



FOR **LEASE** SPECIAL PURPOSE  
PROPERTY



14621 Amstutz Road  
Leo-Cedarville, IN 46765

# 10,400 SF Child Care Building Available For Lease

## About The Property

- 9 Classrooms with restrooms 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: \$17.50/SF Absolute Net



**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 FOR LEASE

### 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

### PRICE/AVAILABILITY

Available Space	10,400 SF
Lease Rate	\$17.50 SF/yr
Monthly Rent	\$15,167
Lease Type	Absolute Net
Available	Immediately

### BUILDING DATA

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

### FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Roof & Structure	Tenant
Maintenance & Repair	Tenant

### POPULATION DEMOGRAPHICS

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

### PROPERTY TAXES

Parcel Number	02-03-21-227-030.000-082
Assessment: Land	\$88,900
Improvements	\$644,800
Total Assessment	\$733,700
Annual Taxes	\$14,549.24(\$1.40/sf)
Tax Year	2024 Payable 2025

### UTILITIES

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

### 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

### PARKING/TRANSPORTATION

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



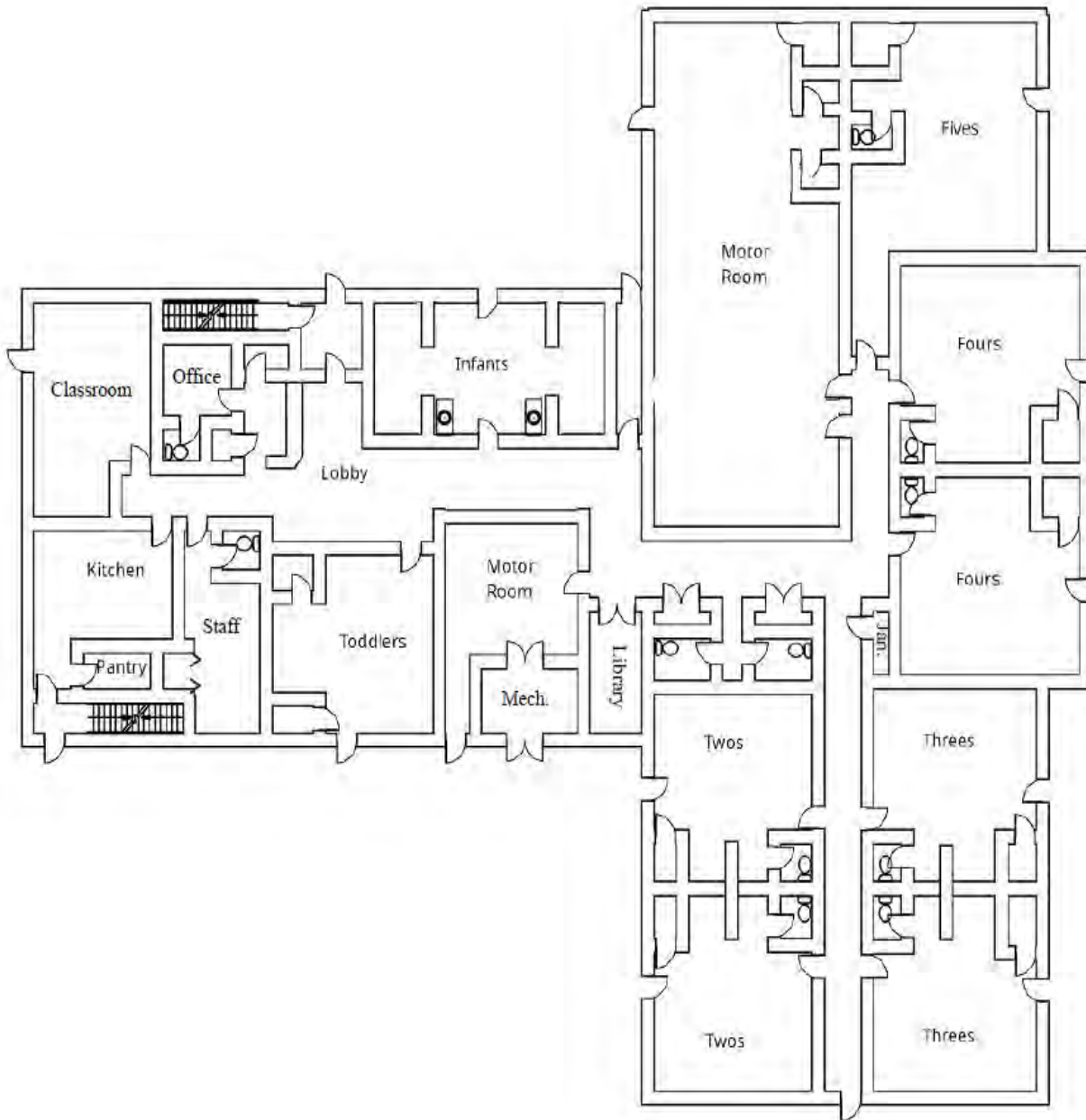
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# FLOOR PLAN

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# ADDITIONAL PHOTOS

## 10,400 SF CHILD CARE BUILDING AVAILABLE FOR LEASE



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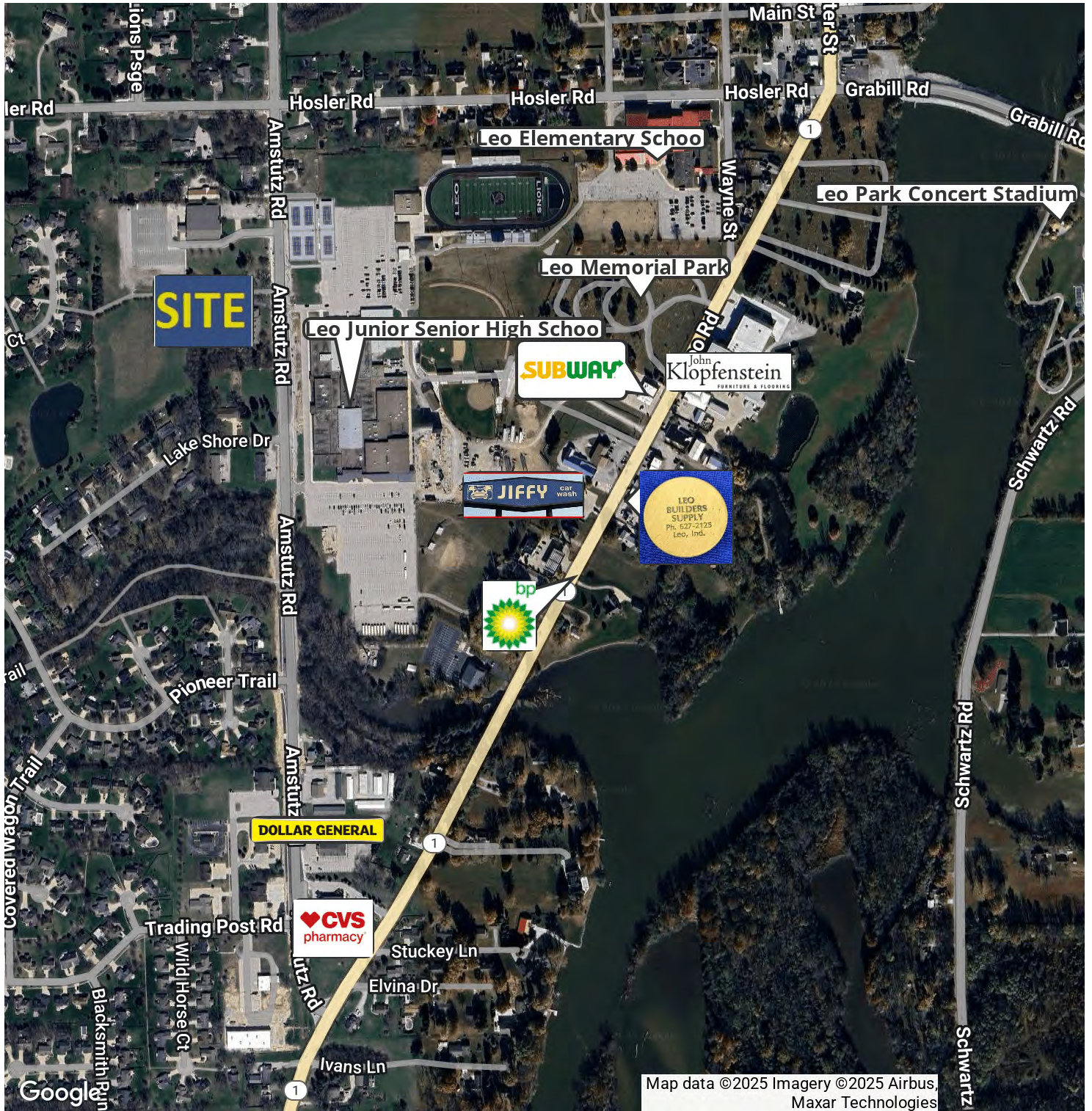
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# RETAILER MAP

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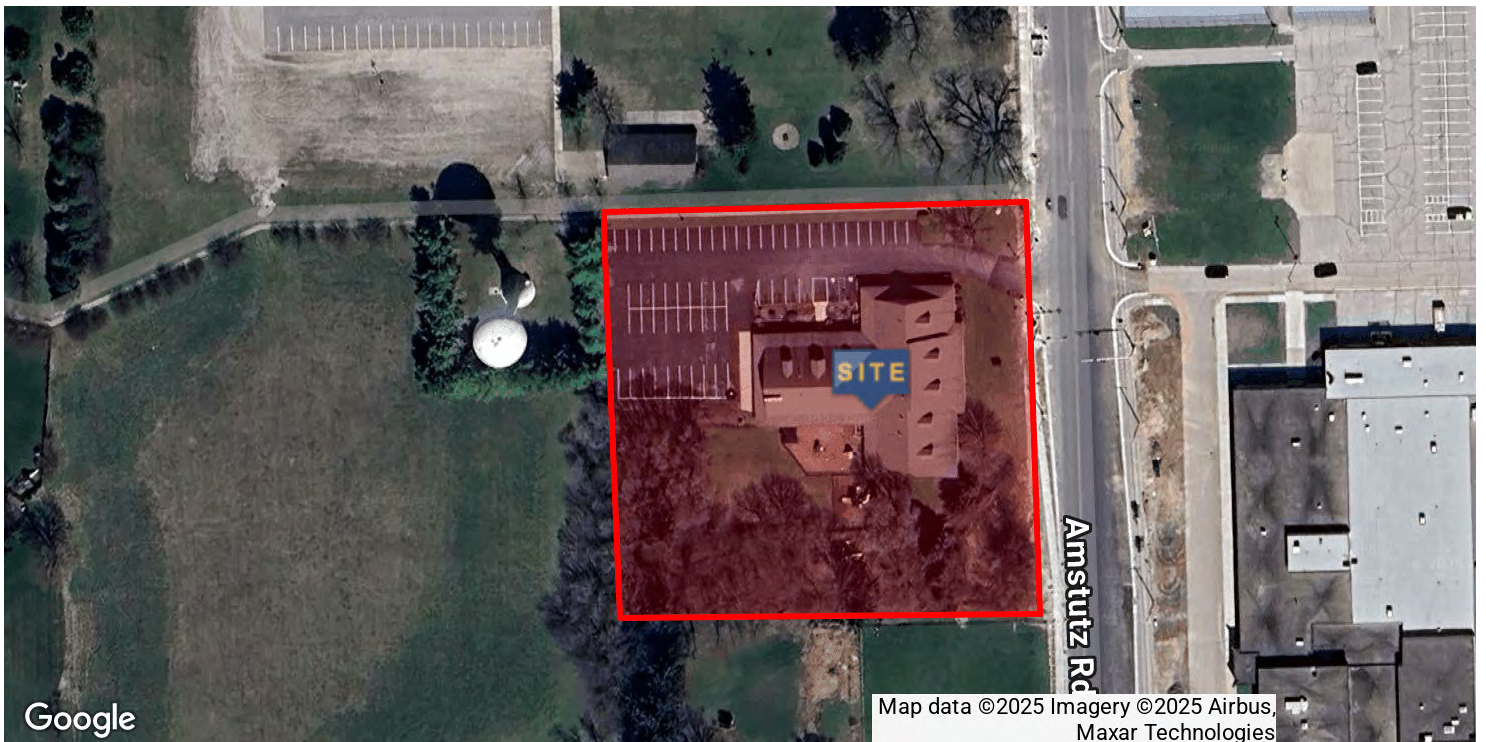
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# LOCATION MAP

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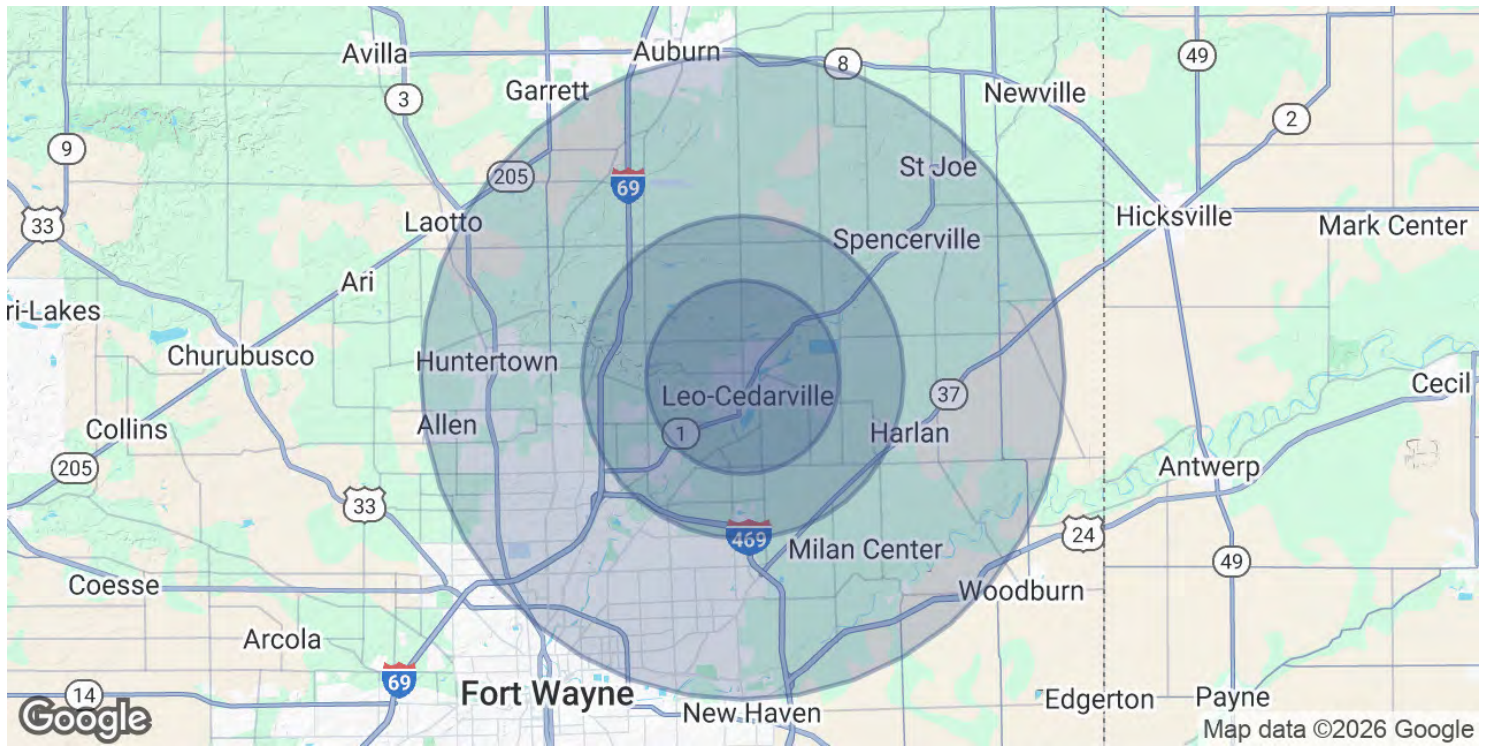
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# DEMOGRAPHICS MAP & REPORT

## 10,400 SF CHILD CARE BUILDING AVAILABLE FOR LEASE



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

Demographics data derived from AlphaMap



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