



FOR **SALE / LEASE**
SPECIAL PURPOSE PROPERTY



14621 Amstutz Road
Leo-Cedarville, IN 46765

10,400 SF Child Care Building Available

About The Property

- 9 Classrooms with restroom and sinks
- Leo-Cedarville, a suburb of Fort Wayne, is located 10-Miles Northeast of Downtown Fort Wayne
- Dedicated parking lot with 58 spaces
- Across from Leo Junior Senior High School
- 10 Elementary feeder schools within a 10-mile radius
- Lease Rate: \$15.00/SF Absolute Net
- Sale Price: \$2,500,000 (\$240.38/sf)



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

10,400 SF CHILD CARE BUILDING AVAILABLE

BUILDING LOCATION/ZONING/SIZE

Street Address	14621 Amstutz Road
City, State, Zip	Leo-Cedarville, IN 46765
Zoning	R/3 Multiple Family Residential
Total Building Size	10,400 SF
Site Acreage	2.22

BUILDING DATA

Former Use	Day-Care Facility
Date of Construction	1993
Construction Type	Wood Frame
Roof	Asphalt Shingle
Sprinklers	Not Sprinklered Smoke & Fire Alarms

POPULATION DEMOGRAPHICS

3 Miles	10,597
5 Miles	29,255
10 Miles	180,624

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	Pioneer/Leo

PARKING/TRANSPORTATION

Parking Lot/Spaces	Asphalt/58
Major Road Nearest Site	State Road 1

PRICE/AVAILABILITY

Sale Price	\$2,500,000.00
Sale Price/SF	\$240.38
Lease Rate	\$15.00 SF/yr
Monthly Rent	\$13,000
Lease Type	Absolute Net
Available	Immediately

PROPERTY TAXES

Parcel Number	02-03-21-227-030.000-082
Assessment: Land	\$88,900
Improvements	\$644,800
Total Assessment	\$733,700
Annual Taxes	\$15,311.50 (\$1.47/sf)
Tax Year	2025 Payable 2026

OTHER INFORMATION

Secure vestibule entrance
Partial basement for storage
One private office
Ample storage closets throughout
Janitor's closet with mop sink
9 classrooms with restrooms and sinks
All classrooms have exterior doors
Infant room with 2 sinks and changing tables
3 outdoor play areas, fenced and gated
Staff lounge with laundry hook-up
Covered wrap-around porch



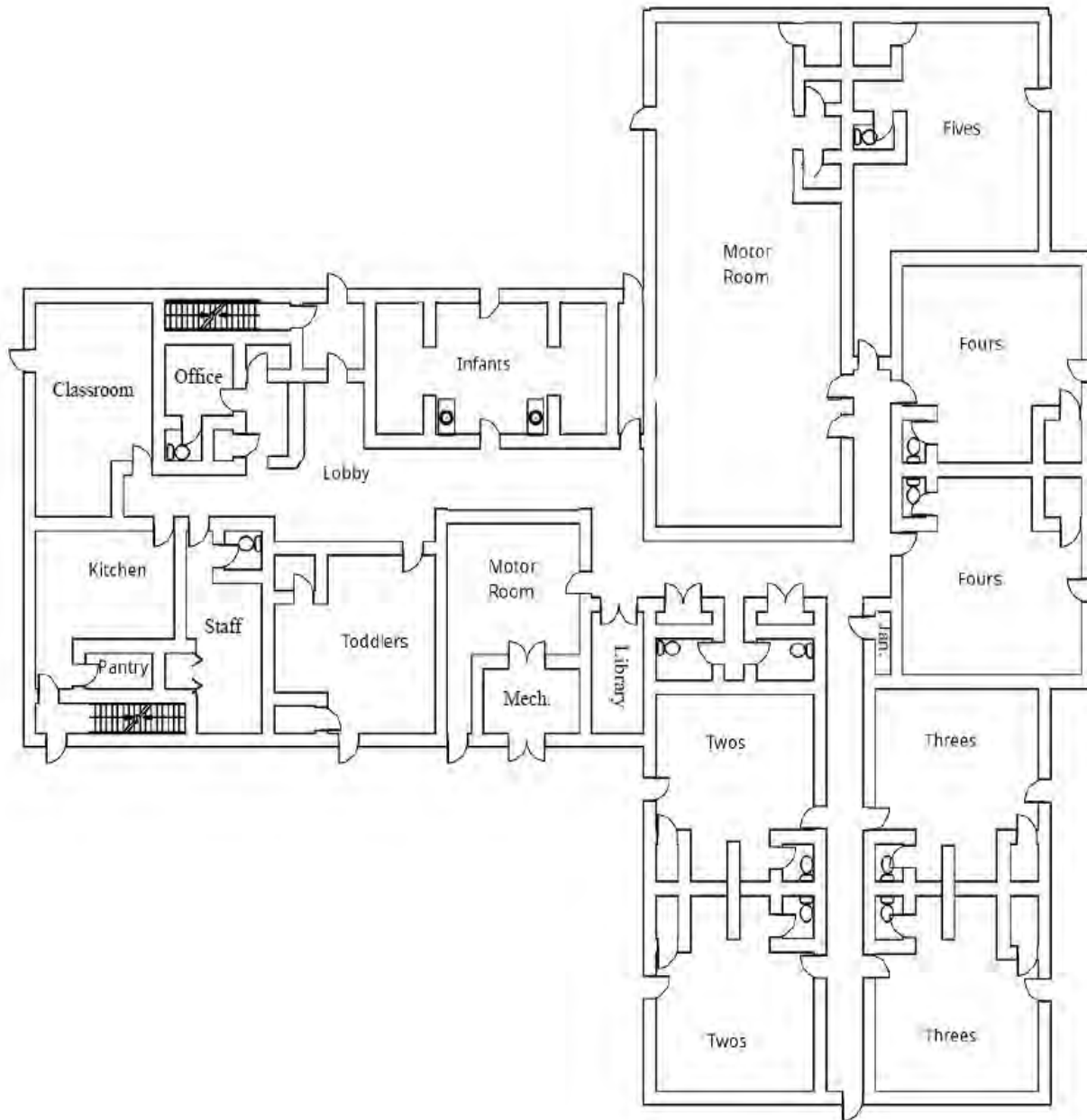
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FLOOR PLAN

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ADDITIONAL PHOTOS

10,400 SF CHILD CARE BUILDING AVAILABLE



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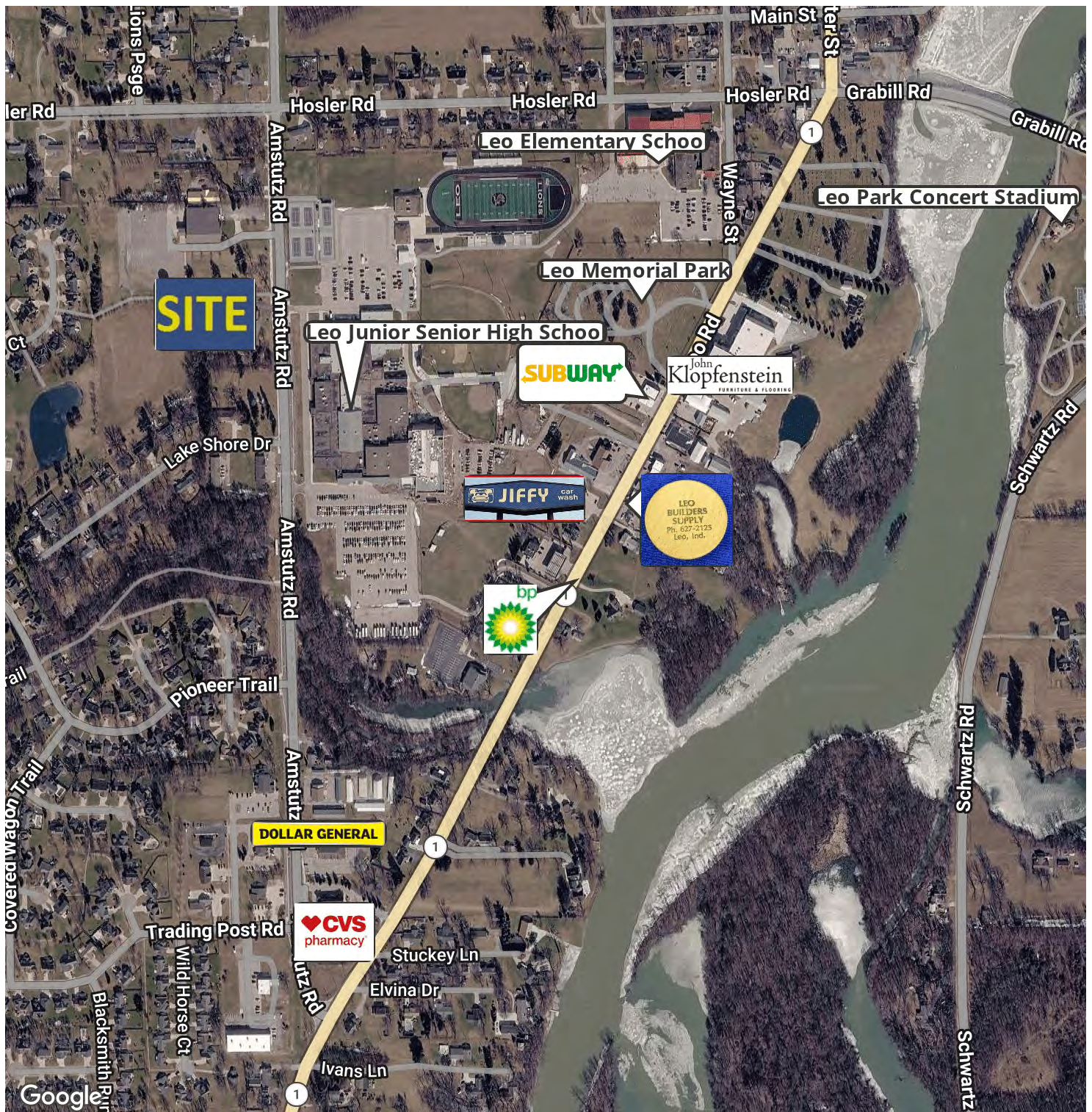
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RETAILER MAP

10,400 SF CHILD CARE BUILDING AVAILABLE



the Zacher company

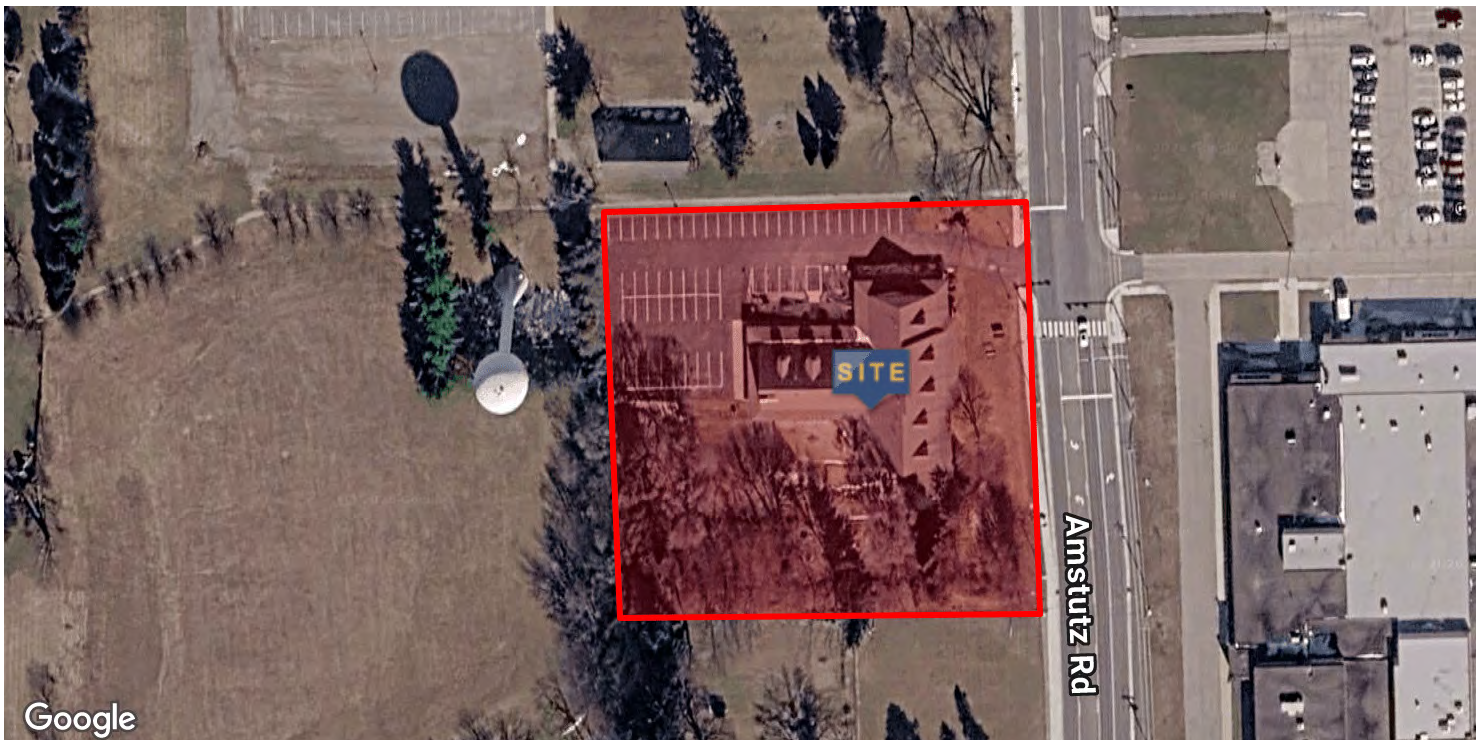
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LOCATION MAP

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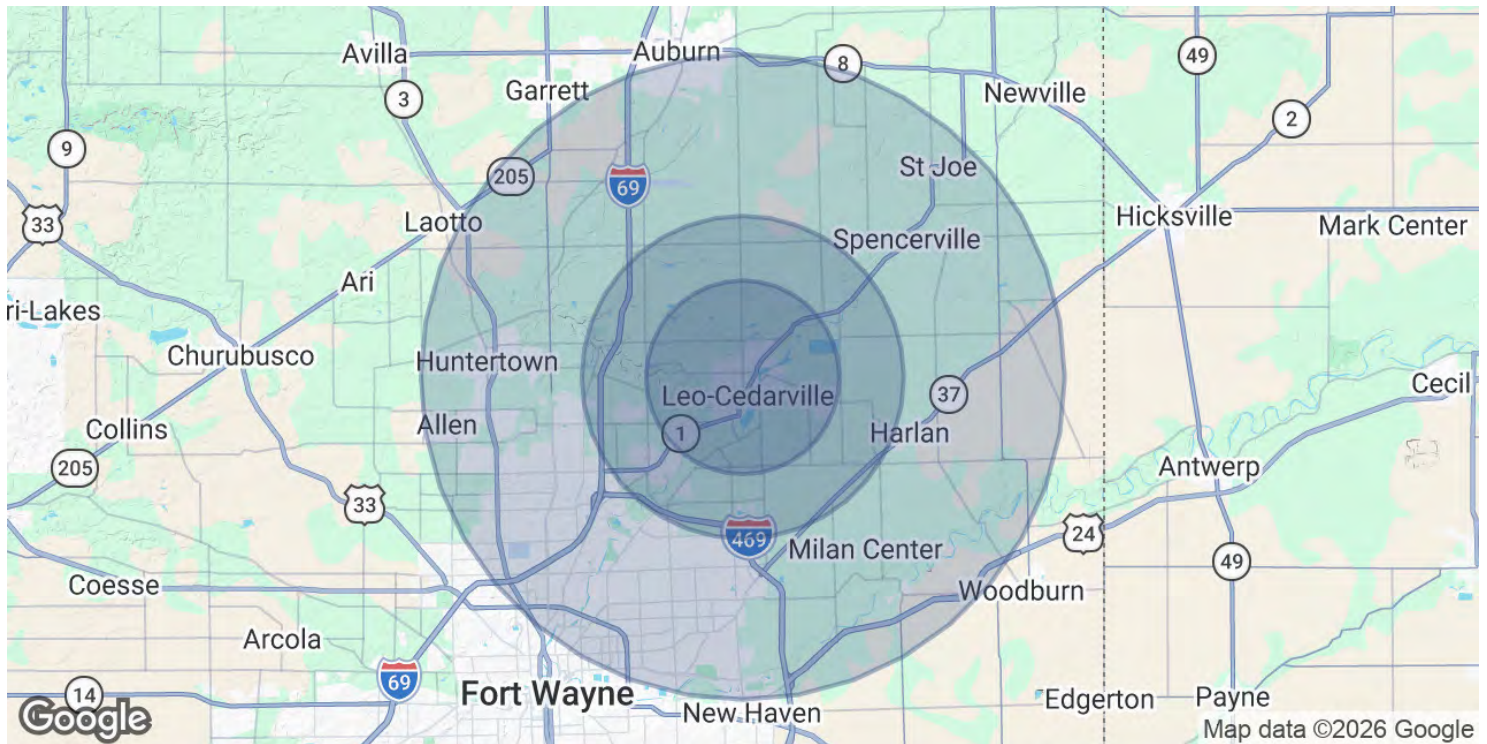
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DEMOGRAPHICS MAP & REPORT

10,400 SF CHILD CARE BUILDING AVAILABLE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,597	29,255	180,624
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,582	10,348	69,883
# of Persons per HH	3	2.8	2.6
Average HH Income	\$121,324	\$123,905	\$103,190
Average House Value	\$391,448	\$373,616	\$264,872

2020 American Community Survey (ACS)



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