

SALE

INVESTMENT



1101 GOSHEN AVE.



1101 GOSHEN AVE., FORT WAYNE, IN 46808

#### PROPERTY HIGHLIGHTS

- Good traffic counts
- Located in downtown corridor
- Boost Mobile (Tenant)
- Highly visible hard corner
- Near Fort Wayne Children's Zoo
- Neighbors include: McDonald's and Dollar General

#### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$150,000  |
| Lot Size:      | 0.28 Acres |
| Building Size: | 12,197 SF  |



**BRADLEY COMPANY**  
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BRADLEYCO.COM



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**SITE INFORMATION**

|  |                         |
|--|-------------------------|
| Total Land Area  | 0.28 AC                 |
| No. of Parcels   | One (1)                 |
| Frontage - Goshen Ave.   | 151'                    |
| Depth  | 102.4' to 60'           |
| Zoned  | I-2, General Industrial |
| Additional Bldg. on Site   | 624 SF/Built 1980       |
| <i>Includes 2 offices, reception area, and restroom; A/C and Heat.</i> |                         |

**TRANSPORTATION**

|                                  |                          |
|----------------------------------|--------------------------|
| Nearest Highway                  | I-69 - Approx. 2.5 Miles |
| Fort Wayne International Airport | Approx. 8 Miles          |

**TRAFFIC COUNTS**

|                 |            |
|-----------------|------------|
| Goshen Ave.     | 12,200 VPD |
| St. Mary's Ave. | 5,100 VPD  |

**PROPERTY TAXES**

|                                 |                          |
|---------------------------------|--------------------------|
| Parcel Number                   | 02-07-34-232-007.000-074 |
| Assessments Total               | \$59,900                 |
| Annual Taxes: 2020 Payable 2021 | \$2,027.58               |

**DEMOGRAPHICS**

|                   | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Total Population  | 11,334   | 67,550   | 167,786  |
| Total Households  | 4,742    | 27,440   | 67,790   |
| Average HH Income | \$42,798 | \$44,770 | \$50,020 |

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