

LEASE 4612-4620 Speedway Dr Strip Center

4620 SPEEDWAY DR

Fort Wayne, IN 46825

PRESENTED BY:

BRANDON DOWNEY

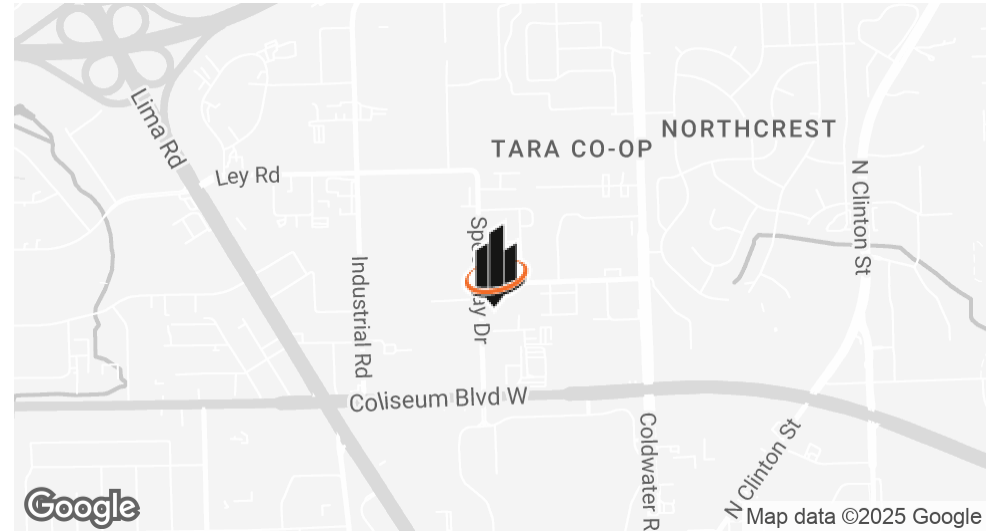
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11.00 SF/yr (NNN)
AVAILABLE SF:	1,300 SF
BUILDING SIZE:	9,000 SF

PROPERTY DESCRIPTION

Retail unit available for lease
4618 Speedway Dr - 1,300 SF
NNN Approx \$1.65 SF

PROPERTY HIGHLIGHTS

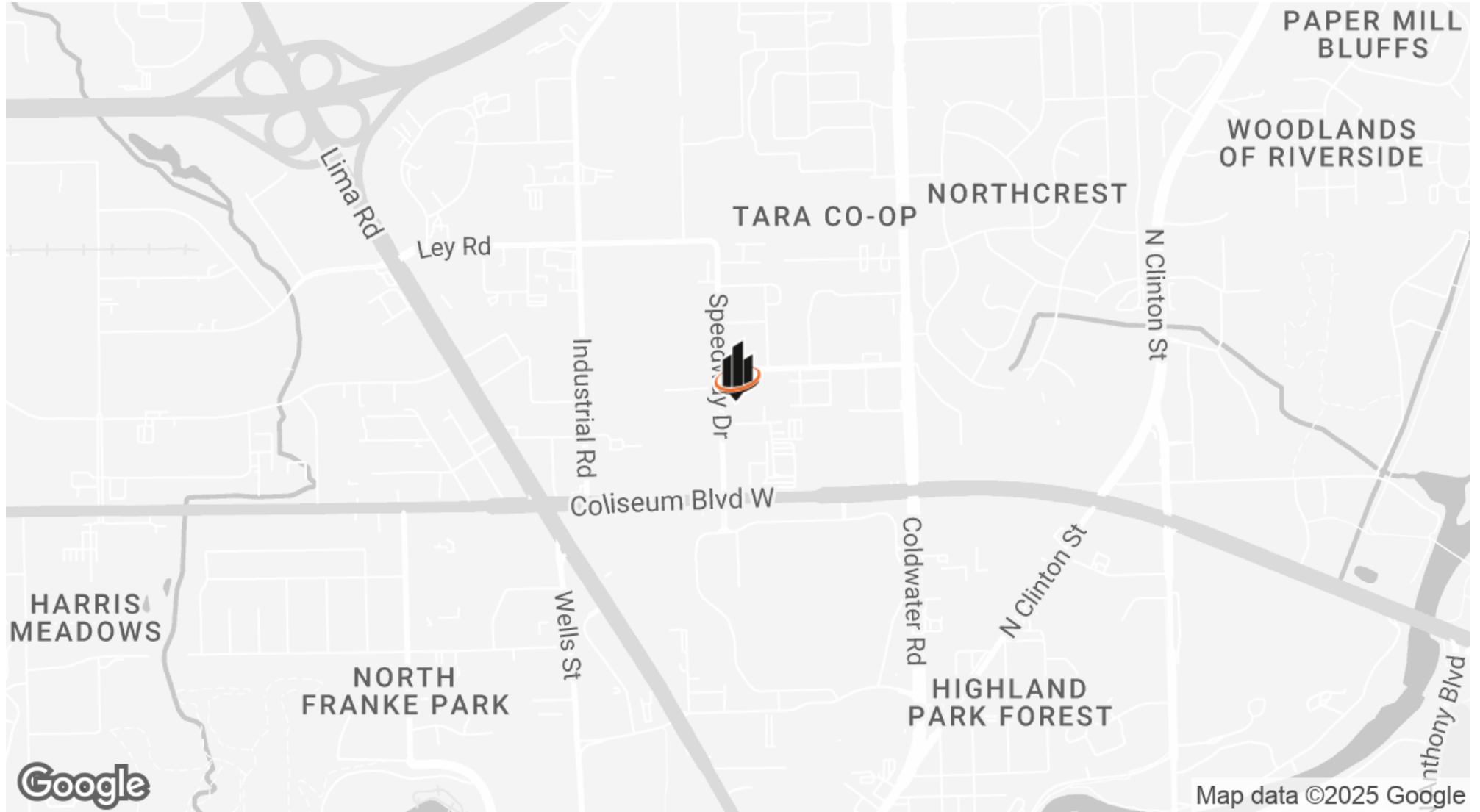
- Great frontage on Speedway Drive
- One block North of Glenbrook Mall

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LOCATION MAP



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AREA ANALYTICS

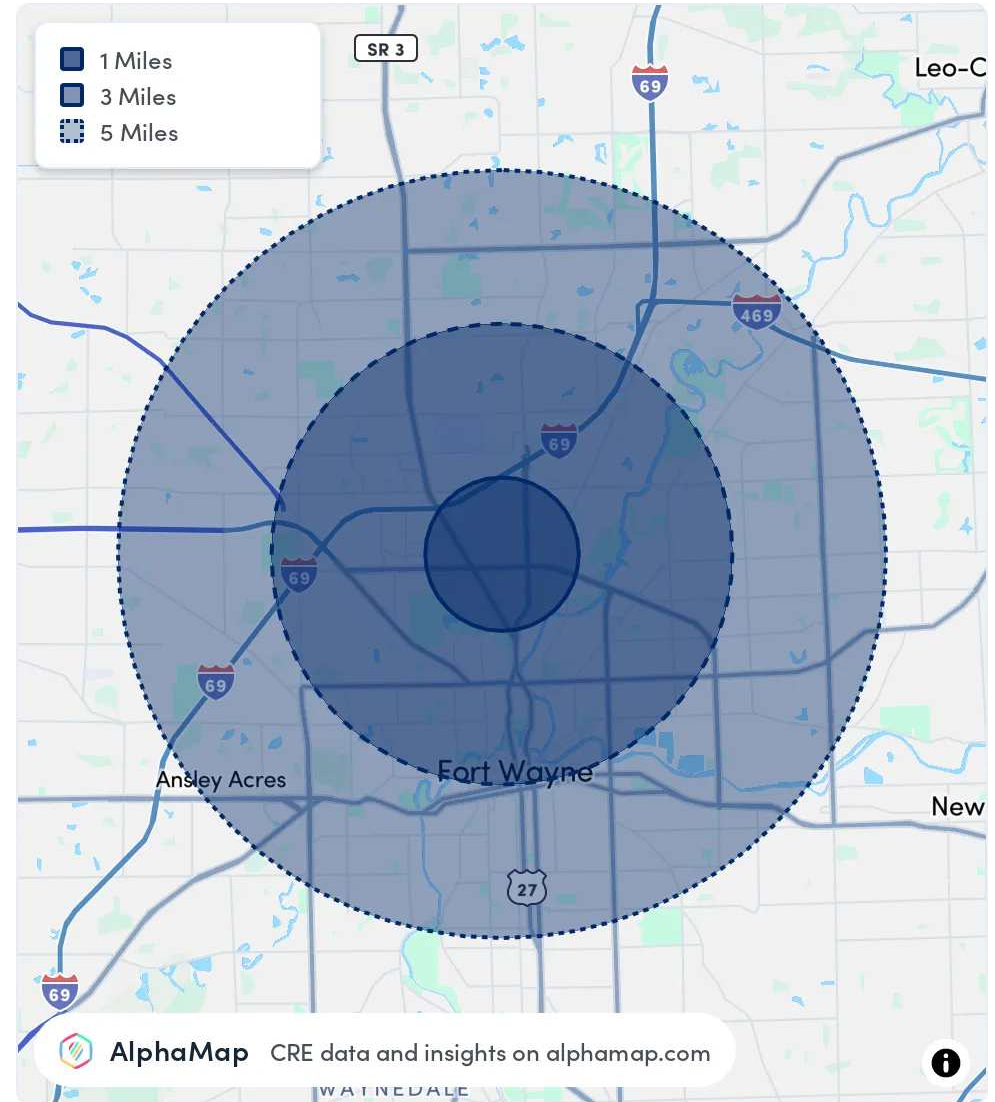
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,326	72,227	170,267
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	37	39	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,307	31,016	70,676
PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$62,312	\$69,702	\$75,570
AVERAGE HOUSE VALUE	\$135,056	\$160,851	\$179,885
PER CAPITA INCOME	\$27,092	\$30,305	\$31,487

Map and demographics data derived from AlphaMap

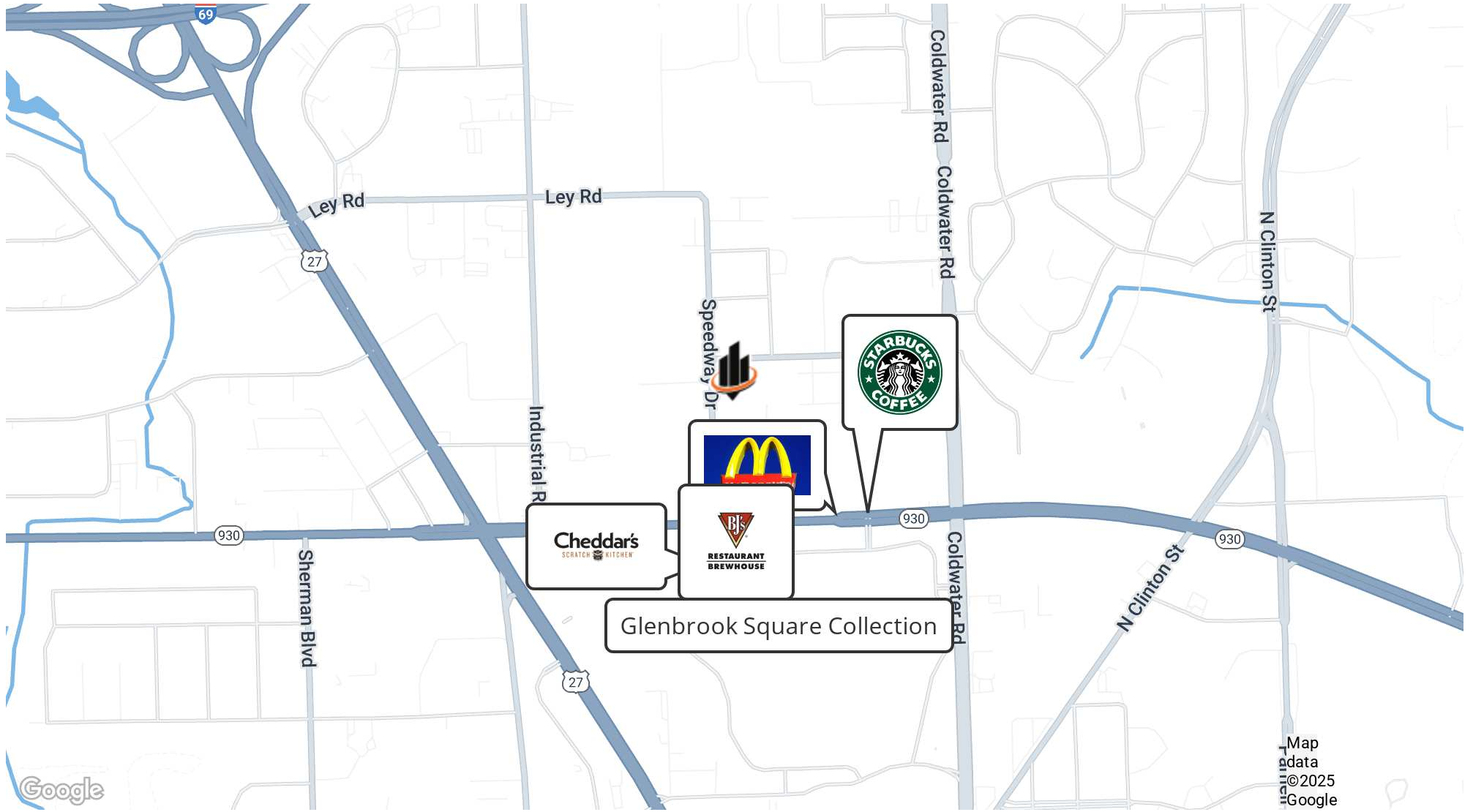


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RETAILER MAP



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