

SALE/LEASE

RETAIL/OFFICE



RETAIL/OFFICE PROPERTY



1220 N. WAYNE ST., ANGOLA, IN 46703

PROPERTY HIGHLIGHTS

- 8,755 SF - Two large suites available
- Hard corner
- Growing county - 2.15% population growth
- High traffic counts
- Elevated site with great visibility
- Located on Steuben County's main retail corridor
- Strong commercial neighbors include Pizza King, Dairy Queen, Gerber Collison Center and Sears Hometown Store

PRICE REDUCED

\$390,000

Original Sale Price:	\$525,300
Reduced Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	3,358 - 8,755 SF
Lot Size:	0.71 Acres
Building Size:	8,755 SF

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

BROOK STEED, EDFP
Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com

DAVE HORACEK
Broker
260.755.7824
dhoracek@bradleyco.com



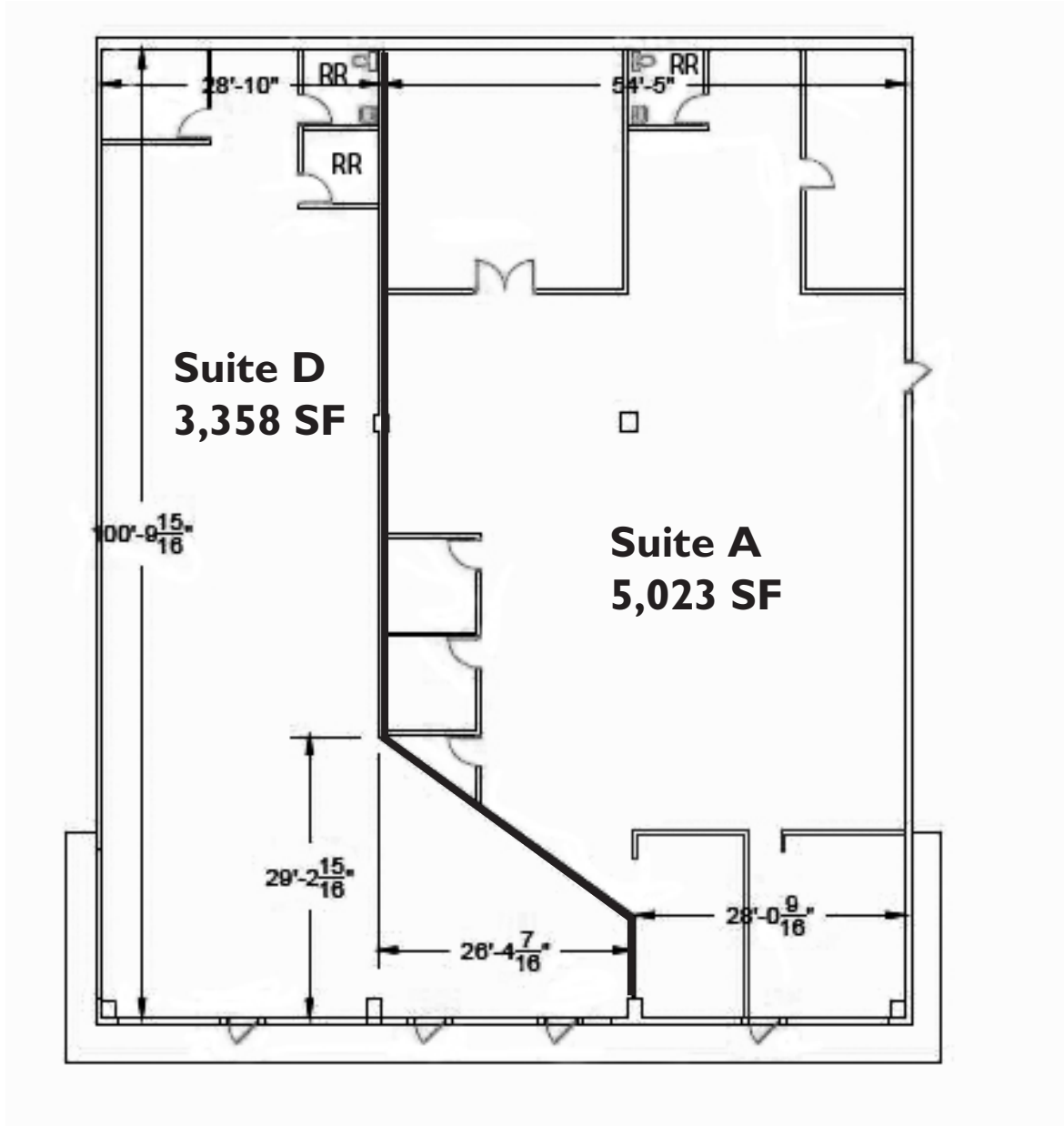
BRADLEYCO.COM



1220 N. WAYNE ST., ANGOLA, IN 46703

SALE/LEASE

RETAIL/OFFICE



BROOK STEED, EDFP
Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com

DAVE HORACEK
Broker
260.755.7824
dhoracek@bradleyco.com



1220 N. WAYNE ST., ANGOLA, IN 46703

SALE/LEASE

RETAIL/OFFICE

BUILDING INFORMATION

Building Size	8,755 SF
Number of Floors	1
Year Built	1999
Condition	Excellent
Ceiling Height	10'
Roof	Standing Seam
Lighting Type	Fluorescent
Restrooms	Three (3)
Deliveries	Rear of building
Signage	On building

TENANT EXPENSES

Common Area Maintenance (CAM)	TBD
Real Estate Taxes	\$0.58/SF
Fire & Extended Coverage Ins.	\$0.21/SF

EXPENSES

Utilities	Tenant
Common Area Maintenance	Tenant
Maintenance & Repair	Tenant
Lawn & Snow	LL reimbursed by Tenant
Real Estate Taxes	LL reimbursed by Tenant
Building Insurance	LL reimbursed by Tenant
Roof & Structure	Landlord

PROPERTY INFORMATION

Lot Size	0.71 Acres
APN #	06-23-420-109.000-50
Site Acreage	0.71 AC
Site Dimensions	125' x 267'
Parking	Surface
Parking Spaces	20
Annual Taxes: 2020 Pay 2021	\$5,053.84
Assessments	\$394,700

TRANSPORTATION

Nearest Highway	I-69 - 1.5 Miles
Fort Wayne International Airport	58.5 Miles

OPERATING & UTILITY INFORMATION

Heating System	HVAC
A/C System	Central
Electricity Source	NIPSCO
Gas Source	NIPSCO
Water/Sewer Source	Municipal

TRAFFIC COUNT

U.S.1 27 / N. Wayne St.	21,251 VPD
I-69	22,819 VPD

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Population	3,685	16,444	34,774
Total Households	1,609	6,312	13,694
Average Household Income	\$60,517	\$74,481	\$79,528

BROOK STEED, EDFP

Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com

DAVE HORACEK

Broker
260.755.7824
dhoracek@bradleyco.com



1220 N. WAYNE ST., ANGOLA, IN 46703

SALE/LEASE

RETAIL/OFFICE



BROOK STEED, EDFP
Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com

DAVE HORACEK
Broker
260.755.7824
dhoracek@bradleyco.com



1220 N. WAYNE ST., ANGOLA, IN 46703

SALE/LEASE

RETAIL/OFFICE



BROOK STEED, EDFP
Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com

DAVE HORACEK
Broker
260.755.7824
dhoracek@bradleyco.com



1220 N. WAYNE ST., ANGOLA, IN 46703

SALE/LEASE

RETAIL/OFFICE



BROOK STEED, EDFP
 Broker | Economic Development Specialist
 260.755.7810
 bsteed@bradleyco.com

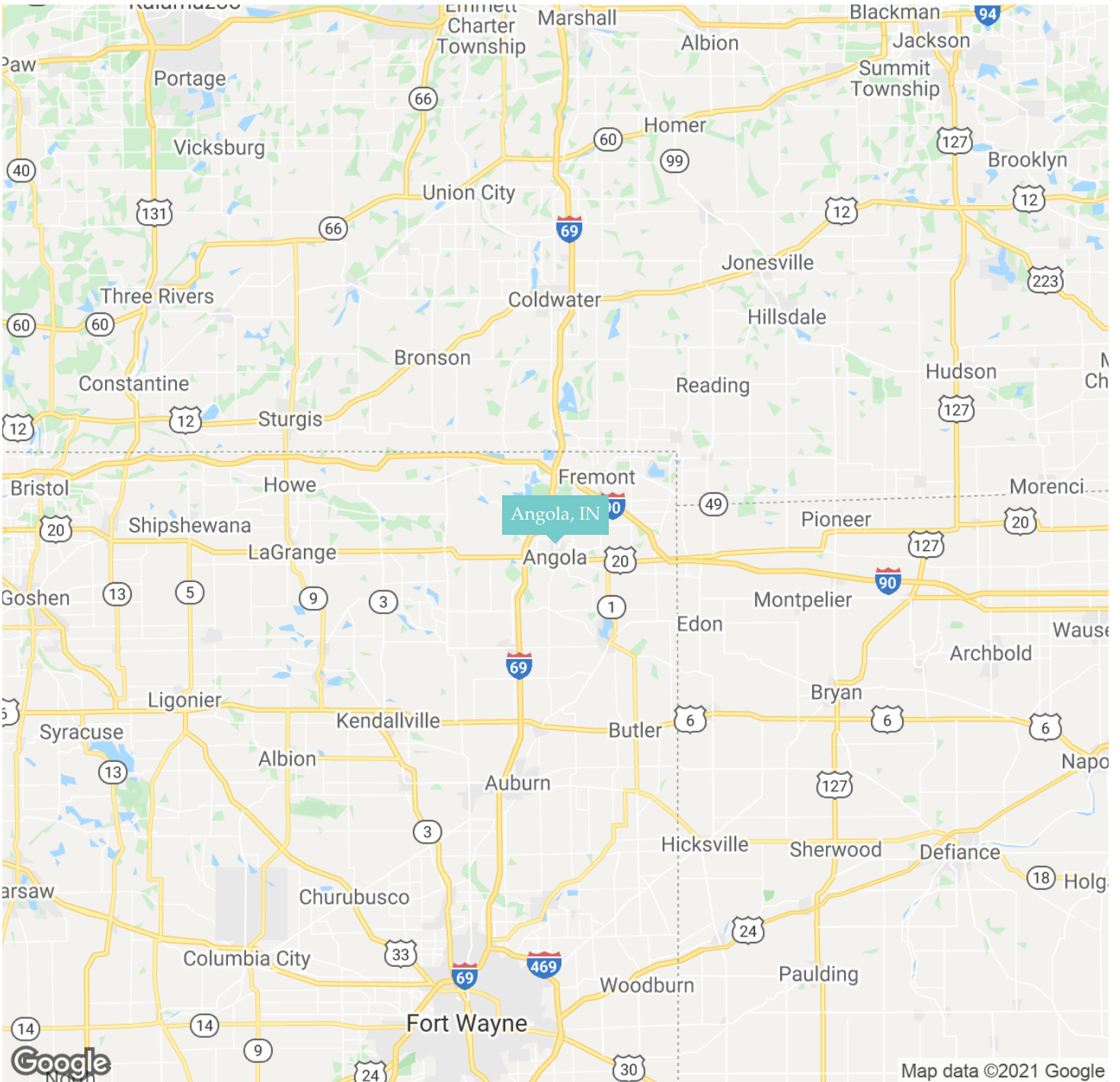
DAVE HORACEK
 Broker
 260.755.7824
 dhoracek@bradleyco.com



1220 N. WAYNE ST., ANGOLA, IN 46703

SALE/LEASE

RETAIL/OFFICE



BROOK STEED, EDPF
Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com

DAVE HORACEK
Broker
260.755.7824
dhoracek@bradleyco.com

©2021 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.