

FOR LEASE
OFFICE BUILDING



NORTH WAYNE SQUARE
1400 N. WAYNE ST., ANGOLA, IN 46703

PROPERTY HIGHLIGHTS

- 1,050 SF Available
- Located along the main retail corridor
- Dedicated parking for retail center
- Additional parking available behind property
- Current tenants include: Rx Optical, Genius Phone Repair, Hungry Howie's Pizza, Check Into Cash, Cricket Wireless, Vape & Smoke and Ruoff Home Mortgage

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,720	6,233	13,484
Total Population	3,939	16,368	34,594
Average HH Income	\$49,348	\$63,776	\$67,537

LEASE RATE **\$10.00 SF/YR (NNN)**

LOCATION DETAILS

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AVAILABLE SPACES

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LEASE TYPE | NNN **TOTAL SPACE** | 1,050 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$10.00 SF/yr



UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite A3	Available	1,050 SF	NNN	\$10.00 SF/yr

RETAIL MAP

NORTH WAYNE SQUARE | 1400 N. WAYNE ST., ANGOLA, IN 46703 | FOR LEASE



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GENERAL INFORMATION

Building SF/Total	13,992 SF
Number of Stories	One (1)
Condition	Good
Year Built	1998
Property Type	Retail

SITE INFORMATION

Site Acreage	1.36 AC
Zoned	Commercial
Parking Lot	Paved
Parking Spaces	70 Spaces

STRUCTURAL INFORMATION

Construction	Steel Frame
Roof	Standing Seam
Ceiling Height	200 ft. - 70 ft.
Site Dimensions	10 ft.
Bay Spacing	20 ft.
Deliveries	Rear

MECHANICAL INFORMATION

Heating System	HVAC
A/C System	HVAC

OPERATING INFORMATION

Electricity Source	NIPSCO
Natural Gas Source	NIPSCO

EXPENSES

Utilities	Tenant
Lawn & Snow	LL Reimbursed By Tenant
Real State Taxes	LL Reimbursed By Tenant
Building Insurance	LL Reimbursed By Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

TENANT EXPENSES

CAM	\$1.98 PSF
Taxes	\$0.71 PSF
Insurance	\$0.23 PSF

PROPERTY TAXES

Parcel Number	76-06-23-130-110.020-012
Assessments:	
Land	\$125,800
<u>Improvements</u>	<u>\$636,300</u>
Total	\$762,100
Tax Year	2017 Payable 2018
Annual Taxes	\$8,820.58

TRANSPORTATION

Nearest Highway	I-69 - 1.5 Miles
Fort Wayne International Airport	Approx. 58.5 Miles

TRAFFIC COUNTS

Wayne St.	24,220 VPD
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