# OF PERSONS PER HH	23	2.4	2.5
AVERAGE HH INCOME	\$48,944	\$44,789	\$48,044
AVERAGE HOUSE VALUE	\$94,646	\$94,338	\$95,894

* Demographic data derived from 2010 US Census