

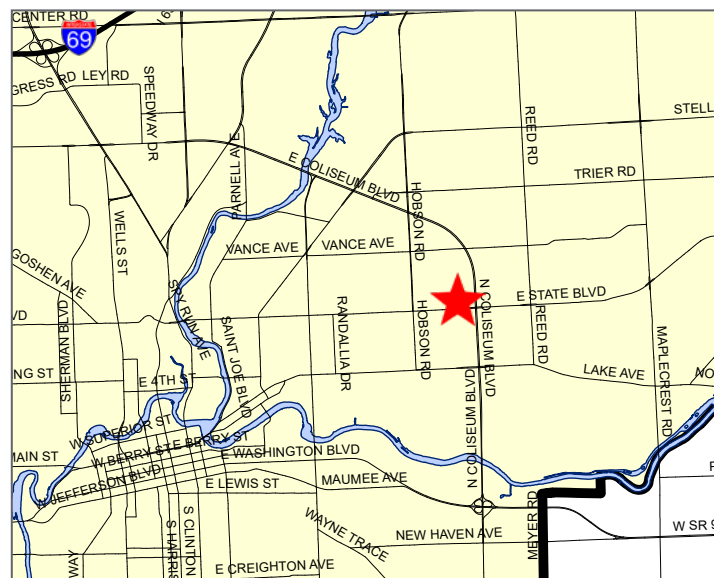


Statewood Plaza

3903-3931 E. State Blvd., Fort Wayne, IN

Property Features

- 3,263 SF - 13,263 SF available for lease
- Zoned C-2 for office, medical and retail users
- Join tenants such as Harbor Freight, Little Ceasars, Starbucks, and Belmont Beverage
- Located at the northwest corner of N. Coliseum and State Boulevards with combined traffic counts over 42,000 VPD



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General Property Information			
Name	Statewood Plaza	Parcel Number	02-08-32-251-001.000-072
Address	3903-3931 E. State Blvd.	Total Building SF	62,634 SF
City, State, Zip	Fort Wayne, IN 46805	Acreage	5.99 AC
County	Allen	Year Built	1964
Township	St. Joseph	Zoning	C-2
Parking	Paved surface	Parking Spaces	Ample

Property Features			
Construction	Masonry	# of Floors	1
Roof	Flat	Restrooms	In each unit
Heating	Yes	Central Air	Yes
Signage	Building, monument	Traffic Counts	State/Coliseum: 42,672 VPD

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	4.9 Miles
Water	City of Fort Wayne	Highway	SR 930 (Coliseum Boulevard)
Sewer	City of Fort Wayne	Distance	0.01 Mile

Lease Information			
Unit	SF	Lease Rate	Lease Type
3915-B	3,263 SF	\$18.00/SF	NNN
3915-C	10,000 SF	\$12-\$18.00/SF	NNN

Units 3915-B & 3915-C can be combined for a total of 13,263 SF

Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$1.14/SF	Tenant	
CAM	\$1.52/SF	Tenant	
Insurance	\$0.43/SF	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$3.09/SF		

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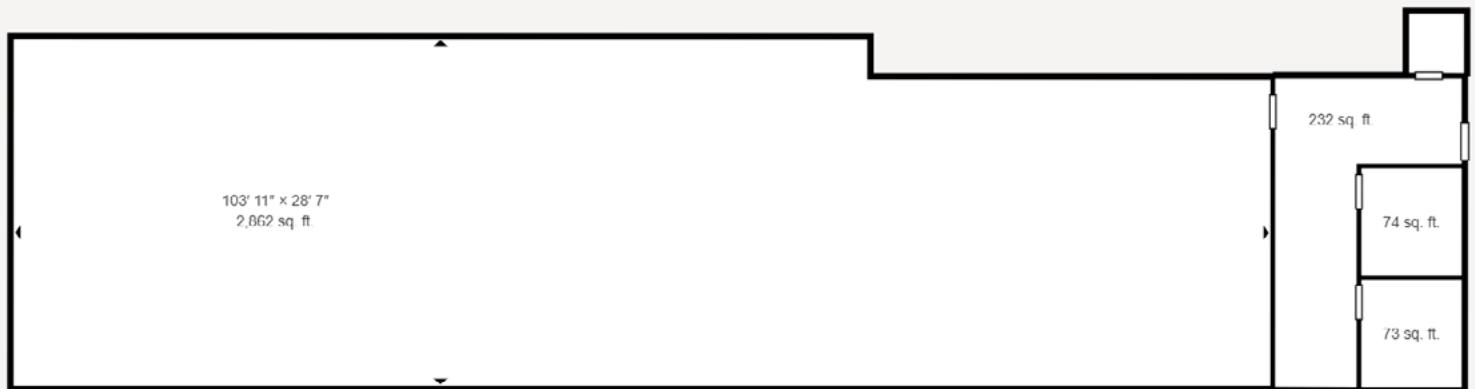
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Unit 3915-B - 3,263 Rentable SF

Take the  virtual tour!



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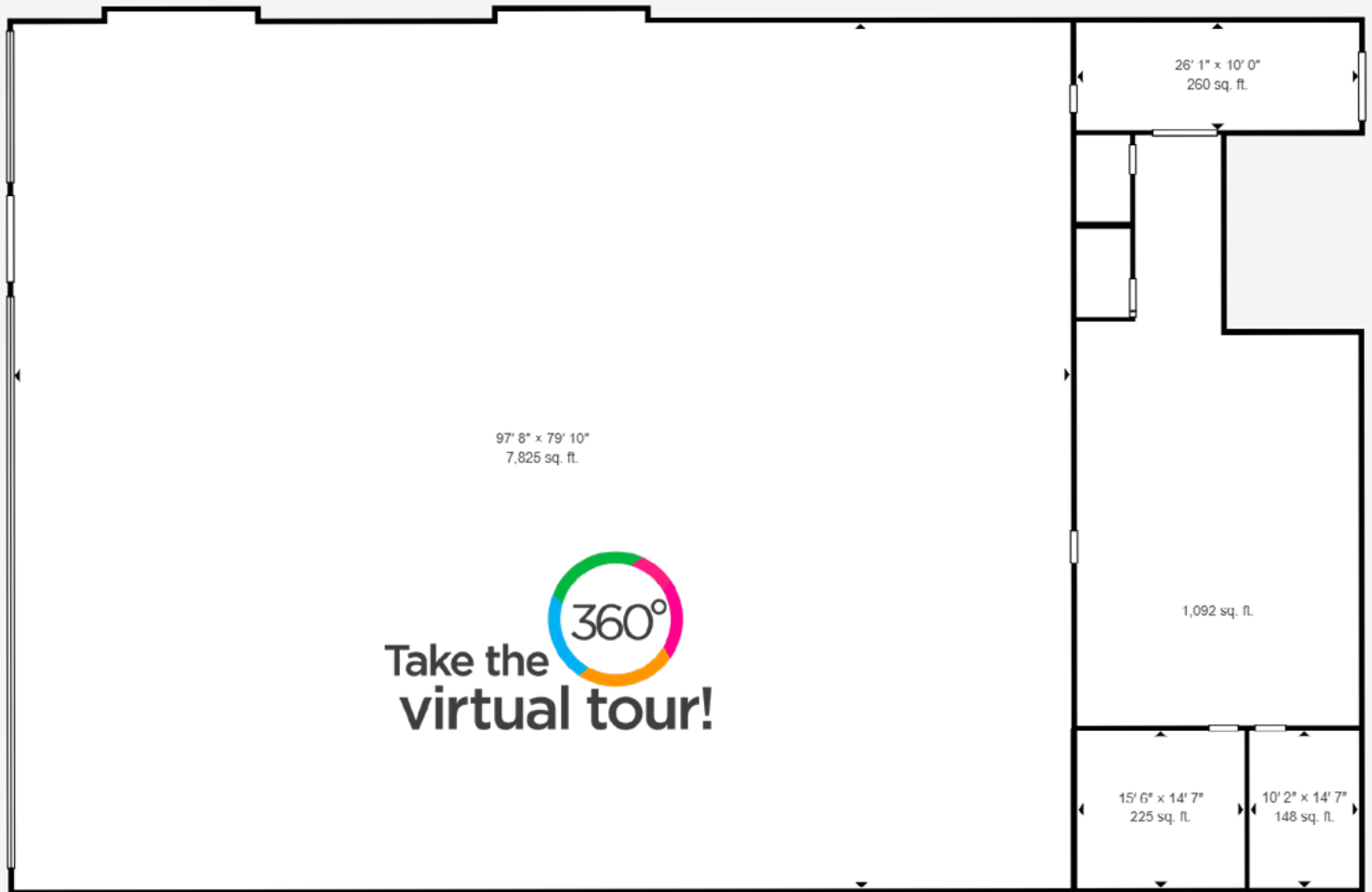
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Unit 3915-C - 10,000 Rentable SF



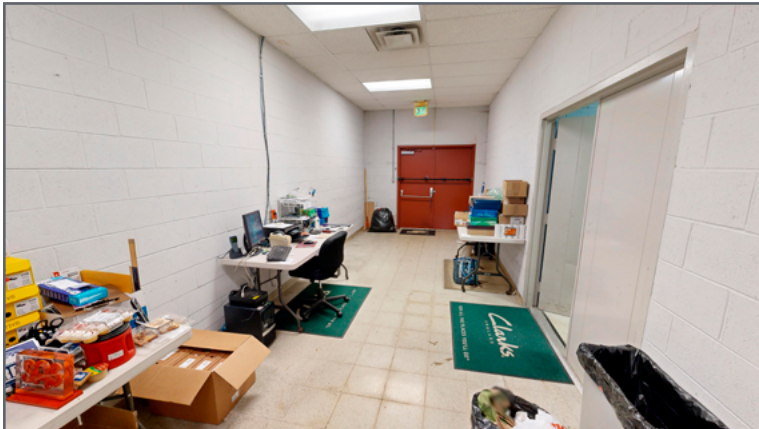
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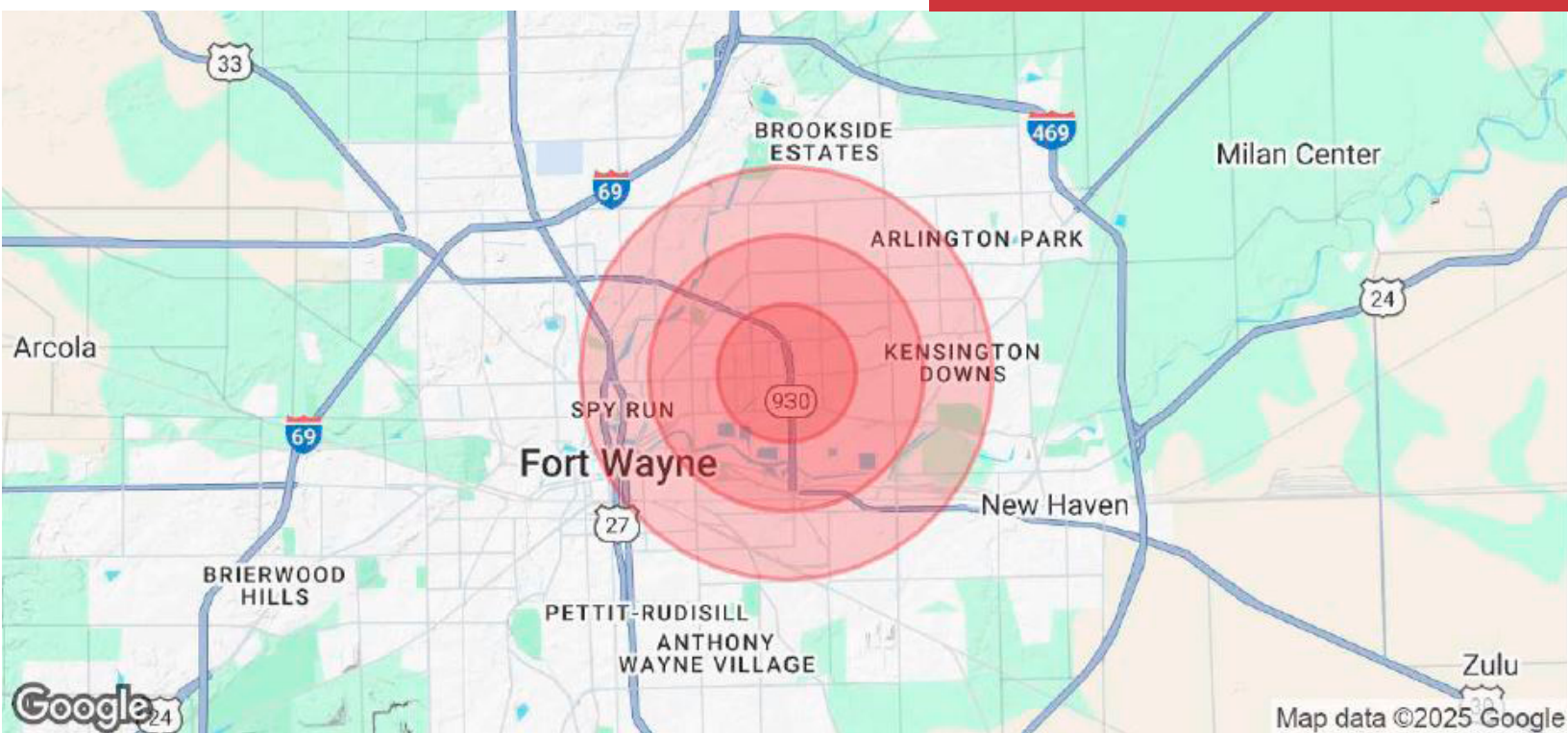
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,711	35,741	80,201
Average Age	41	38	38
Average Age (Male)	38	37	37
Average Age (Female)	43	40	39
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,595	14,449	33,642
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$73,283	\$77,576	\$72,353
Average House Value	\$171,120	\$181,934	\$165,375

Demographics data derived from AlphaMap

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