

EXCEPTIONAL OPPORTUNITY NEAR DOWNTOWN FORT WAYNE



2400 W. Jefferson Blvd., Fort Wayne, IN 46802

- 30,000 sq. ft. clear span air conditioned building on 3 acres
- Well situated between southwest Fort Wayne and downtown
- Excellent visibility and accessibility from W. Jefferson Blvd. (35,100 vpd)
- Fully equipped lounge and snack bar



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	2400 W. Jefferson Blvd.
City, State, Zip	Fort Wayne, IN 46802
County/Township	Allen/Wayne
City Limits	Inside
Zoning	I2/General Industrial
Total Building Size	30,000 SF
Site Acreage	3.07 Acres

BUILDING DATA

Condition	Good
Date of Construction	1962
Type of Construction	Masonry Block With Steel Supports Free Span Construction - No Columns
Ceiling Height	18' Eaves - 26' Peak
Number of Stories	1
HVAC	Trane - Central A/C & Heat Replaced in 2015

POPULATION DEMOGRAPHICS

1 Mile	7,173
3 Miles	69,861
5 Miles	157,859

PROPERTY TAXES

Parcel Number	02-12-03-353-002.000-074
Assessment: Land	\$167,000
Improvements	\$230,400
Total Assessment	\$397,400
Annual Taxes	\$12,632.78 (\$0.42 psf)
Tax Year	2019 payable 2020

PRICE/AVAILABILITY

Sale Price	\$1,295,000.00 (\$43.17/sf)
Lease Price/SF	\$6.00 SF/yr
Lease Type	NNN
Availability	Immediately

FINANCIAL RESPONSIBILITIES

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

UTILITIES

Electric Supplier	AEP
Type	1,600 A, 120/208 V, 3-Phase
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

PARKING/TRANSPORTATION

Parking Lot/Spaces	Asphalt/204
Major Road Nearest Site	W. Jefferson Blvd.
Traffic Counts:	W. Jefferson Blvd. - 35,100 vpd W. Main St. - 6,800 vpd

OTHER

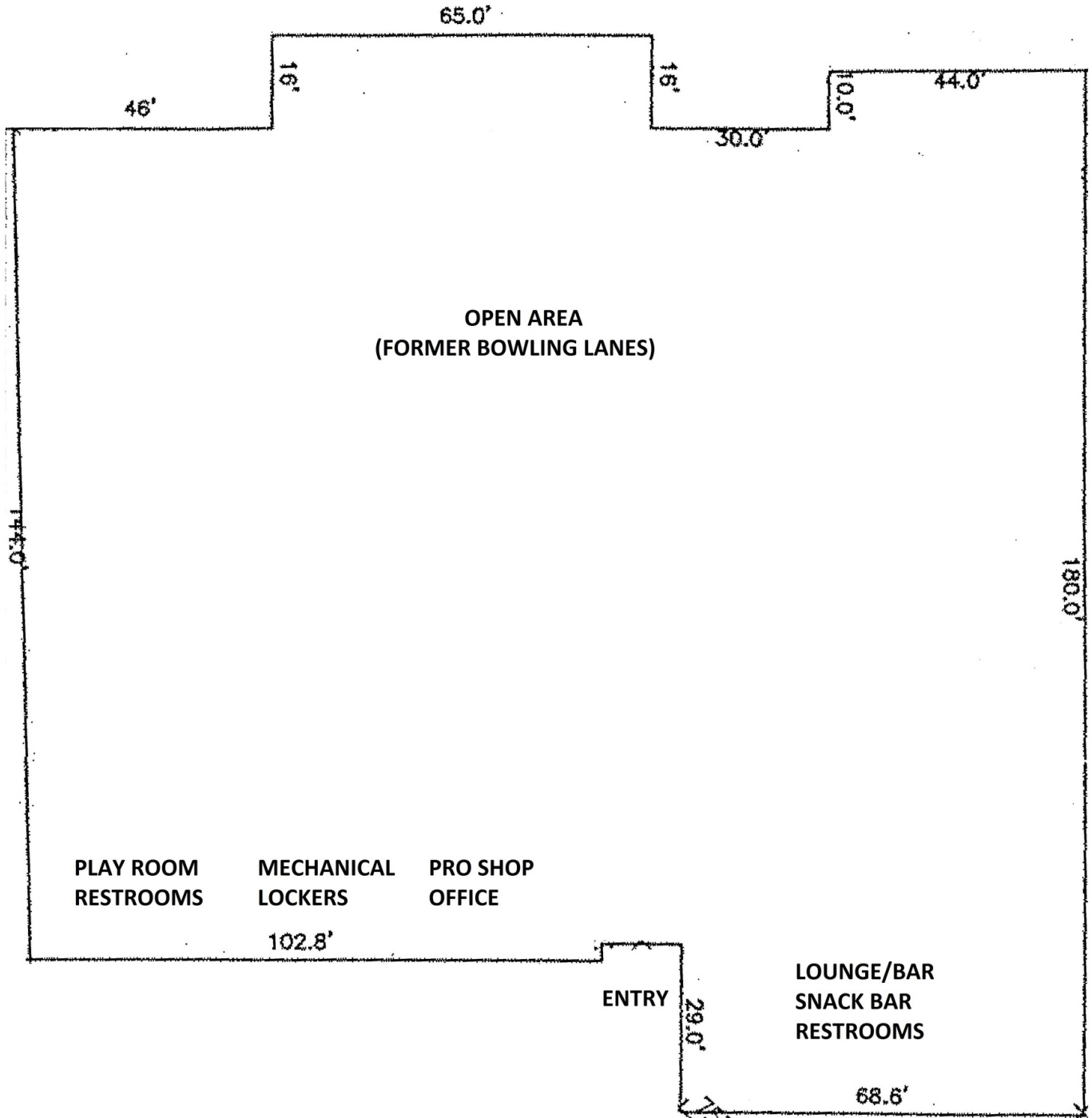
Full service lounge/bar
Bowling lanes & equipment have been removed
Snack bar with kitchen
1 set locker/restrooms, 1 set restrooms in lounge & 1 unisex in play room
Signage - pylon sign on property, pylon sign on W. Main St. entrance and monument sign on W. Jefferson Blvd.



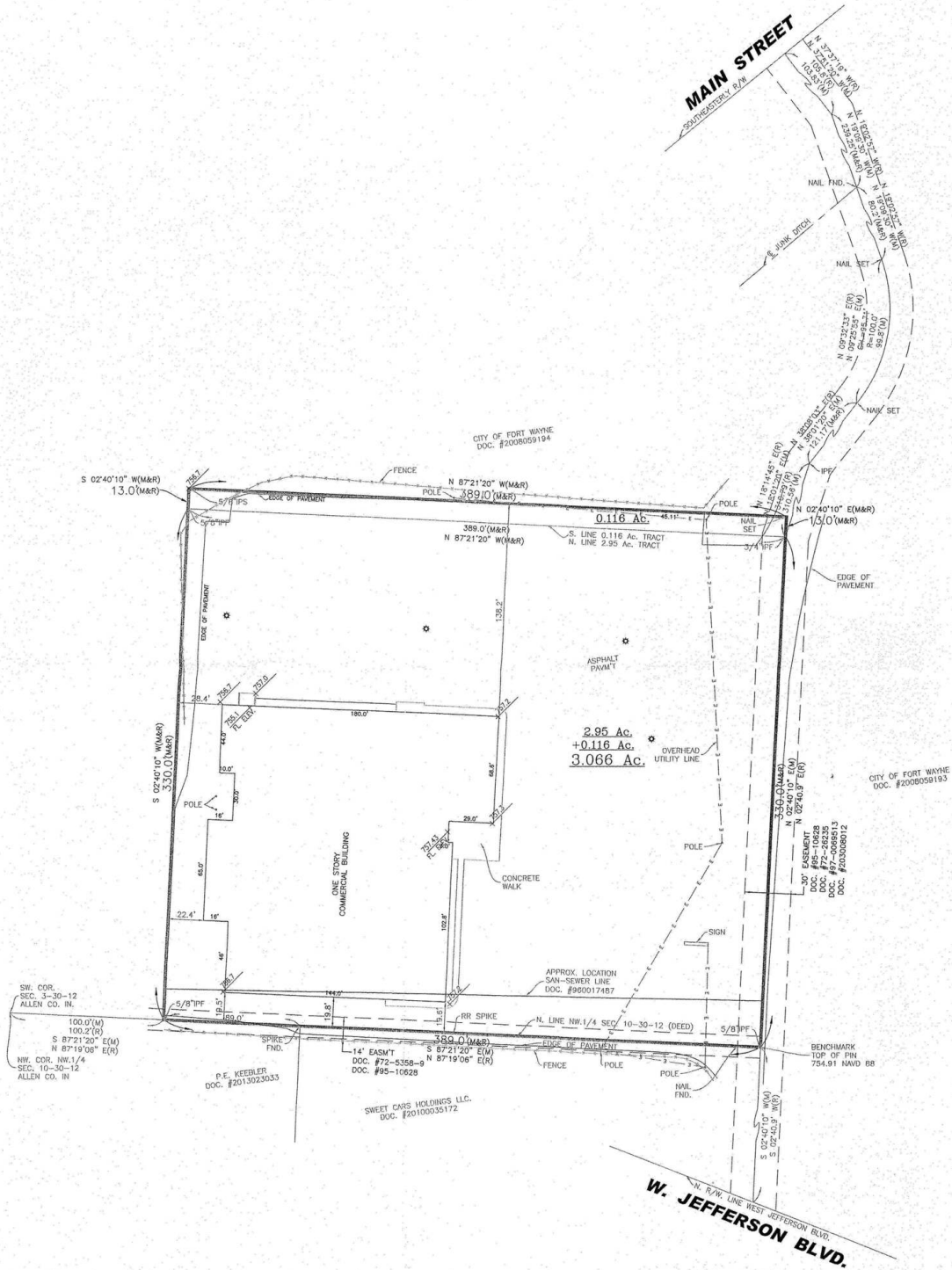
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FLOOR PLAN



SITE PLAN



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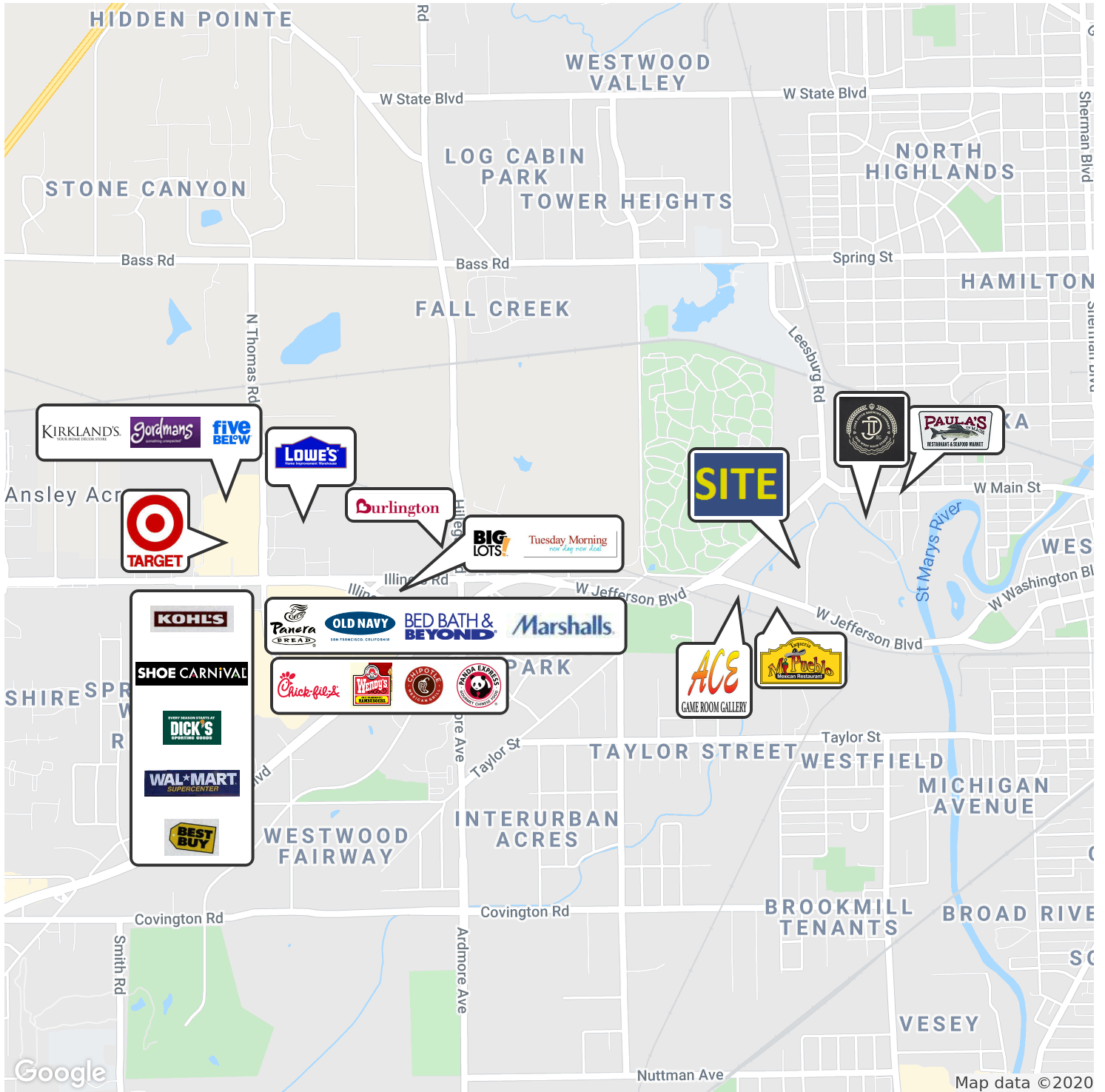
ADDITIONAL PHOTOS



AERIAL VIEWS



RETAILER MAP



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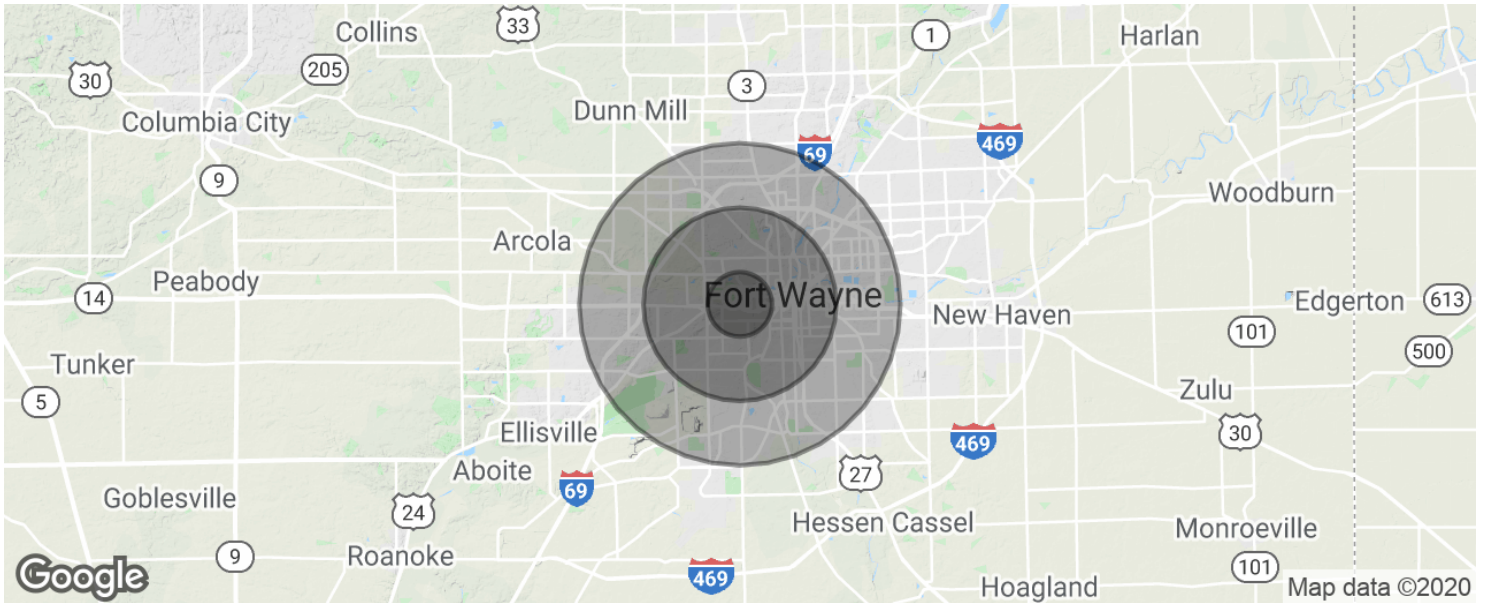
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,173	69,861	157,859
Median age	33.3	32.6	32.6
Median age (Male)	32.9	32.4	31.6
Median age (Female)	32.9	32.7	33.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,871	28,229	64,425
# of persons per HH	2.5	2.5	2.5
Average HH income	\$42,174	\$43,285	\$44,271
Average house value	\$82,886	\$85,433	\$94,214

* Demographic data derived from 2010 US Census



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