

LEASE

RETAIL

628 E. STATE BLVD.



628 E. STATE BLVD., FORT WAYNE, IN 46805

PROPERTY HIGHLIGHTS

- High traffic counts
- Great for car sales
- 40+ spaces for vehicles
- Only 4 blocks from Clinton Street
- Hard corner with signaled intersection

LOCATION OVERVIEW

This is a great location. Previously used for car sales, this would also make a great site for an office, coffee shop, or other retail use with drive-through potential. The property offers frontage on two streets and ingress/egress from a busy signaled intersection.



LEASE RATE	\$2,500.00 PER MONTH (NNN)
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Available SF:	1,232 SF
Lot Size:	0.48 Acres
Building Size:	1,232 SF

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

BROOK STEED, EDFP
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BRADLEYCO.COM



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PROPERTY INFORMATION

Property Type	Retail/Dealership
Zoning	C-3, Commercial
Property Subtype	Office Building
Lot Size	0.48 Acres
Lot Frontage	280 ft
Lot Depth	100 ft
Lot Dimensions	180' x 100'
Lighted Intersection	Yes
Curb Cuts	Yes
APN #	02-07-36-302-015.000-074, 02-07-36-302-002.000-074, 02-07-36-302-016.000-074 (portion)

BUILDING INFORMATION

Building Size	1,232 SF
Building Class	C
Tenancy	Single
Number of Floors	1
Year Built	1956
Construction Status	Existing
Condition	Good
Number of Buildings	1
Signage	Pylon
Grade-Level Doors	1

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	Room for 40+ vehicles

UTILITIES & AMENITIES

Restrooms	1
Gas Source	Yes
Electricity Source	AEP
Water/Sewer Source	Municipal

TAXES

2020 Taxes Pay 2021	\$3,113.46
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TRANSPORTATION & TRAFFIC

E. State Blvd.	13,503 VPD
Nearest Route - U.S. 27	34,104 VPD
Closest Airport	Fort Wayne International

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	15,907	87,953	190,986
Total Households	6,648	35,732	76,823
Total Household Income	\$54,261	\$ 50,637	\$57,343

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