



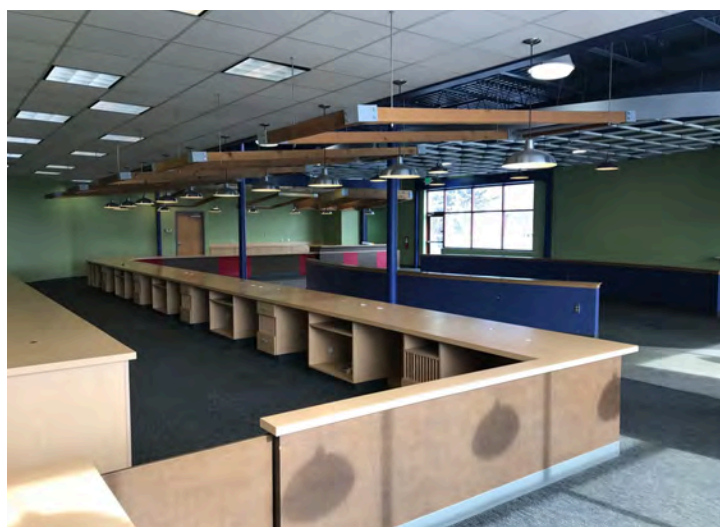
FOR **SALE** OFFICE
INVESTMENT

6721 Old Trail Road
Fort Wayne, IN 46809

12,310 SF Office Building For Sale

About The Property

- Fully leased multi-tenant investment opportunity
- Multiple access points to site
- Commercial (C3) zoning
- Abundance of parking available
- Tenants: DaVita Dialysis (6,562 SF) & Mount Calvary Church (5,196 SF)
- Sale Price: \$1,800,000



the
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company

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PROPERTY INFORMATION

12,310 SF OFFICE BUILDING FOR SALE

BUILDING LOCATION/SIZE/ZONING

Street Address	6721 Old Trail Road
City, State, Zip	Fort Wayne, IN 46809
County/Township	Allen/Wayne
City Limits	Inside
Total Building Size	12,310 SF
Site Acreage	1.34 Acres
Zoning	C3/General Commercial

PRICE/AVAILABILITY

Sale Price	\$1,800,000.00
Sale Price/SF	\$146.22
Available	Immediately

BUILDING DATA

Construction/Renovation	1960/2007
Construction Type	Masonry
Ceiling Height	12'
Roof	Pitched Shingle
Air Conditioning	Central

PROPERTY TAXES

Parcel Number	02-12-28-434-001.000-074
Assessment: Land	\$204,300
Improvements	\$1,029,800
Total Assessment	\$1,234,100
Annual Taxes	\$33,721.84 (\$2.74/SF)
Tax Year	2025 Payable 2026

POPULATION DEMOGRAPHICS

1 Mile	6,301
3 Miles	41,584
5 Miles	112,413

TRANSPORTATION/PARKING

Major Road Nearest Site	Lower Huntington Rd.
Nearest Intersection	Old Trail & Lower Huntington Rd.
Traffic Count	9,532 VPD - Lower Huntington Rd.
Distance to Interstate	6.2 Miles to I-69
Parking Lot	Asphalt
Parking Spaces	+/- 80

UTILITIES

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

EXPENSE BREAKDOWN

Property Tax*	Landlord pays and tenant reimburses
Insurance*	Landlord pays and tenant reimburses
Exterior Maintenance*	Landlord pays and tenant reimburses
HVAC Maintenance/Bldg. Repairs	Davita - Landlord responsible Mount Calvary - Tenant responsible
Interior Maintenance	Tenant pays
Roof & Structure	Landlord responsible
Utilities	Tenant pays

*Pro-rata share base on SF/area

OFFERING SUMMARY

Sale Price	\$1,800,000
Building Size	12,310 SF
Lot Size	1.34 Acres
Price/SF	\$146.22
NOI	\$116,000
Cap Rate	6.4%
Lease Exp. (Davita)	9/1/2027
Options	Three-5-Year
Lease Exp. (Mount Calvary)	8/31/2027
Options	One-3-Year
Market	Southwest Fort Wayne
Submarket	Waynedale



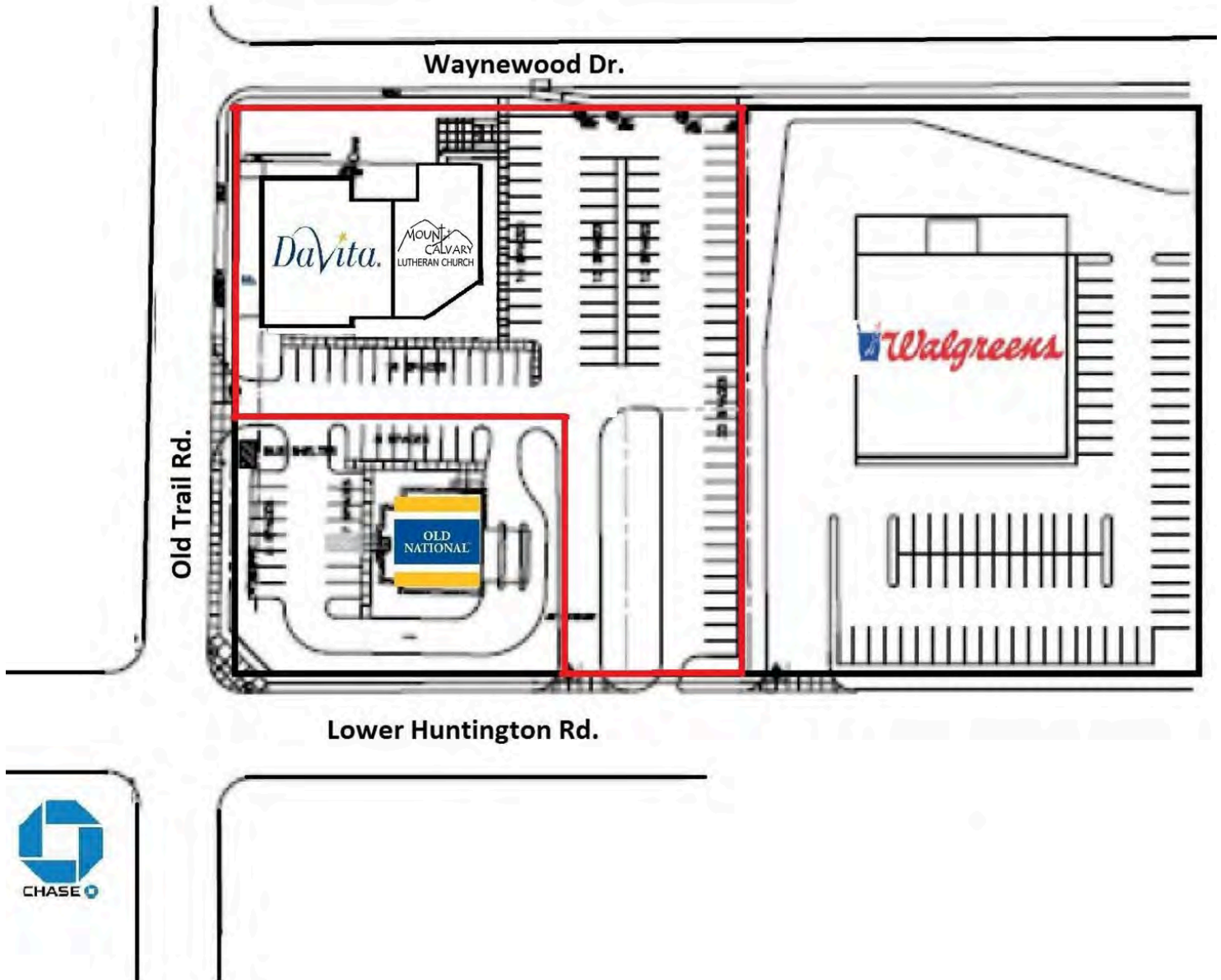
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SITE PLAN

12,310 SF OFFICE BUILDING FOR SALE



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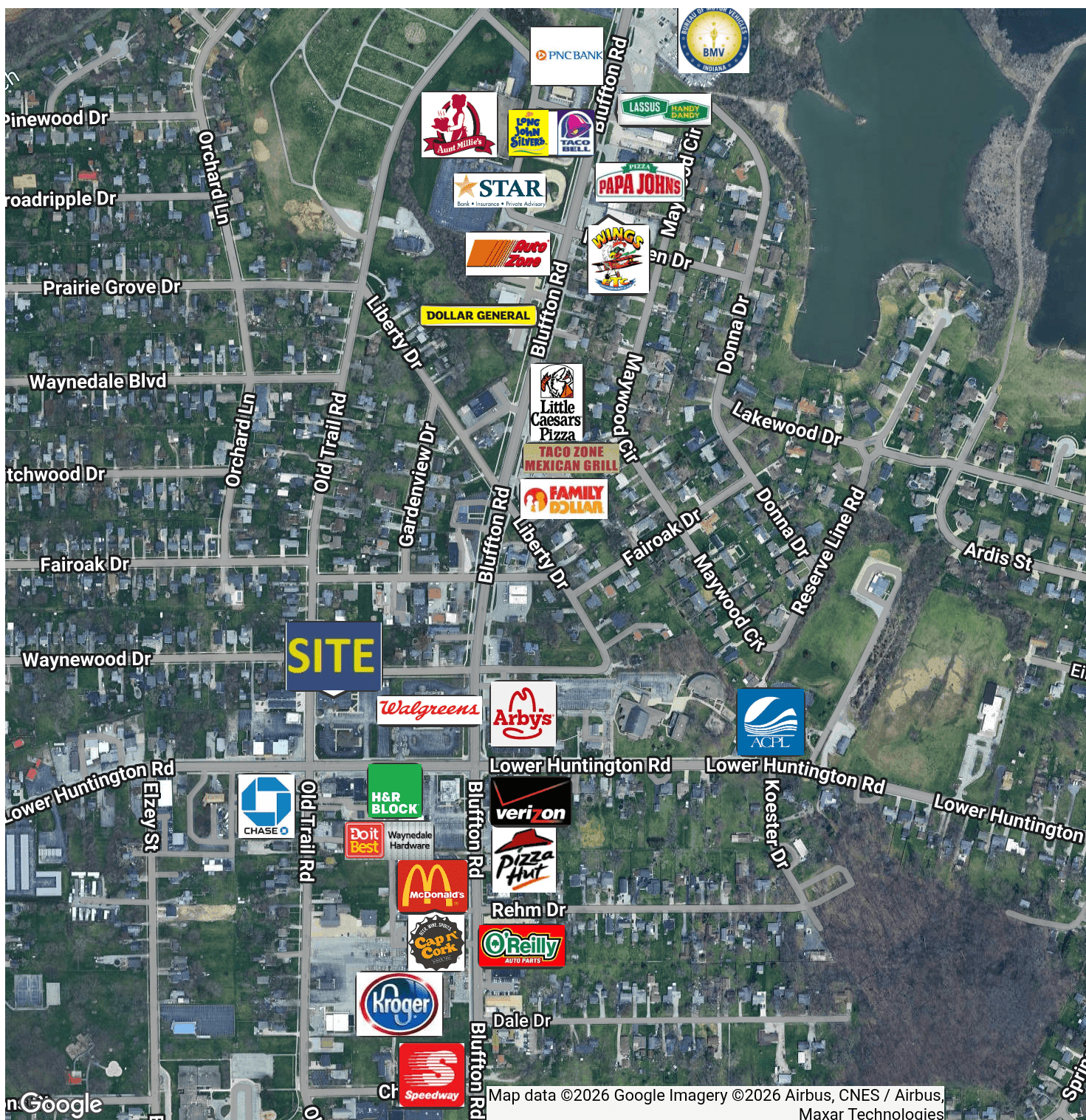
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RETAILER MAP

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ABOUT FORT WAYNE

Fort Wayne is the second largest city in Indiana with a population of 273,203 (population estimate July 1, 2024 US Census Bureau), while Northeast Indiana has a regional population of 816,077 (Greater Fort Wayne Inc.). The Fort Wayne metropolitan area includes Allen, Wells and Whitley Counties. The US Census estimate as of July 1, 2024 places the population of this area at 462,978.

ALLEN COUNTY

(U.S. Census estimates July 1, 2024)

Population: 399,295

Households: 154,183

Median Age: 36.2 years

Median Household Income:

\$68,839



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ABOUT FORT WAYNE



Fort Wayne International Airport



Amazon



Downtown Fort Wayne

- **Fort Wayne International Airport (FWA) is home to four major carriers:** Delta, United, American and Allegiant Air. There are weekly non-stop departures to Orlando, Tampa, Atlanta, Dallas, Sarasota, Las Vegas (seasonal), Philadelphia, Myrtle Beach (seasonal), Chicago, Detroit, Phoenix, Minneapolis, Fort Meyers and Charlotte.

- **Downtown Fort Wayne has several exciting new developments** that are under construction or have been announced. Both the Riverfront at Promenade Park and Electric Works opened in 2022 with many announced office and retail users; The Pearl, a 35,000 SF mixed-use development, located at Main and Pearl Streets, is under construction. STAR Financial Bank relocated its headquarters from Berry Street to Main Street.

- **Amazon has built 2 facilities** in Fort Wayne, one on Airport Expressway and the other on US 30.

- **Fort Wayne offers competitive labor costs.** The median hourly wage for production occupations is \$21.87 per hour. (Bureau of Labor Statistics, May 2022)

- **Greater Fort Wayne serves as a regional business hub** for northeast Indiana, with primary employment concentration in the healthcare, medical devices, manufacturing, communications, engineering, government and financial services industries and is home to companies that include Parkview Health, Lincoln Financial Group, Dana Corp, Franklin Electric, IPFW, Vera Bradley and Steel Dynamics.



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ABOUT FORT WAYNE



Parkview Field



Fort Wayne Children's Zoo



Lakeside Park Rose Garden

- **Indiana ranks 9th** in the 2023 US tax index in the United States. (2023 Tax Foundation stats)

- **Northeast Indiana is an attractive location for companies to invest.** With a convenient location, low cost of doing business, diverse workforce and abundant resources, Fort Wayne and the surrounding region is an excellent place to do business.

- **Fort Wayne is home to a championship International Hockey League team (Komets) and a Class A minor league baseball team (TinCaps)** – whose ballpark, Parkview Field, has been named multiple times as the #1 ballpark for the minor league division.

- **In Fort Wayne, take a walk on the wild side and visit the Fort Wayne Children's Zoo,** which was previously ranked one of the Nation's "Top Ten Zoos for Kids" by TripAdvisor.

- **The region hosts a wide variety of cultural activities,** from symphony orchestra and art openings to museums and ballets. From artistic boutiques to outdoor malls, shopping certainly isn't in short supply either.

- **Fort Wayne's award-winning park system offers dozens of options for great, free outdoor fun.** Discover trails, biking, tennis, pools, spraygrounds, golfing, mountain bike trails, fishing and so much more.

- **Indiana is ranked first in the Midwest for business,** the fifth year in a row by Chief Executive magazine. (April 2024)

- **Low cost living,** big city amenities and a thriving business climate.



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Fort Wayne is centrally located in the Great Lakes region with convenient access to major Midwest markets.



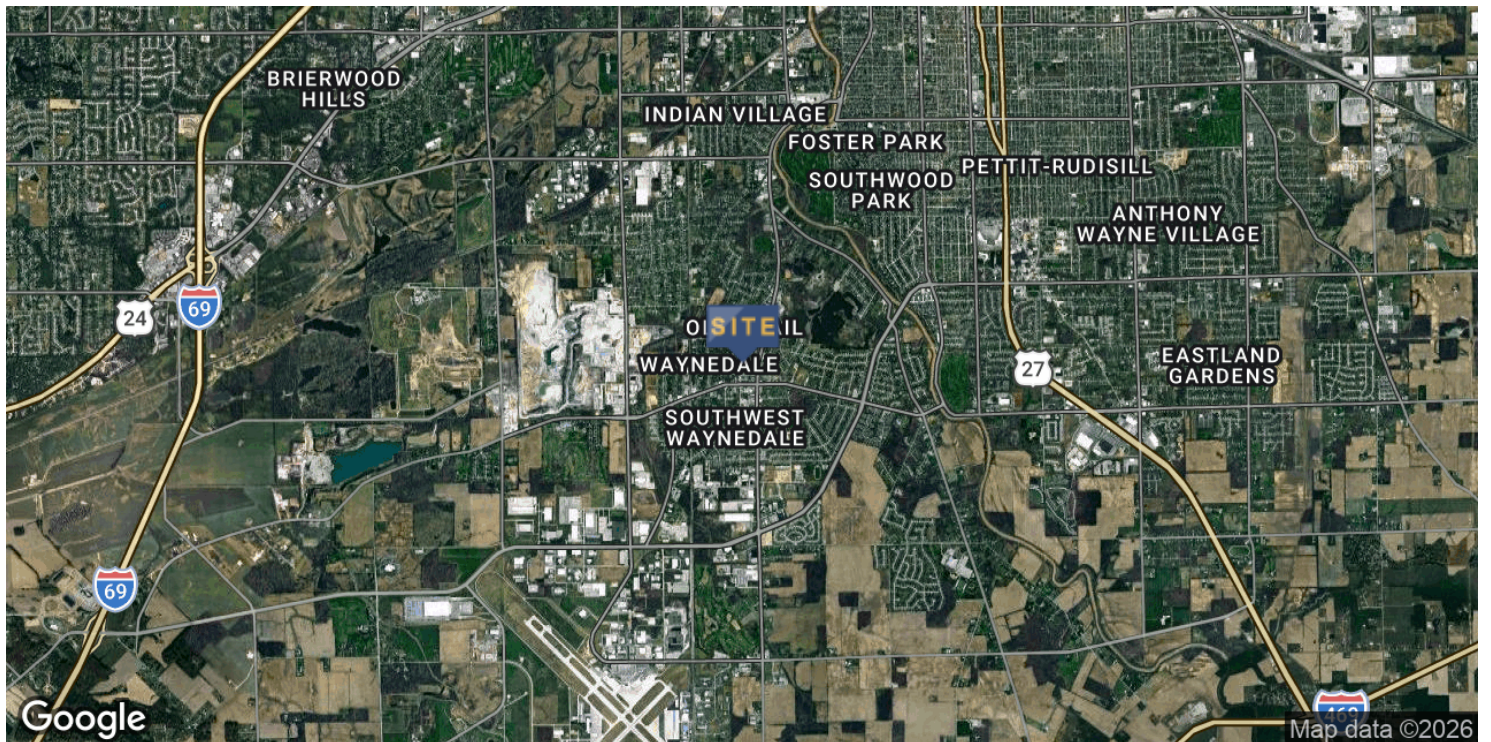
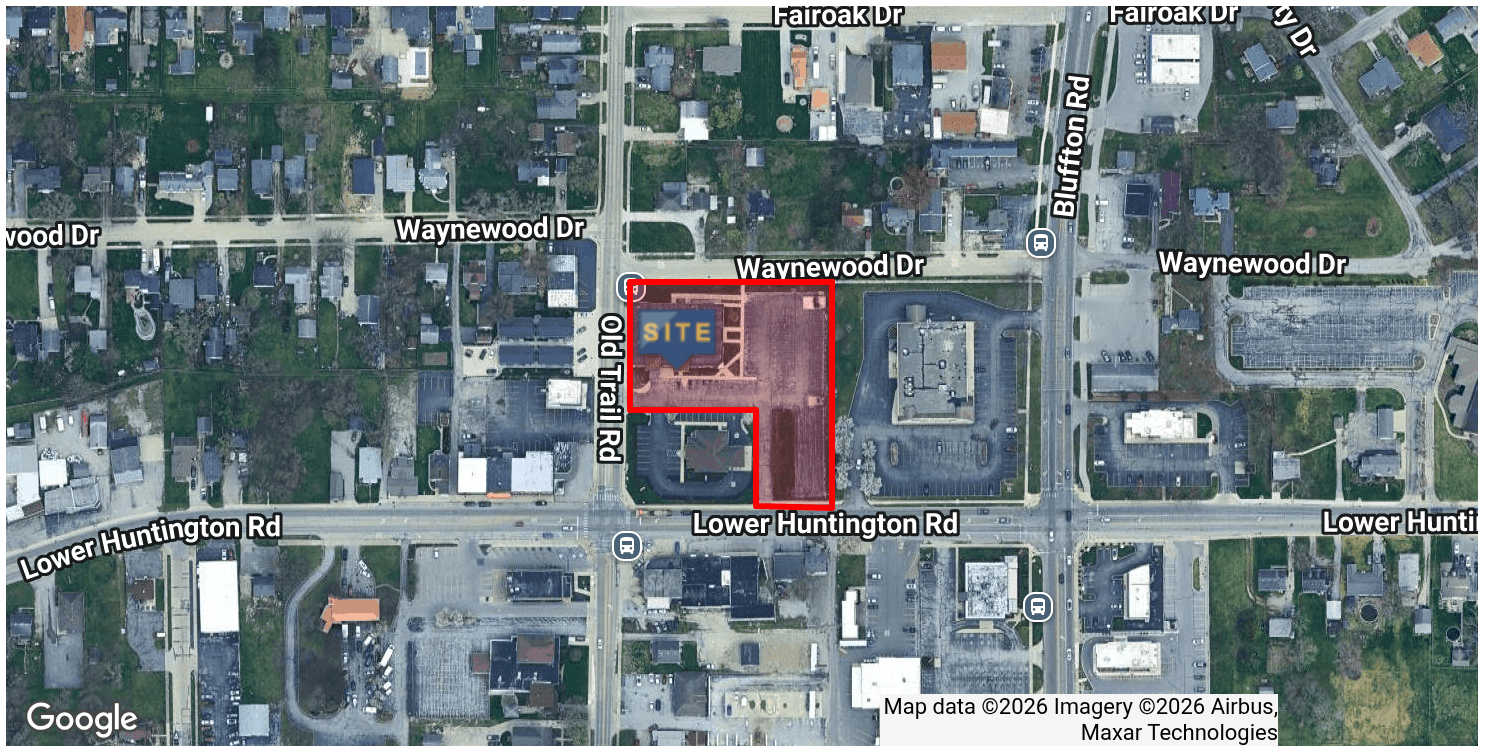
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LOCATION MAP

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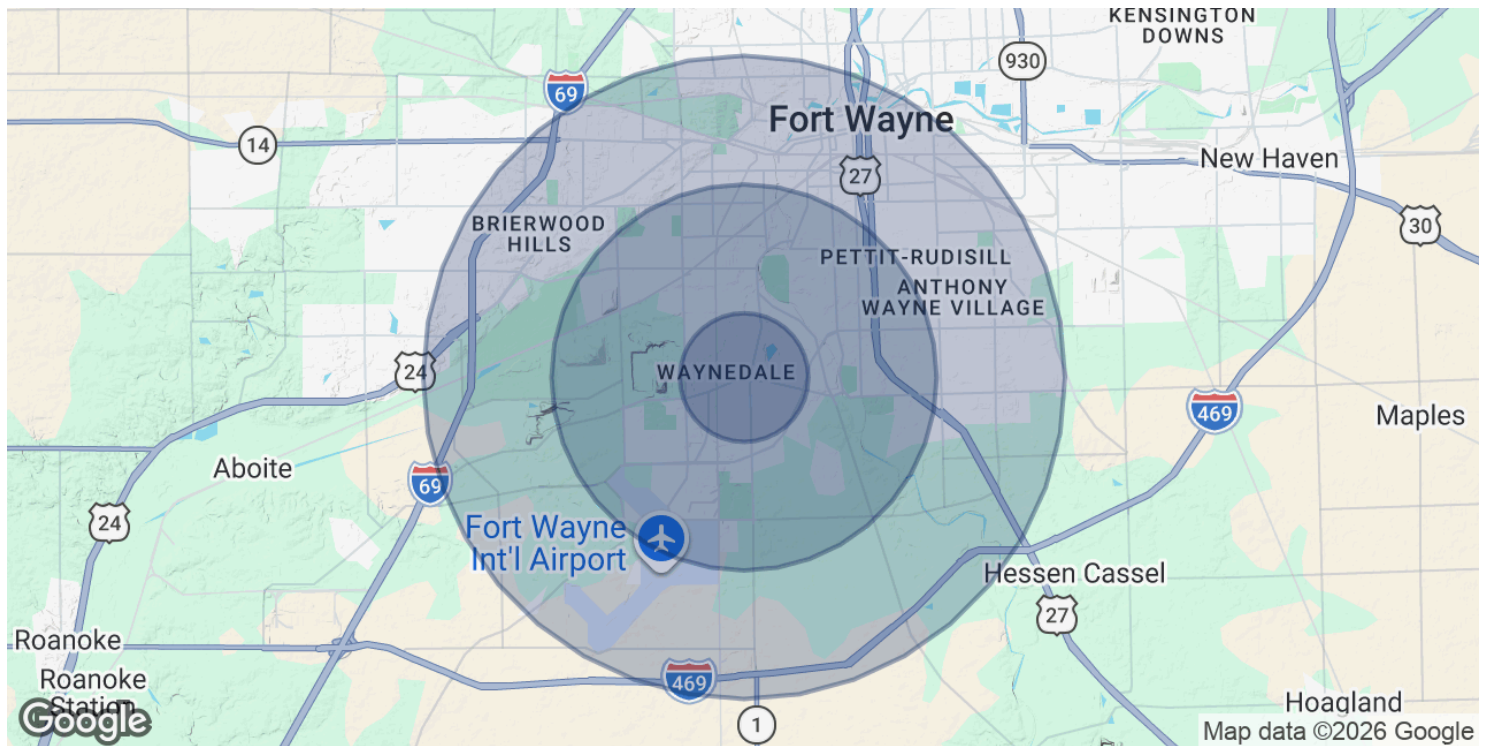
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DEMOGRAPHICS MAP & REPORT

12,310 SF OFFICE BUILDING FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,301	41,584	112,413
Average Age	40.1	35.2	32.9
Average Age (Male)	40.7	35.4	31.2
Average Age (Female)	39.0	35.5	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,996	17,598	44,886
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$41,758	\$46,055	\$42,730
Average House Value	\$100,768	\$98,173	\$93,544

2020 American Community Survey (ACS)



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