



FOR **SALE / LEASE**  
SPECIAL PURPOSE PROPERTY



14621 Amstutz Road  
Leo-Cedarville, IN 46765

# 10,400 SF Child Care Building Available

## About The Property

- 9 Classrooms with restroom 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: \$15.00/SF Absolute Net
- Sale Price: \$2,750,000 ( \$264.42/sf)



the  
**Zacher**  
company

**JOHN ADAMS CCIM**  
Senior Broker  
jadams@zacherco.com  
260.422.8474 x209

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

*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

### 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

### BUILDING DATA

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

### POPULATION DEMOGRAPHICS

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

### UTILITIES

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

### PARKING/TRANSPORTATION

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

### PRICE/AVAILABILITY

Sale Price	\$2,750,000.00
Sale Price/SF	\$264.42
Lease Rate	\$15.00 SF/yr
Monthly Rent	\$13,000
Lease Type	Absolute Net
Available	Immediately

### PROPERTY TAXES

Parcel Number	02-03-21-227-030.000-082
Assessment: Land	\$88,900
Improvements	\$644,800
Total Assessment	\$733,700
Annual Taxes	\$15,311.50 (\$1.47/sf)
Tax Year	2025 Payable 2026

### 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



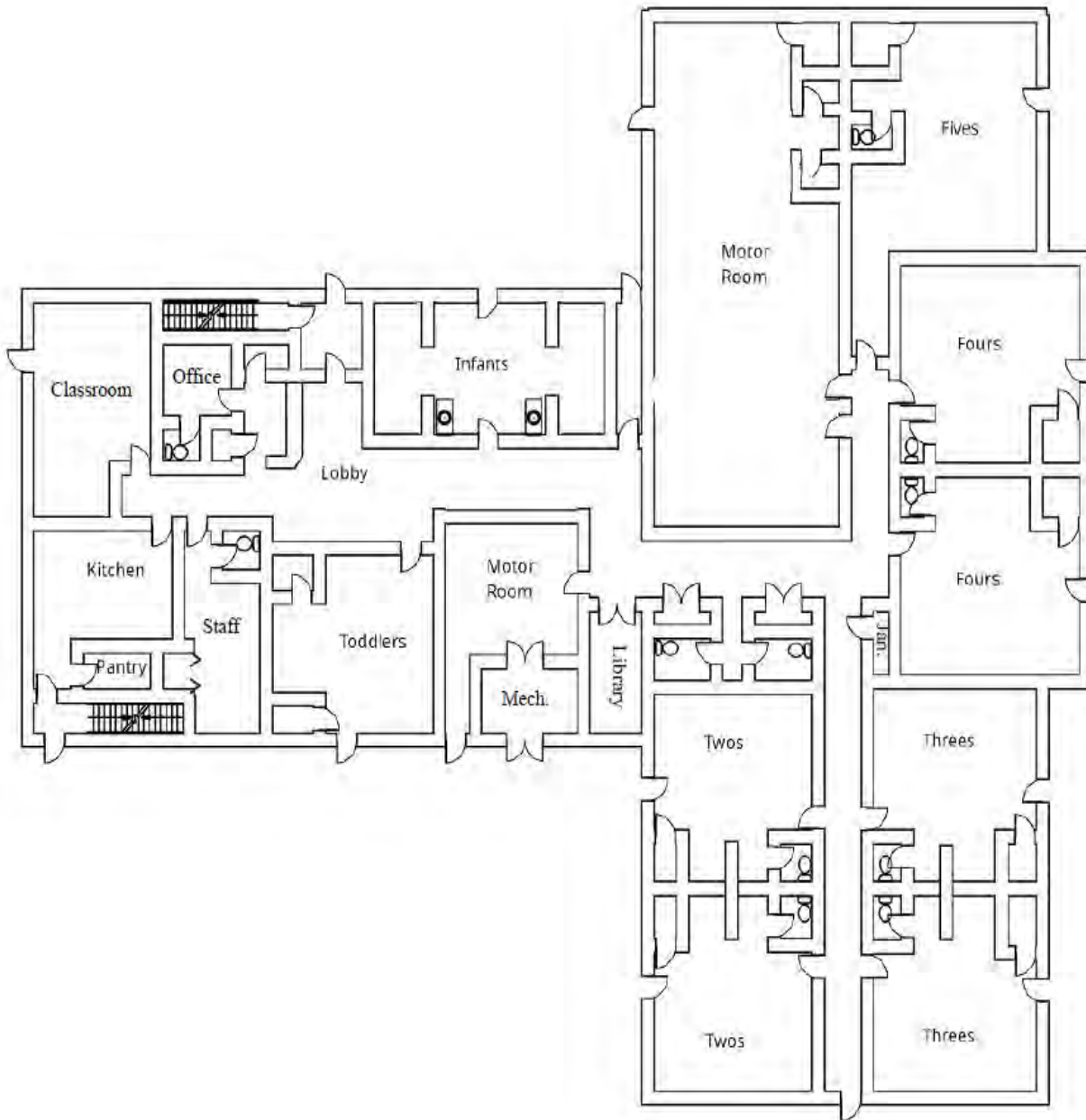
JOHN ADAMS CCIM  
Senior Broker  
jadams@zacherco.com  
260.422.8474 x209



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.

# FLOOR PLAN

10,400 SF CHILD CARE BUILDING AVAILABLE



JOHN ADAMS CCIM  
Senior Broker  
jadams@zacherco.com  
260.422.8474 x209



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.

# ADDITIONAL PHOTOS

10,400 SF CHILD CARE BUILDING AVAILABLE



JOHN ADAMS CCIM  
Senior Broker  
jadams@zacherco.com  
260.422.8474 x209



*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.*

# ADDITIONAL PHOTOS

10,400 SF CHILD CARE BUILDING AVAILABLE



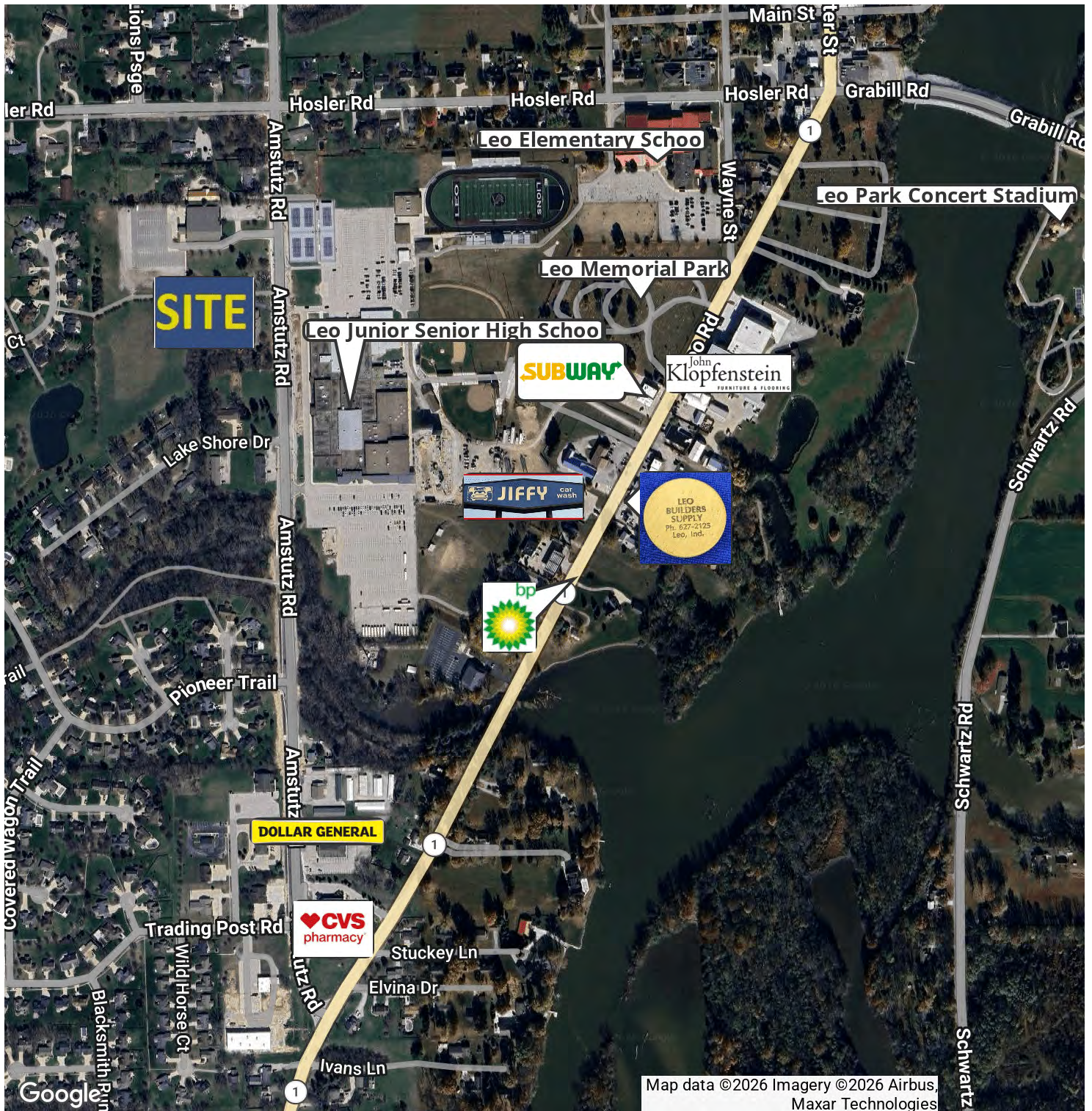
JOHN ADAMS CCIM  
Senior Broker  
jadams@zacherco.com  
260.422.8474 x209



*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.*

# RETAILER MAP

10,400 SF CHILD CARE BUILDING AVAILABLE



**the Zacher company**

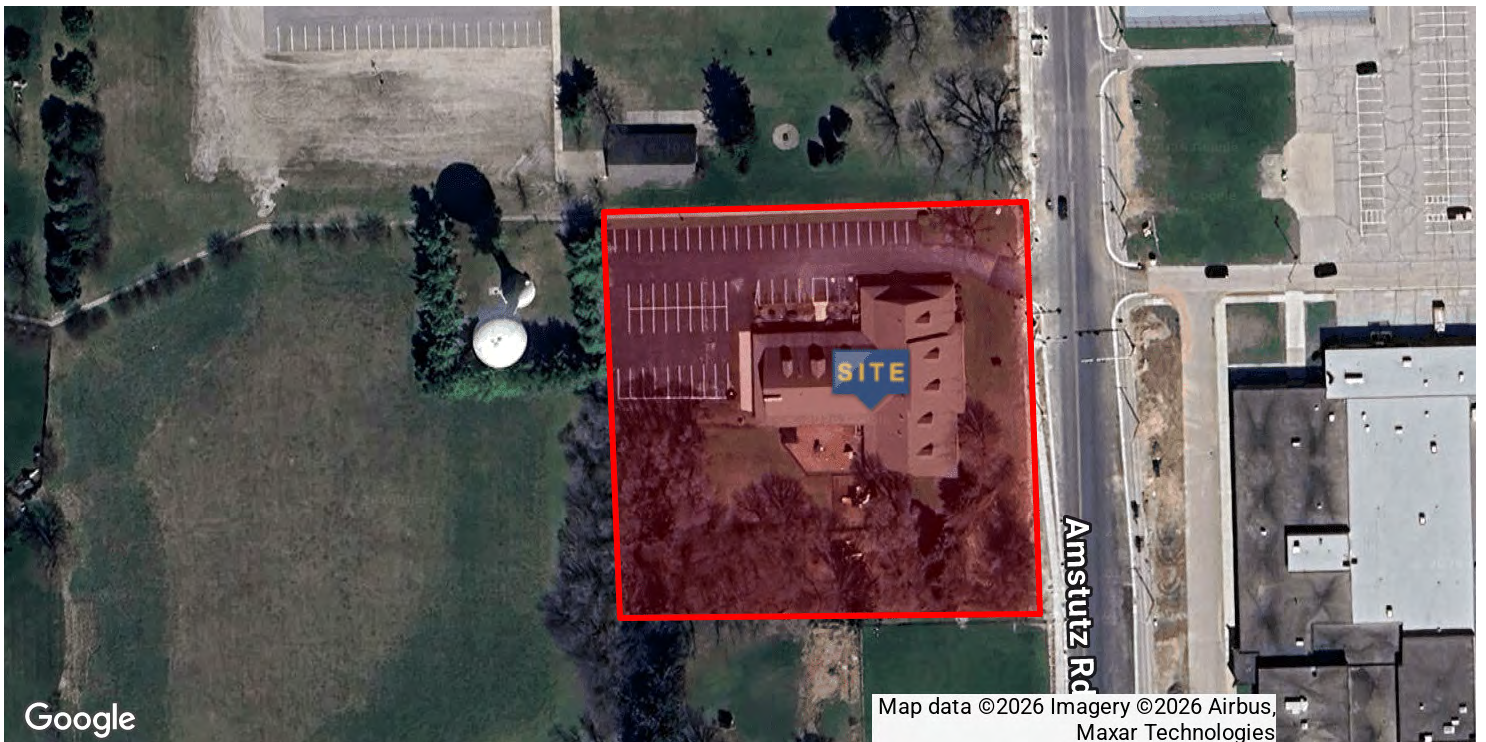
JOHN ADAMS CCIM  
Senior Broker  
jadams@zacherco.com  
260.422.8474 x209



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.

# LOCATION MAP

10,400 SF CHILD CARE BUILDING AVAILABLE



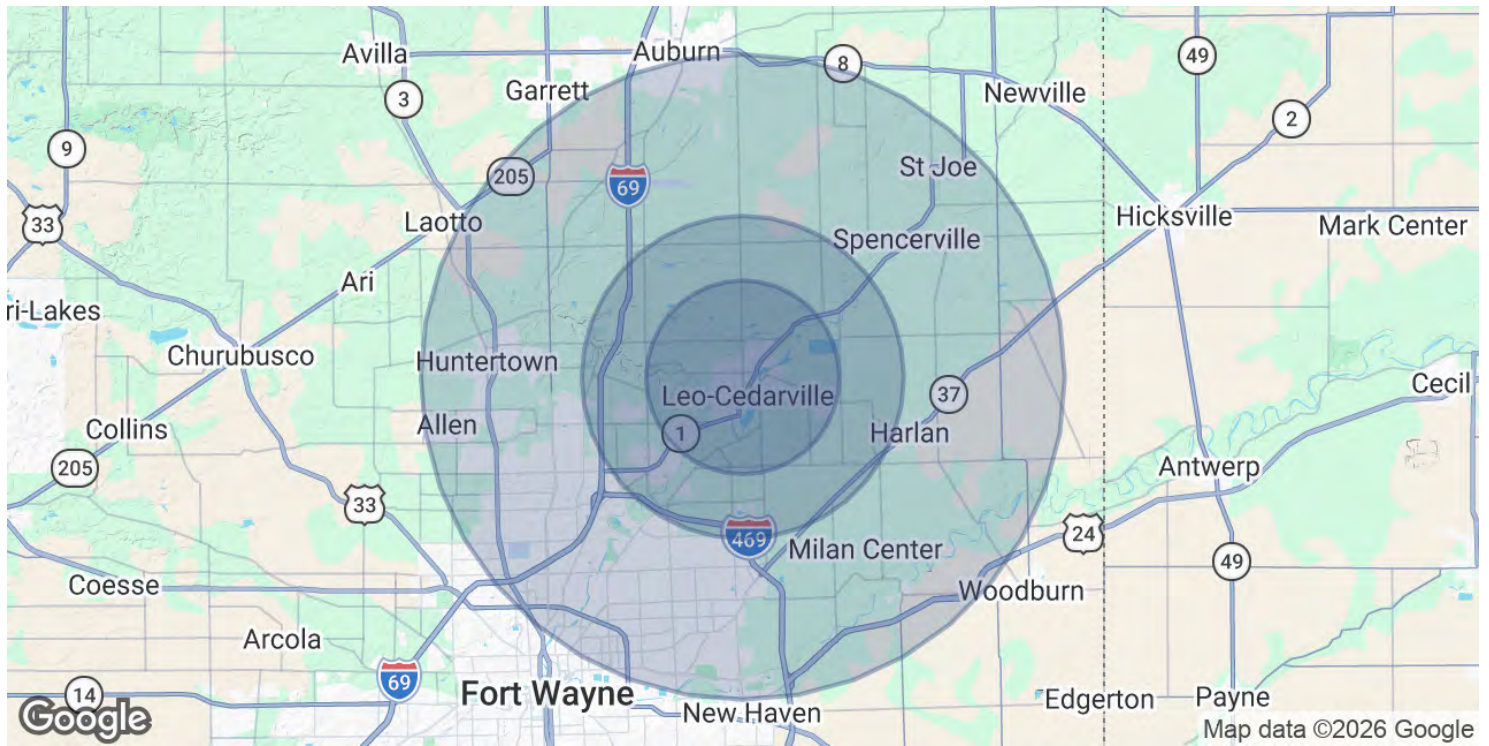
JOHN ADAMS CCIM  
Senior Broker  
jadams@zacherco.com  
260.422.8474 x209



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.

# DEMOGRAPHICS MAP & REPORT

## 10,400 SF CHILD CARE BUILDING AVAILABLE



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

2020 American Community Survey (ACS)



JOHN ADAMS CCIM  
Senior Broker  
jadams@zacherco.com  
260.422.8474 x209



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.