

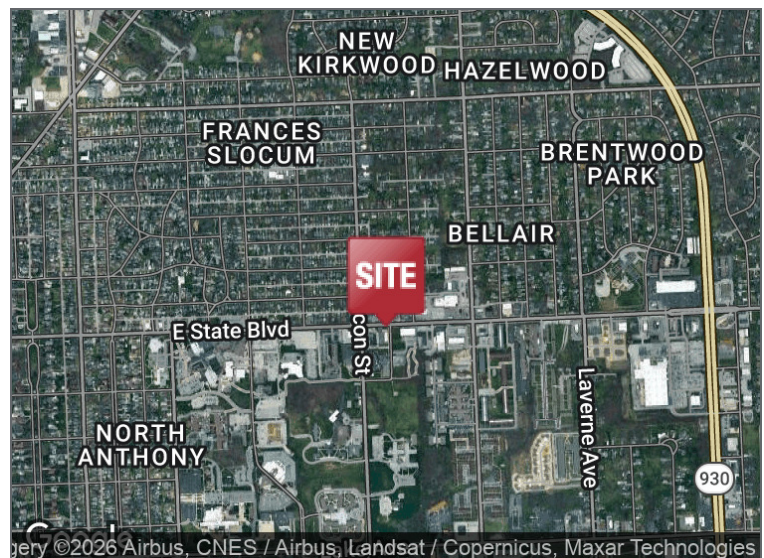


2828 E STATE BLVD

FORT WAYNE, INDIANA 46805

PROPERTY HIGHLIGHTS

- 6,034 SF building available for sale or lease
- C-2 zoning—ideal for office, medical office or retail users
- Former dental office
- Excellent visibility along East State Boulevard with approximately 20,000 vehicles per day
- Less than one mile from Parkview Hospital Randallia and the VA Northern Indiana Health Care System
- Approximately three miles from downtown Fort Wayne with easy access to nearby restaurants, retailers and professional services



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

IAN DEISER
Broker
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General Property Information			
Name	2828 E. State Boulevard	Parcel Number	02-08-31-426-002.000-072
Address	2828 E. State Boulevard	Total Building SF	6,034 SF
City, State, Zip	Fort Wayne, IN 46805	Acreage	0.53 AC
County	Allen	Year Built	1965
Township	St. Joseph	Zoning	C-2
Parking	Paved surface	Parking Spaces	29 Spaces

Property Features			
Construction	Wood joist, brick	# of Floors	1
Roof	Flat	Restrooms	Yes
Heating	Yes	Central Air	Yes
Other			

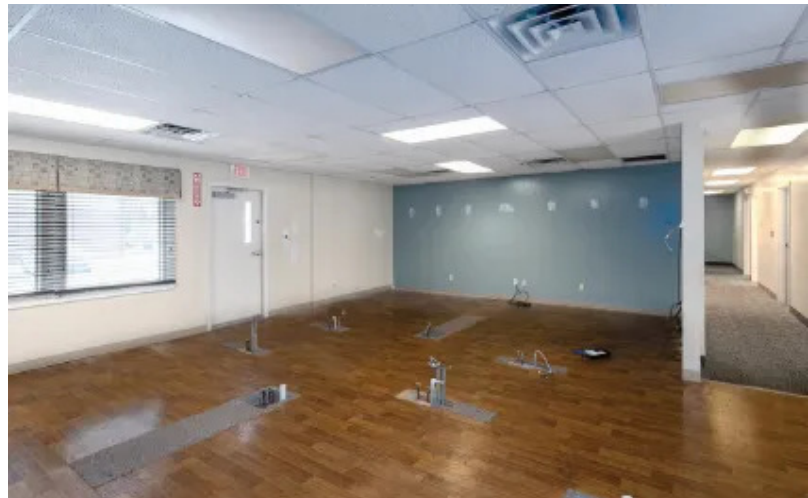
Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	5 Miles
Water	City of Fort Wayne	Highway	SR 930
Sewer	City of Fort Wayne	Distance	0.7 Mile

Sale Information			
Annual Taxes	\$9,453.20	Sale Price	\$600,000
Tax YR / Pay YR	2025/2026	Terms	Cash at closing

Lease Information			
Unit	SF	Lease Rate	Lease Type
1	6,034 SF	Negotiable	NNN
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$1.74/SF	Tenant	
CAM	TBD	Tenant	
Insurance	TBD	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities		Tenant	
Total Expenses	TBD		

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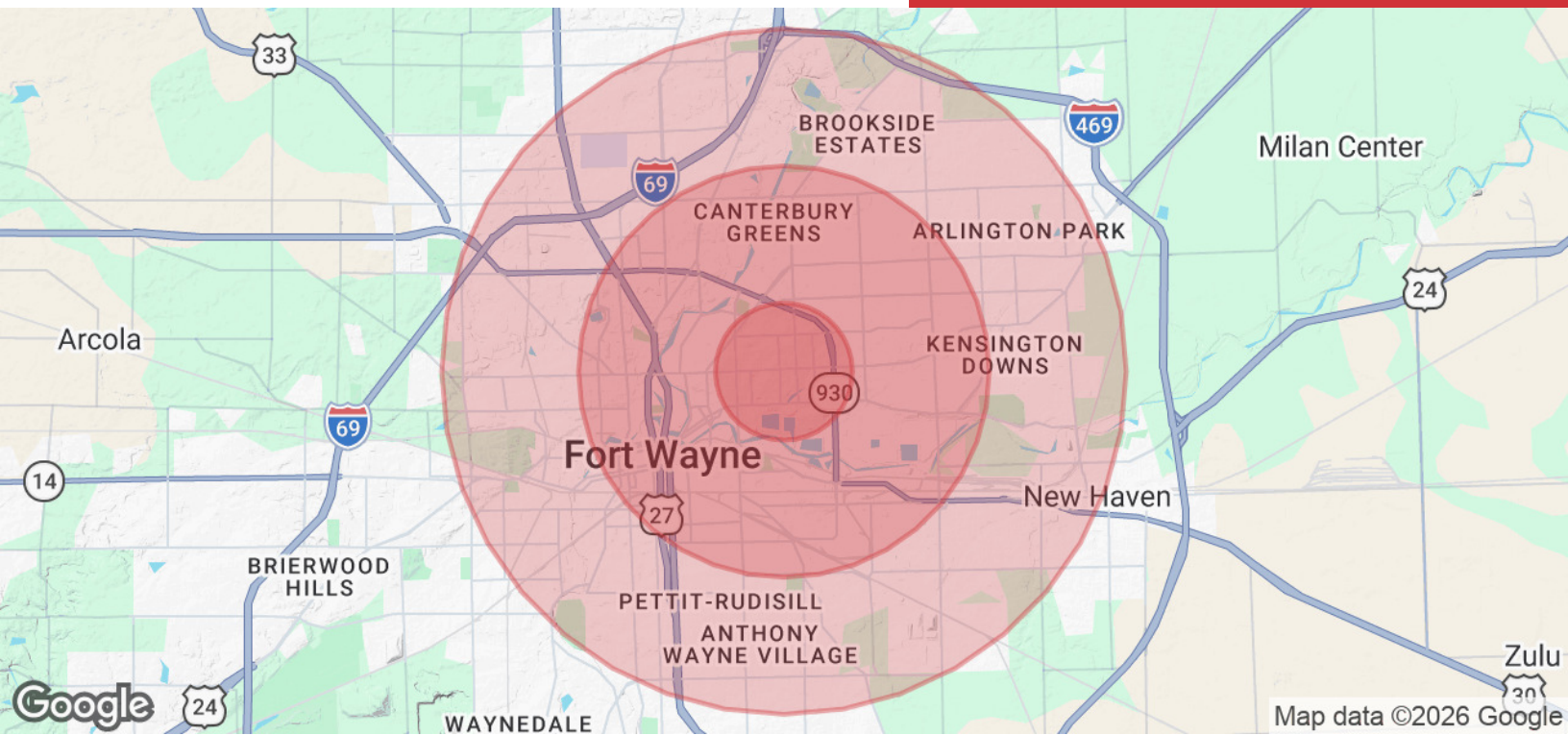
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,629	83,913	193,901
Average Age	38.6	34.3	34.8
Average Age (Male)	34.6	32.8	33.9
Average Age (Female)	38.7	34.4	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,579	35,316	79,082
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$83,751	\$67,084	\$71,437
Average House Value	\$158,011	\$158,186	\$160,147

American Community Survey (ACS)

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