



FOR SALE / LEASE

RETAIL PROPERTY



301 W. State Blvd.
Fort Wayne, IN 46808

4,380 SF Retail Building Available

About The Property

- Freestanding building in turnkey condition, situated on a corner lot (State Blvd. & Cass St.)
- Located along heavily-trafficked State Blvd. (16,406 VPD) with two exterior signs in place
- Close proximity to Pizza King and Walgreens, as well as development activity along Wells St. and Downtown
- Recent improvements include new overhead doors, TPO roof, showroom floors, furnace, ADA accessible restroom, concrete in parking lot and LED lighting
- Layout consists of a large open showroom, two individual offices, reception area, two contiguous garage bays, one restroom with additional plumbing fixtures/hookups available and extra storage
- Lease Rate : \$11.00 SF/yr NNN
- Sale Price: \$605,000



the Zacher company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

4,380 SF RETAIL BUILDING AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Street Address	301 W. State Blvd.
City, State, Zip	Fort Wayne, IN 46808
Total Building Size	4,380 SF
Showroom Area	3,000 SF
Shop with Wash Bay	1,380 SF
Site Acreage	0.25 Acre
Zoning	C2/General Commercial

PRICE/AVAILABILITY

Lease Rate	Negotiable
Lease Type	NNN
Sale Price	\$605,000
Sale Price/SF	\$138.13
Available	Immediately

BUILDING DATA

Date of Construction	1950
Construction Type	Concrete
Number of Stories	1
Heating	4,380 SF
Air Conditioning	3,000 SF
Roof	TPO Membrane
Ceiling Clear Height:	Showroom - 9'5"
	1st Garage - 9'7"
	2nd Garage - 11'1"

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

PROPERTY TAXES

Parcel Number	02-07-35-328-025.000-074
Assessment: Land	\$32,100
Improvements	\$78,300
Total Assessment	\$110,400
Annual Taxes	\$3,016.68 (\$0.69/SF)
Tax Year	2025 Payable 2026

LOADING/PARKING

Overhead Doors:	1 (8' x 15'10")
	1 (8'7" x 16'4")
Parking Lot:	Concrete - 4,036 SF
	Asphalt - 835 SF

POPULATION DEMOGRAPHICS

1 Mile	13,876
3 Miles	78,090
5 Miles	172,572



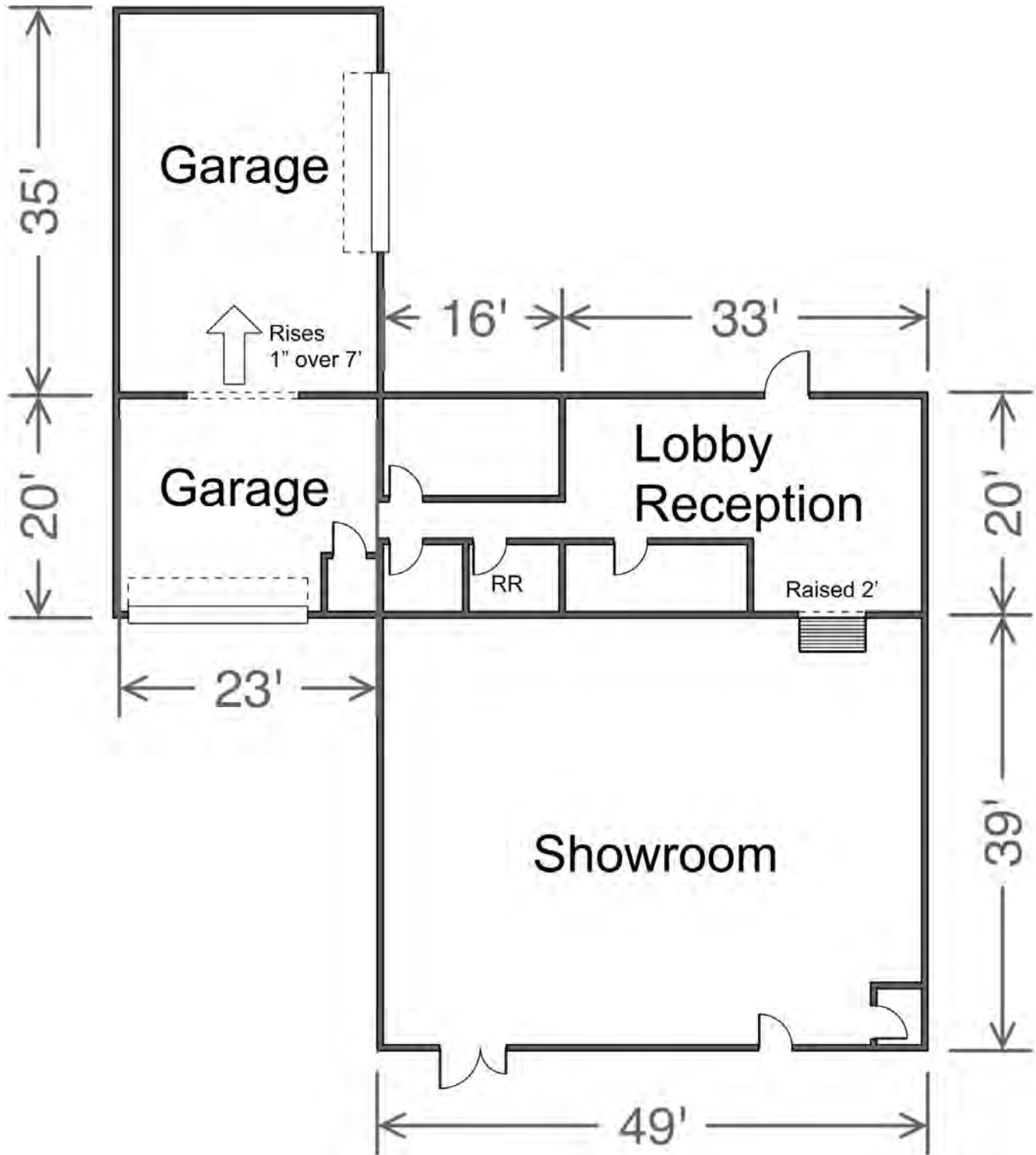
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FLOOR PLAN

4,380 SF RETAIL BUILDING AVAILABLE



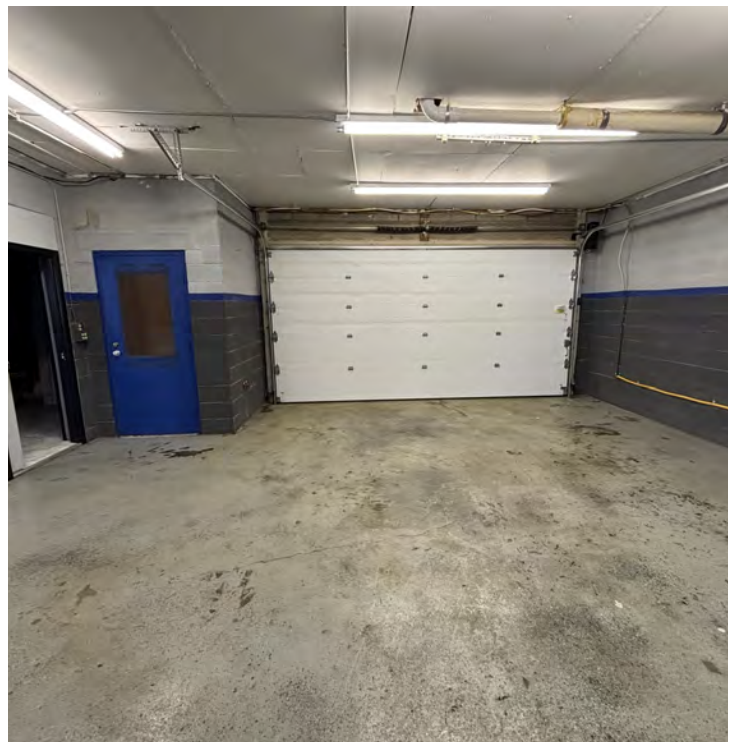
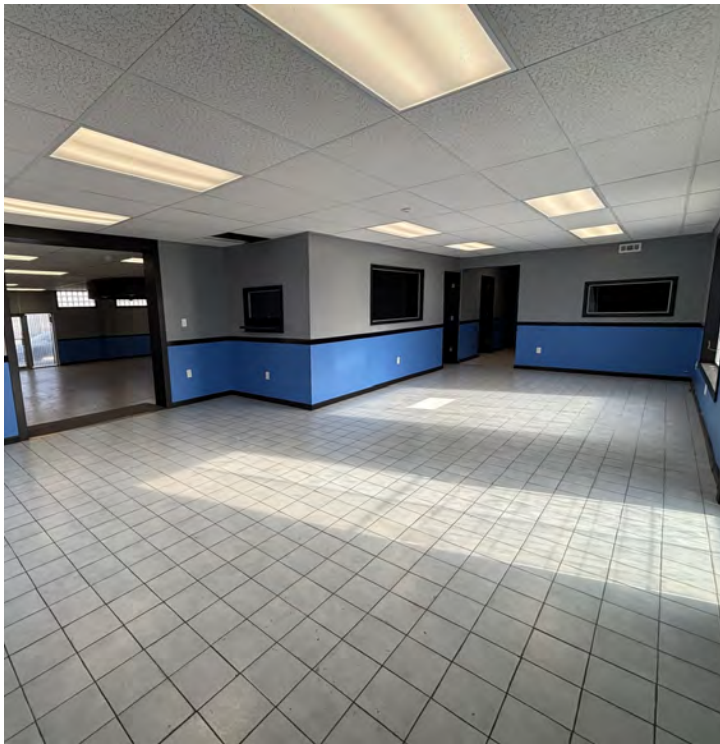
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ADDITIONAL PHOTOS

4,380 SF RETAIL BUILDING AVAILABLE



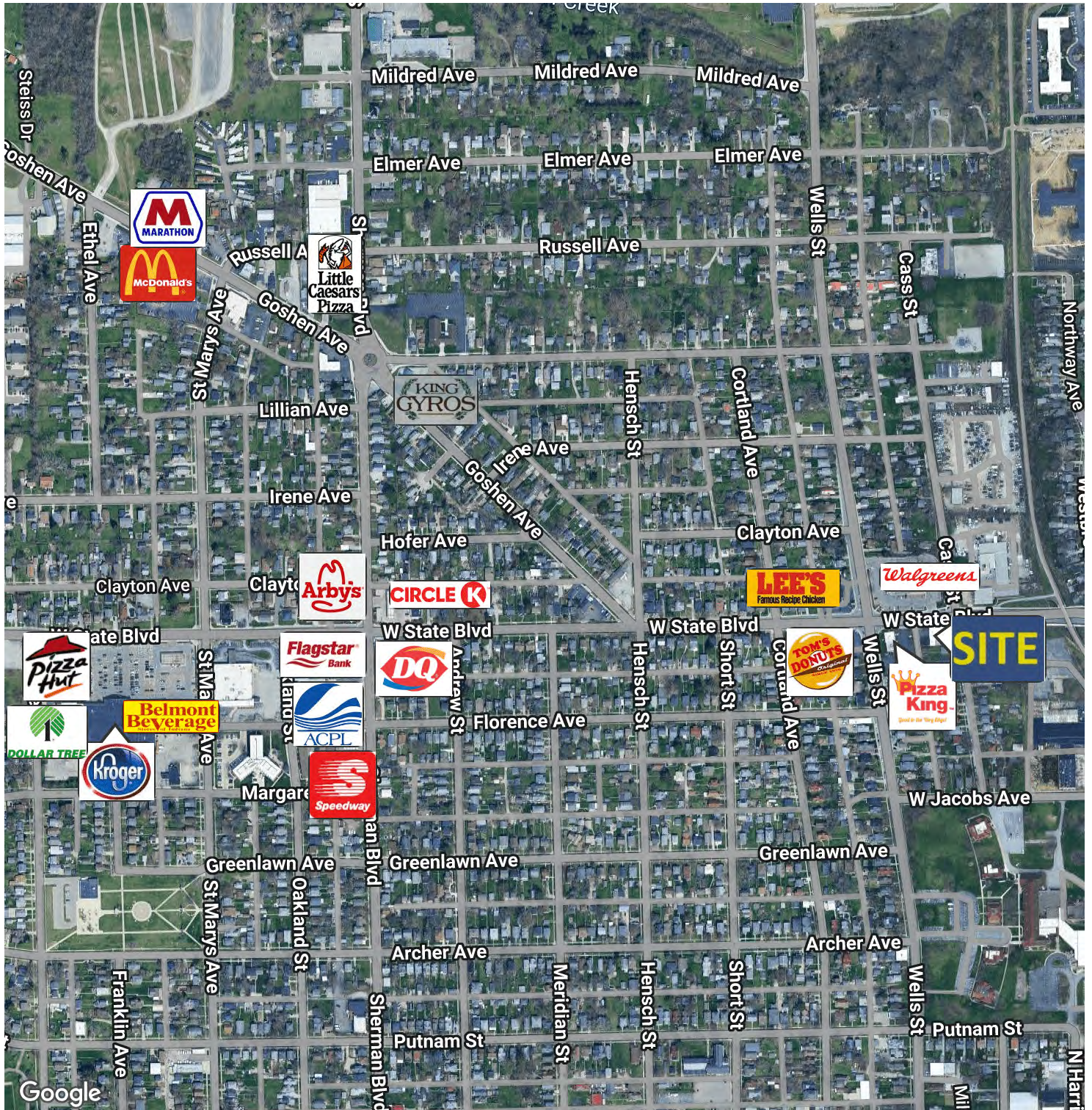
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RETAILER MAP

4,380 SF RETAIL BUILDING AVAILABLE



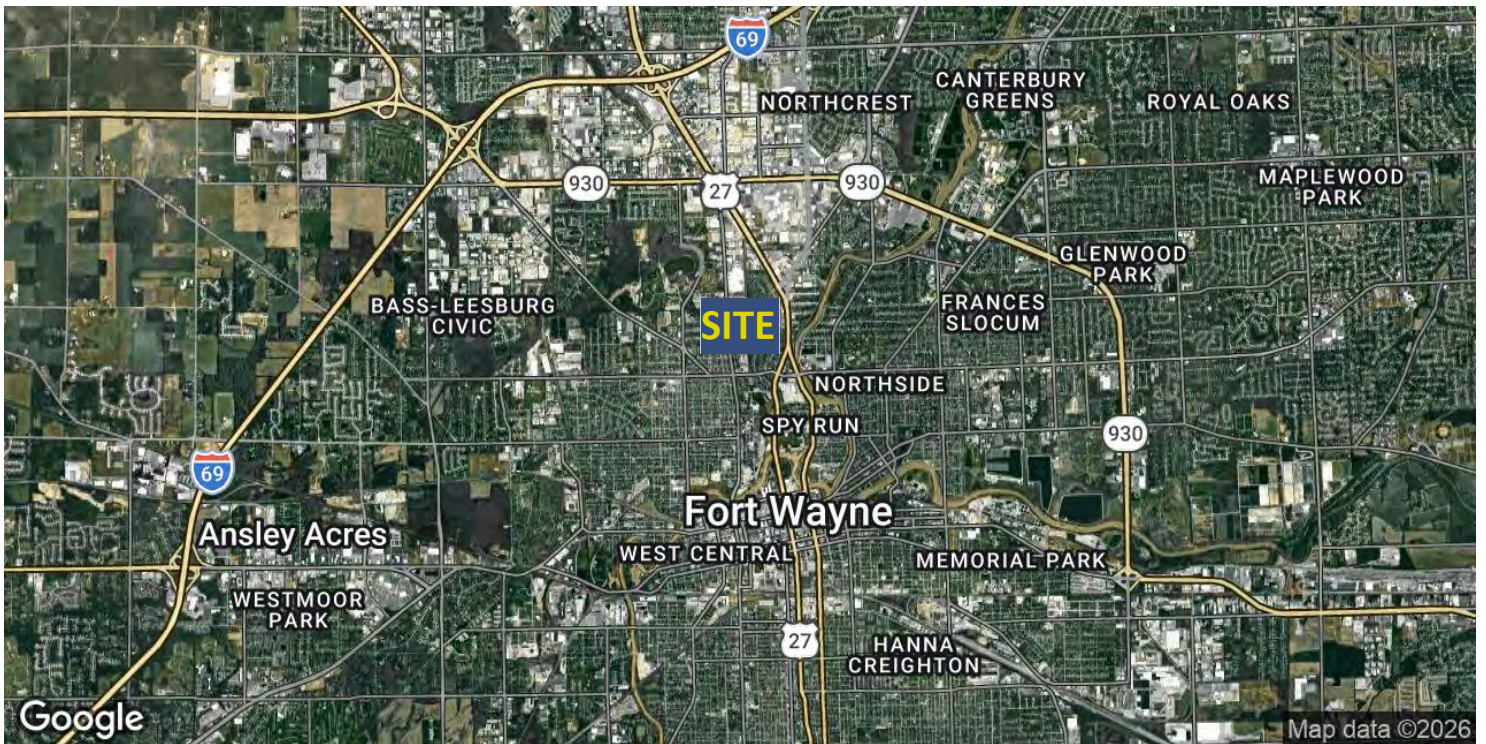
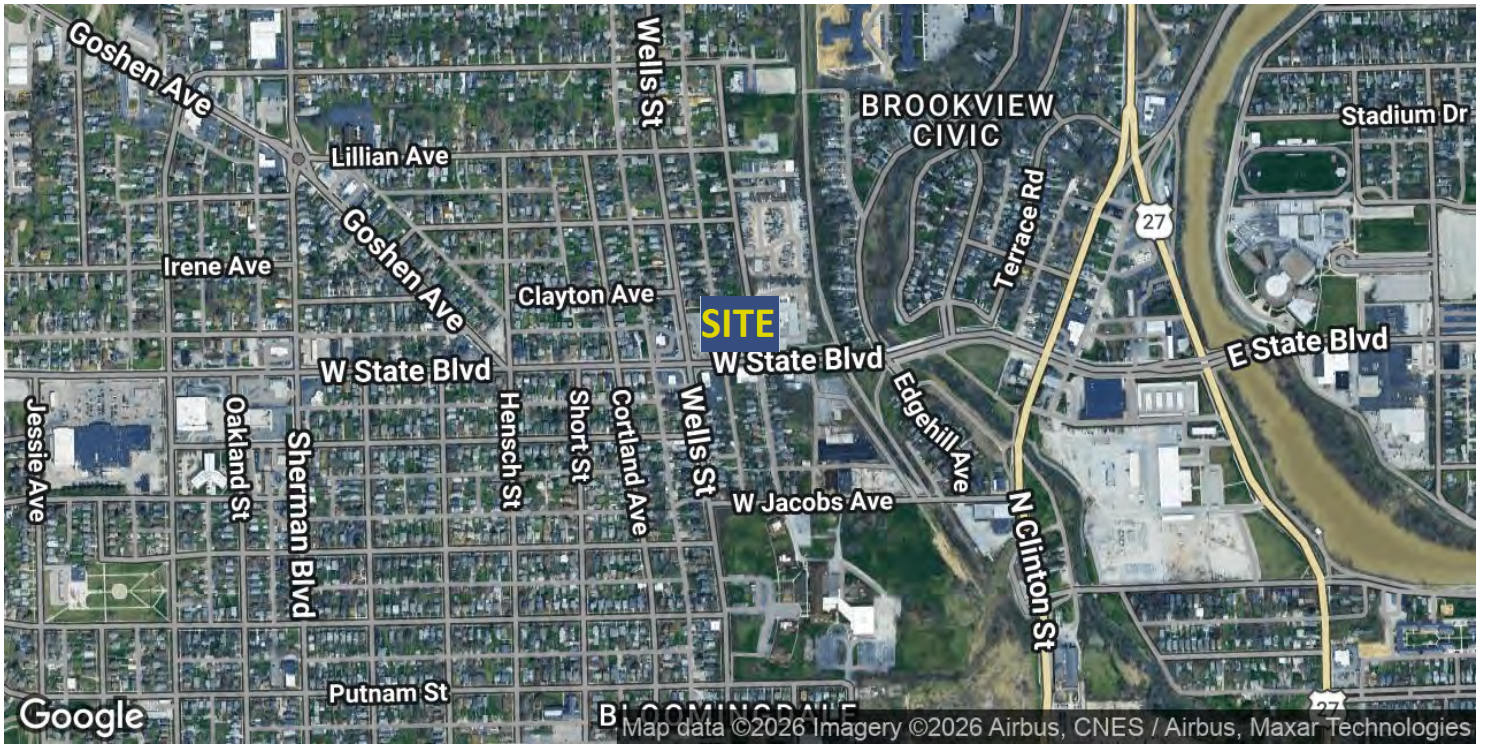
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LOCATION MAP

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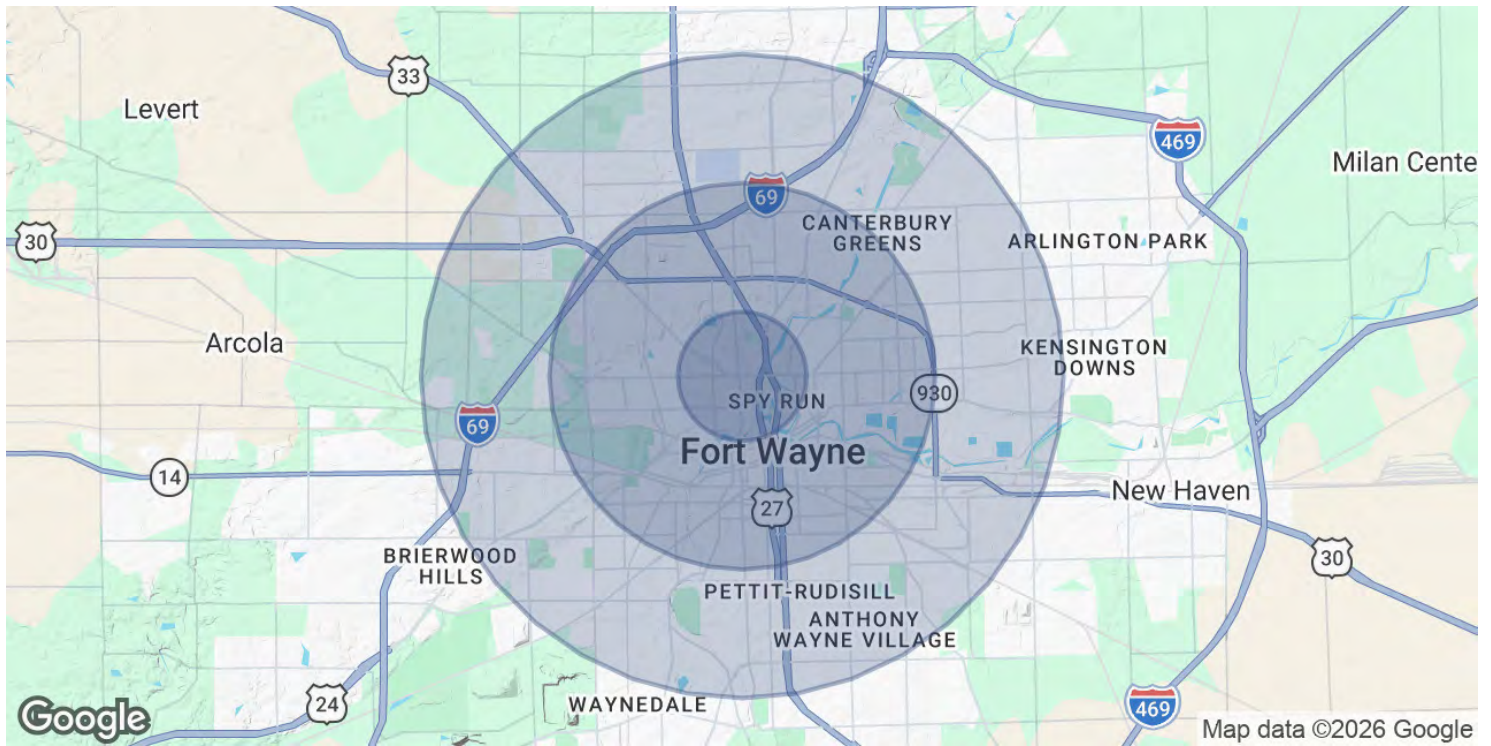
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DEMOGRAPHICS MAP & REPORT

4,380 SF RETAIL BUILDING AVAILABLE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,876	78,090	172,572
Average Age	36	36	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,909	32,929	71,035
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$57,794	\$61,990	\$67,578
Average House Value	\$114,288	\$149,170	\$158,325

2020 American Community Survey (ACS)



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