

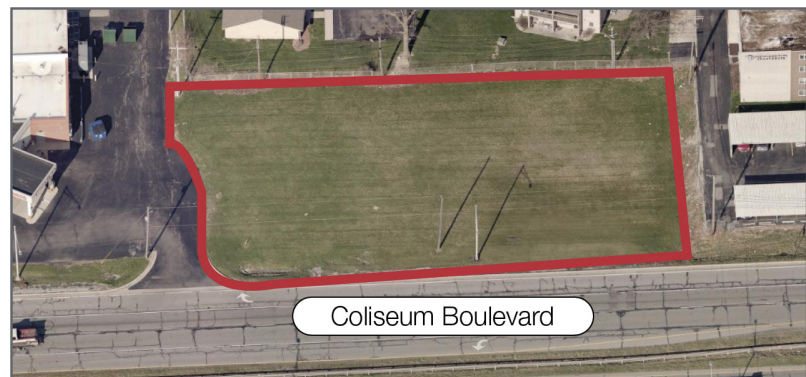


Statewood Outlot

3903-3931 E. State Boulevard, Fort Wayne

Property Features

- Approximately .57 acres zoned C-2
- Available on a ground lease or build to suit
- Utilities to site
- Ideal for a drive thru QSR or car lot
- Traffic counts of 34,150 vehicles passing by on State/Coliseum



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General Property Information			
Name	Statewood Plaza Outlot	Parcel Number	Part of 02-08-32-251-001.000-072
Address	3903-3931 E. State Boulevard	Acreage	Approximately 0.57 AC
City, State, Zip	Fort Wayne, IN 46805	Frontage	243' on Coliseum Boulevard
County	Allen	Lot Depth	105'
Township	St. Joseph	Zoning	C-2

Utilities		Nearest Major Roads	
Electric	AEP to Site	Interstate	I-69
Gas	NIPSCO to site	Distance	4.9 Miles
Water	City of Fort Wayne to site	Highway	SR 930/Coliseum Boulevard
Sewer	City of Fort Wayne to site	Distance	State/Coliseum: 34,150 VPD

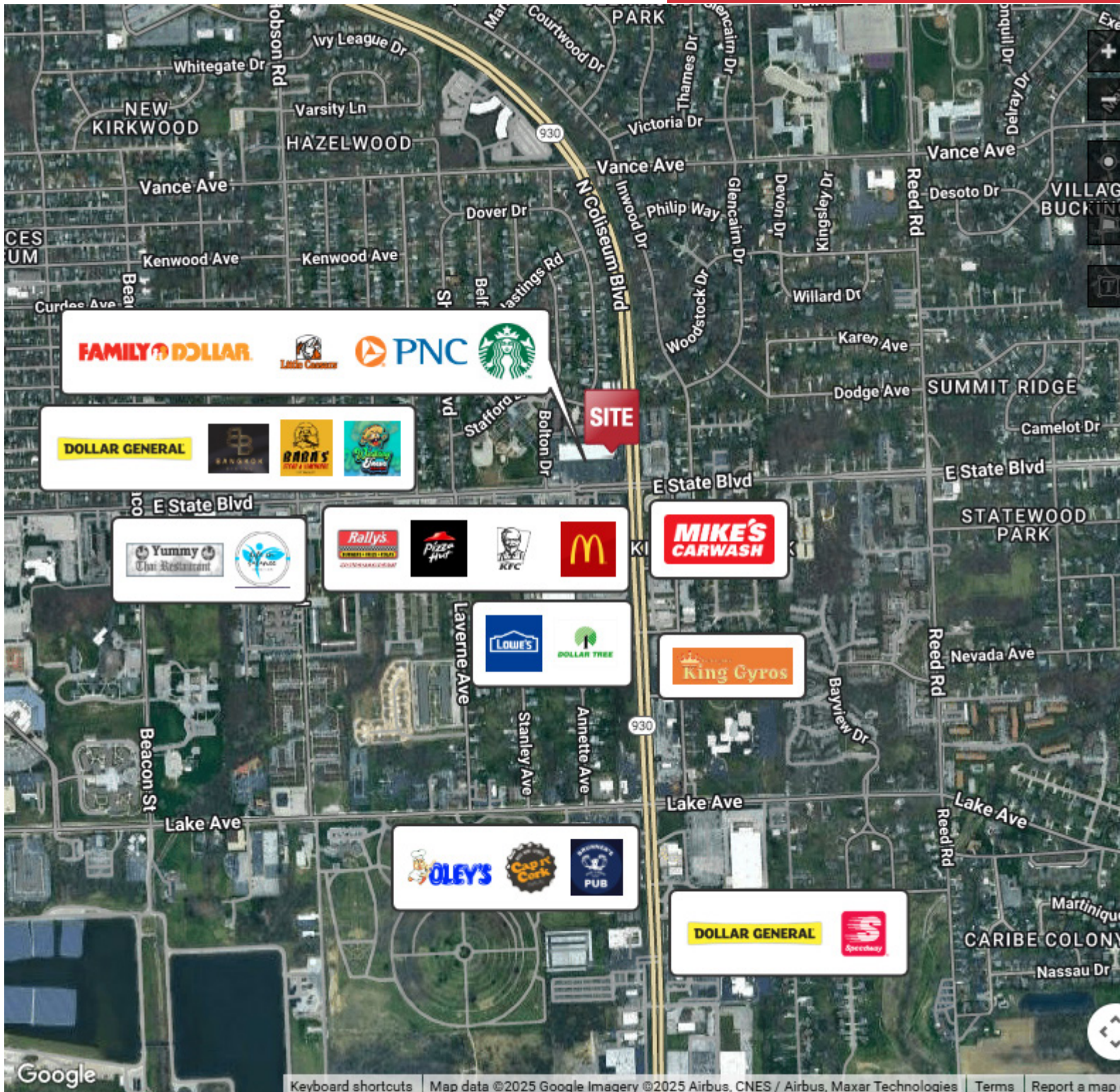
Lease Information			
Ground Lease	24,829.2 SF (approx.)	Lease Rate	TBD
Build to Suit	TBD	Lease Type	NNN

Expenses			
Type	Square Feet	Responsible Party (Landlord/Tenant)	
CAM/Ins./Taxes	TBD	Tenant	
Maint./Repairs		Tenant	
Utilities		Tenant	
Roof/Structure		Landlord	

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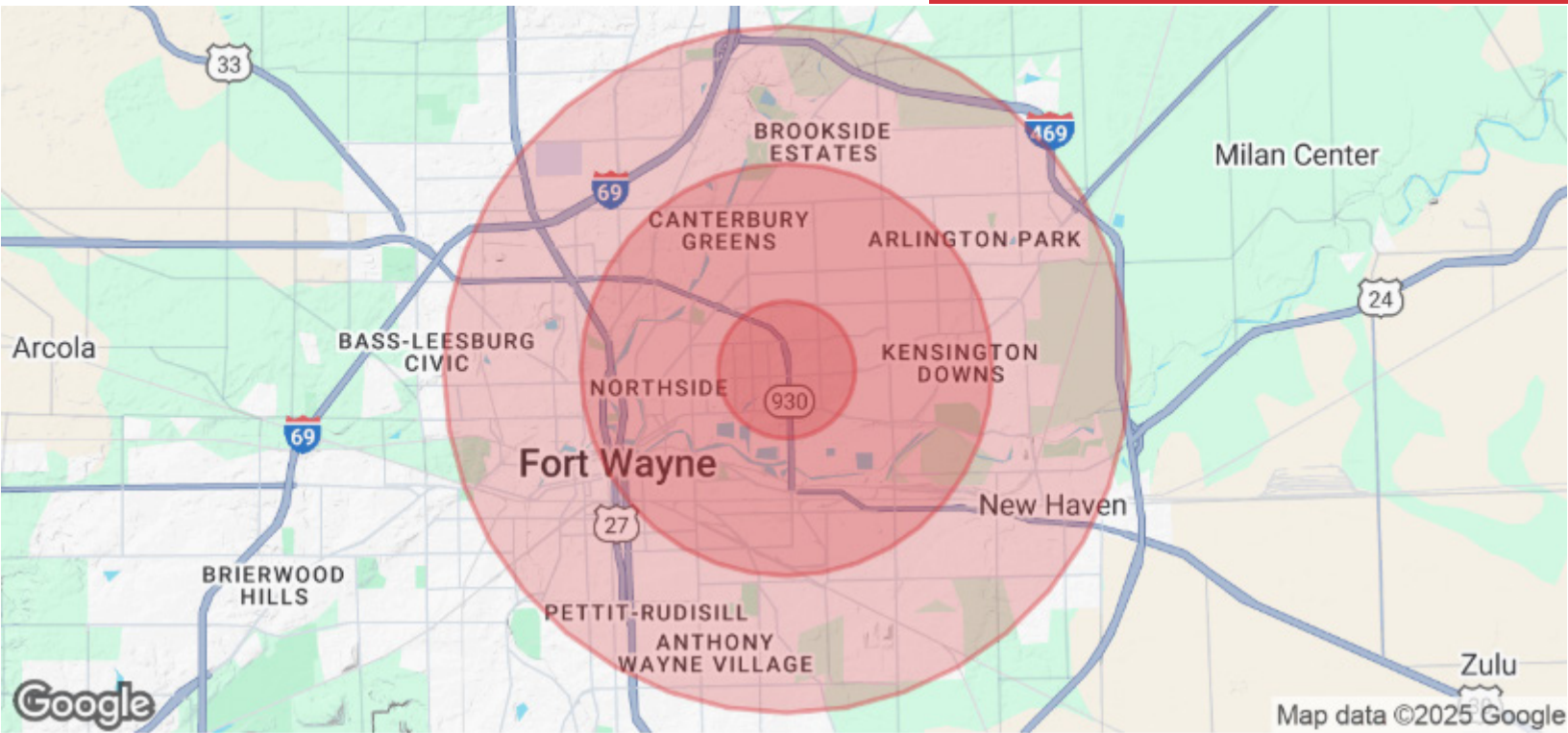
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,827	77,784	197,360
Average Age	41	38	38
Average Age (Male)	38	37	37
Average Age (Female)	43	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,639	32,716	80,177
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$73,570	\$73,218	\$72,661
Average House Value	\$171,613	\$168,661	\$168,536

Demographics data derived from AlphaMap

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