



FOR SALE / LEASE

OFFICE PROPERTY



3909 Lake Ave.
Fort Wayne, IN 46805

8,025 SF Office Building Available

About The Property

- Stand-alone building on 1.30 acres
- Open floor plan
- Good visibility; close to major intersection
- Multiple access points into property
- Zoned C-2; ideal for office or retail
- Sale Price: \$750,000
- Lease Rate: \$16.00 SF/yr NNN



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

8,025 SF OFFICE BUILDING AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Street Address	3909 Lake Ave.
City, State, Zip	Fort Wayne, IN 46805
Total Building Size	8,025 SF
Site Acreage	1.30 Acres
Zoning	C2/Limited Commercial

PRICE/AVAILABILITY

Sale Price	\$750,000.00
Sale Price/SF	\$93.46
Available	Immediately
Lease Rate	\$16.00 SF/yr
Lease Type	NNN

BUILDING DATA

Date of Construction	2008
Building Type	Office
Number of Stories	1
Parking Spaces	40+

PROPERTY TAXES

Parcel Number	02-08-32-378-021.000-072
Assessment: Land	\$125,000
Improvements	\$191,800
Total Assessment	\$316,800
Annual Taxes	\$8,413.98 (\$1.05/SF)
Tax Year	2025 Payable 2026

POPULATION DEMOGRAPHICS

1 Mile	7,673
3 Miles	76,307
5 Miles	193,209

TRANSPORTATION

Major Road Nearest Site	Coliseum Blvd.
Distance To Interstate	6.5 Miles - I-69
Traffic Counts:	Coliseum Blvd. - 28,973 VPD Lake Ave. - 8,548 VPD

UTILITIES

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



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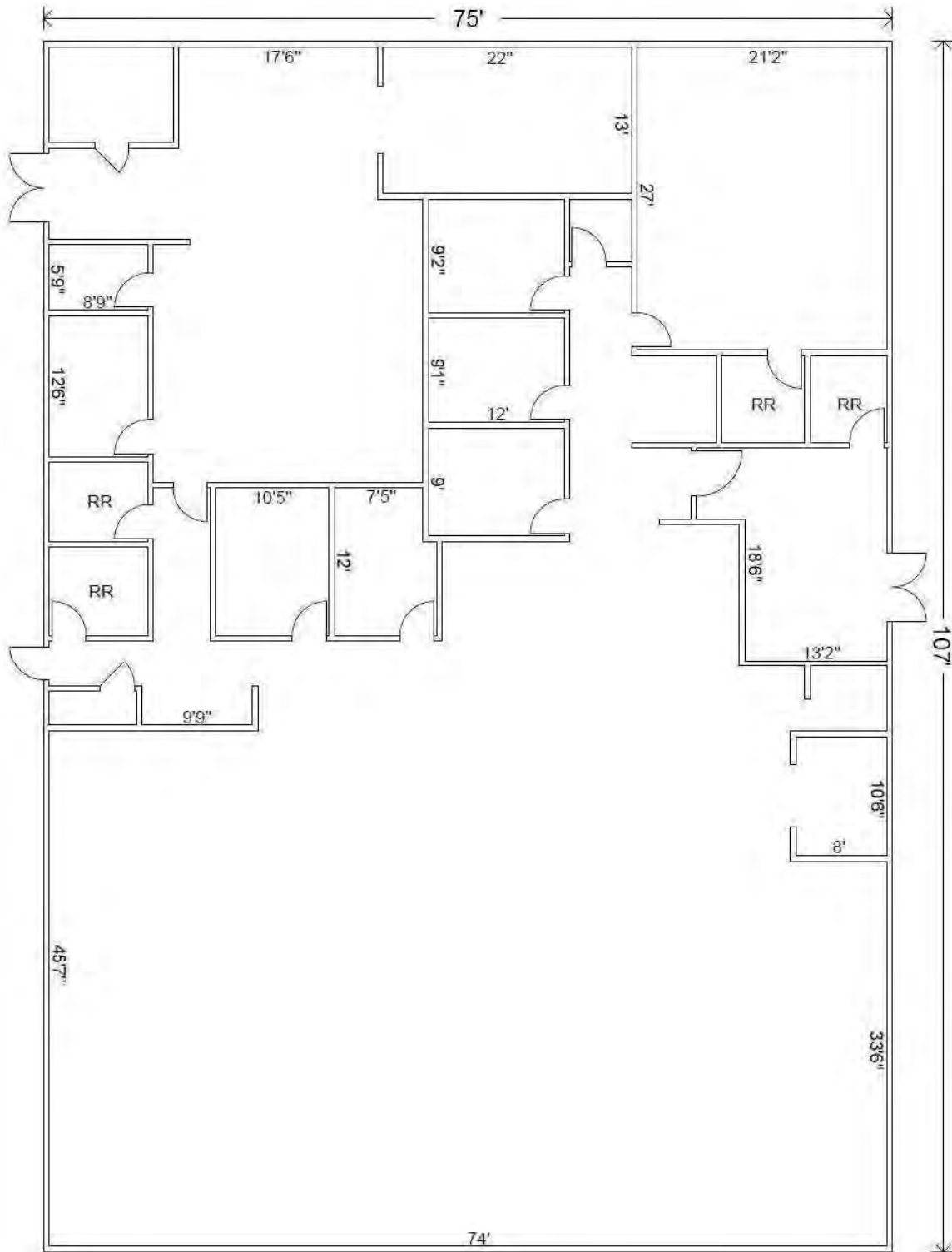
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FLOOR PLAN

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ADDITIONAL PHOTOS

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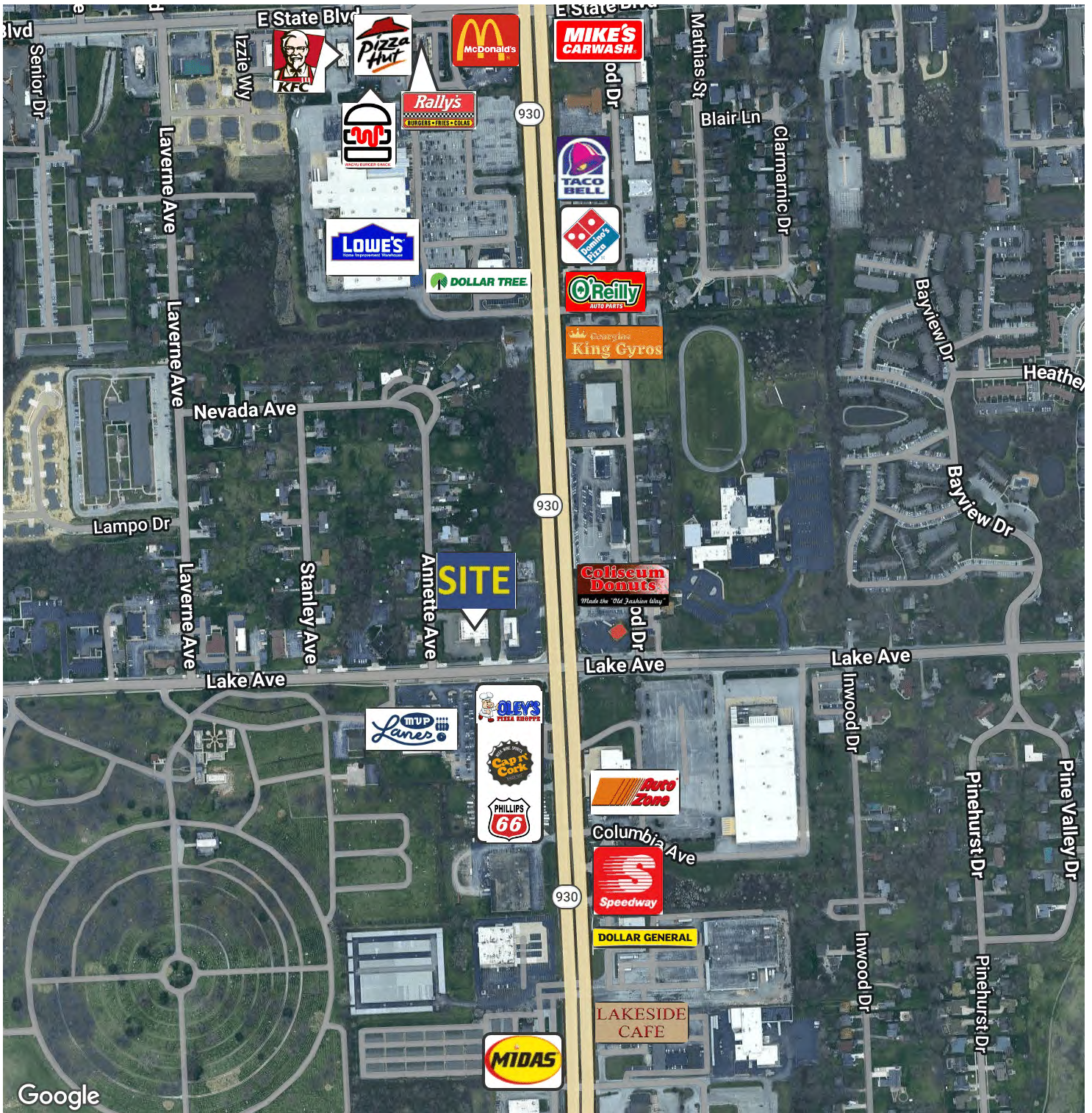
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RETAILER MAP

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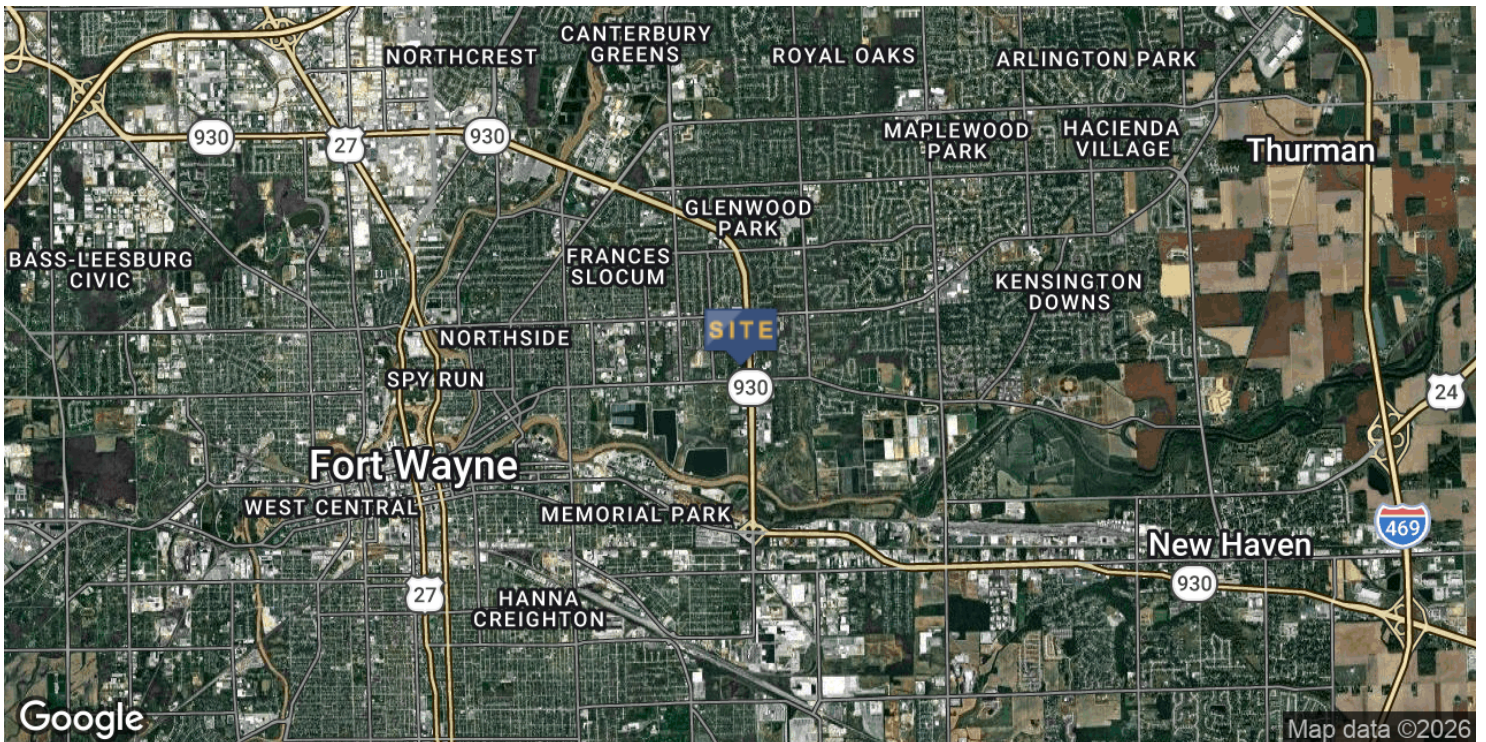
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LOCATION MAP

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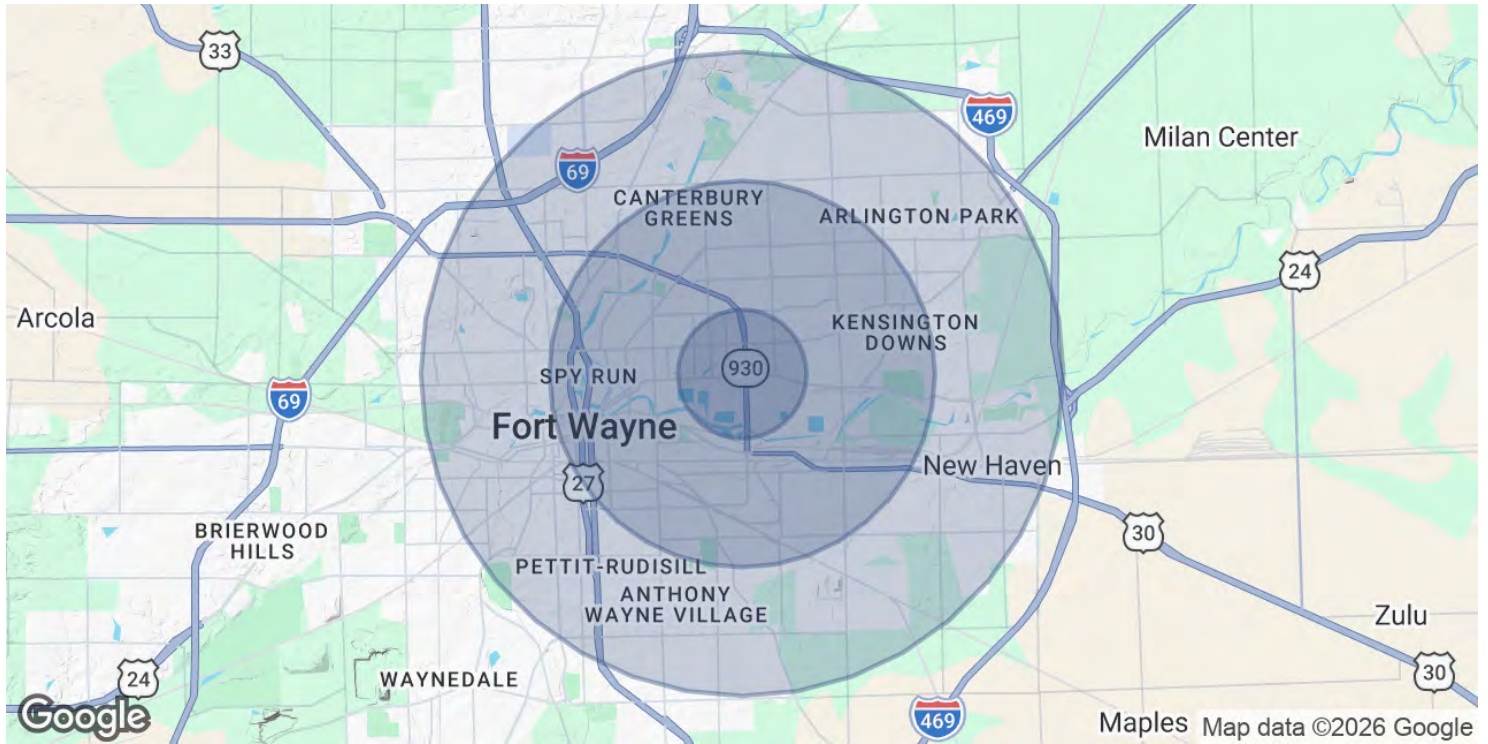
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DEMOGRAPHICS MAP & REPORT

8,025 SF OFFICE BUILDING AVAILABLE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,673	76,307	193,209
Average Age	41.6	34.0	34.8
Average Age (Male)	35.5	32.4	33.9
Average Age (Female)	39.9	34.3	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,479	31,273	78,651
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$79,593	\$69,033	\$70,883
Average House Value	\$160,287	\$162,473	\$158,474

2023 American Community Survey (ACS)



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