## **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

**LEASE RATE** 

\$10.00 SF/YR (NNN)

### **DEMOGRAPHICS**

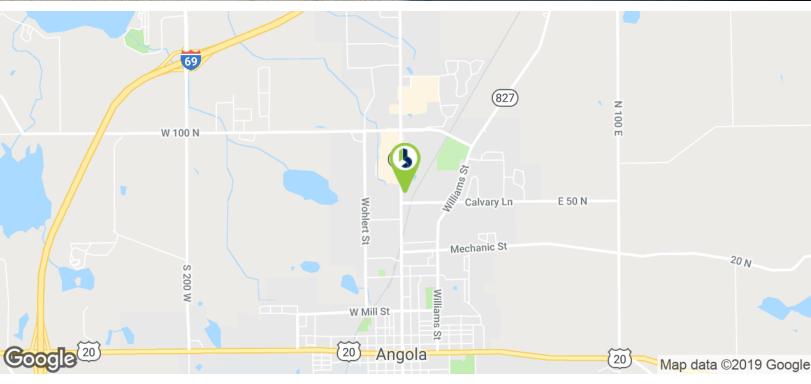
	I MILE	3 MILES	5 MILES
Total Households	1,720	6,233	13,484
Total Population	3,939	16,368	34,594
Average HH Income	\$49,348	\$63,776	\$67,537



### **LOCATION DETAILS**

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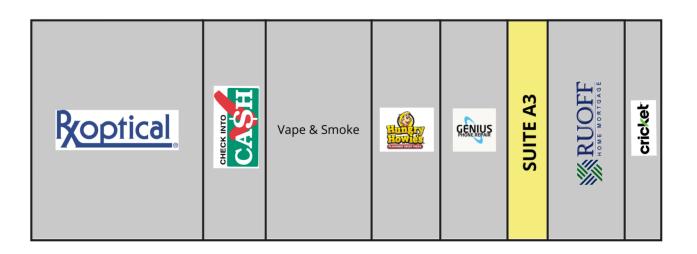






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**LEASE TYPE** NNN **TOTAL SPACE** | 1,050 SF **LEASE TERM** | Negotiable LEASE RATE | \$10.00 SF/yr



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



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

#### **GENERAL INFORMATION**

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

#### SITE INFORMATION

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

#### STRUCTURAL INFORMATION

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

#### **MECHANICAL INFORMATION**

Heating System **HVAC** A/C System **HVAC** 

#### **OPERATING INFORMATION**

**Electricity Source NIPSCO** Natrual 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 **Improvements** \$636,300 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**

24,220 VPD Wayne St.

