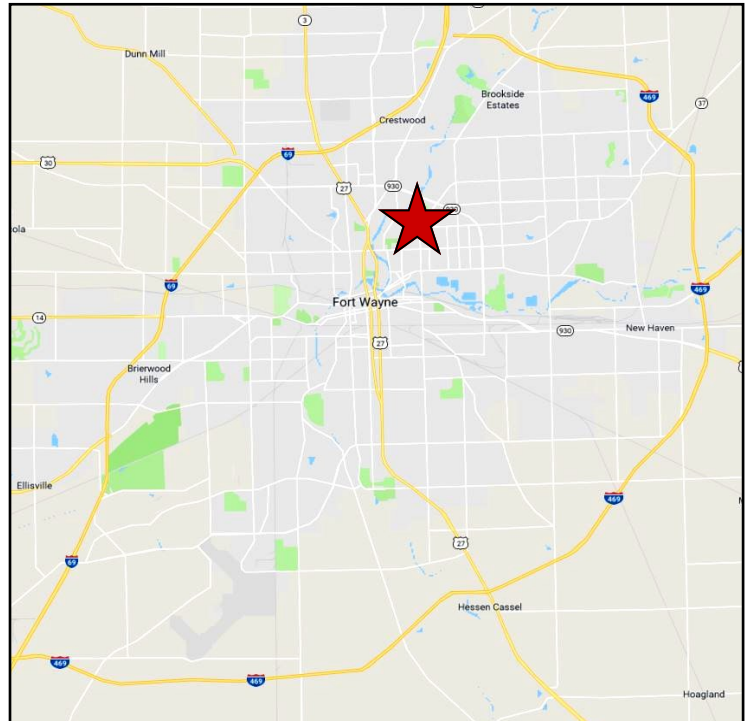


HIGHLIGHTS:

- Outlots For Sale
- Build-To-Suit Options
- Existing 9,800 SF - For Lease / Sale
- Highly Desirable Location at Intersection of Three City Streets (Anthony, Crescent, & Vance)
- Located in Busy Neighborhood of Financial Institutions, Restaurants, and Retail
- Within Walking Distance of Ivy Tech, PFW, and Concordia Lutheran High School



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- | | | | |
|------------------------|---------------------------|---------------------|----------------------------|
| 1 Pro Fed | 6 First Source Bank | 11 Longe Optical | 16 Edward Jones |
| 2 3 Rivers Pharmacy | 7 Berger Family Dentistry | 12 Style for Less | 17 Amazing Vapes |
| 3 Firefly Coffee House | 8 Jamison Meats | 13 Belmont Beverage | 18 Full Circle Hair Design |
| 4 Health Food Shoppe | 9 Green Dog | 14 Baan Thai | 19 Wooden Nickel |
| 5 Studio Seva | 10 Old Crown | 15 State Farm | 20 Chrome Plated Diner |

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FORT WAYNE, INDIANA

Property Highlights

Parcel Number	02-07-25-482-016.000-074
Address	3109 North Anthony Blvd.
City / State / Zip	Fort Wayne / IN / 46805
Sale / Lease	Sale
Total Existing Building Size	1,024 ± SF - Chinese Restaurant (Fully Leased) 9,800 ± SF - Former Keltsch / Scotts Pharmacy (Available for Lease/Sale)
Land Size	3.781 Acres
Zoning	CM 2
Frontage	Frontage on Vance, Crescent & N. Anthony
Parking	150 ± Spaces
Traffic Count	14,800 VPD - Anthony Blvd, North of Crescent Avenue 12,500 VPD - Crescent Avenue - Southwest of Anthony Blvd 1,600 VPD - Vance Avenue - West of Anthony Blvd
Nearest Highway	2.1 Miles - Hwy 27
Distance to Interstate	3.5 Miles - I-69
Distance to Airport	11.3 Miles - Fort Wayne International Airport

2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,306	85,572	191,376
Avg. H/H Income	\$57,879	\$55,134	\$60,525

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9,800 SF Available - Building Information

Construction Type	Steel and Concrete Block
Construction Year	1961
Number of Floors	One
Roof	Rubber buildup
Foundation	Concrete
Lighting	Fluorescent
Heating System	Gas Forced
Air Conditioning	Yes
Sprinkler System	No
Restrooms	1 Set
Docks	No
OH Doors	No - Double Entry Doors

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Outlot Pricing

3101 N. Anthony - Restaurant 1	\$150,000 - Fully Leased
3105 N. Anthony - Existing Bldg. 2	\$650,000
3137 N. Anthony - Outlot 3	Building sold with Outlot 3
3149 N. Anthony - Outlot 4	\$550,000
3103 N. Anthony - Outlot 5	\$350,000 - Pending

Lease Information

Lease Rate RSF / Year (Existing Bldg)	\$10.00 / SF / Triple Net - (3105 N. Anthony - 9,800 SF) (Rate is dependent on improvements)
Build-to-Suit	Please Inquire: 2,000 - 15,000 SF
Term of Lease	5 - 10 Years

Utilities

	Company
Gas	NIPSCO
Electric	AEP
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Property Tax Information

	Parcel Number (s)
	02-07-25-482-016.000-074
Annual Taxes	\$24,197.42
Tax Year / Pay Year	2019 / 2020

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