

SALE/LEASE

OFFICE



1230 RUSTON PASS



1230 RUSTON PASS, STE. D, FORT WAYNE, IN 46825

PROPERTY HIGHLIGHTS

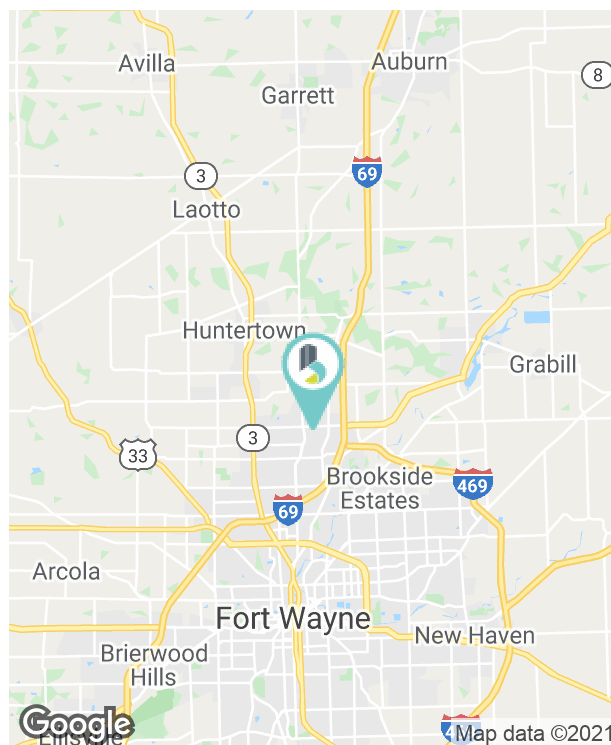
- 1,292 SF available for sale or lease
- Located in the most sought after and dominant retail corridor of Fort Wayne, at Dupont and Coldwater Roads; near Pine Valley Shopping Center
- Surrounded by the most popular amenities in the city of Fort Wayne
- Zoning: C-1, Professional Office & Personal Service
- Situated behind D.O. McComb funeral home

SALE PRICE **\$865,000**

LEASE RATE **\$12.00 SF/YR (GROSS)**

Available SF/Suite D: 1,292 SF

Building Size: 9,236 SF



BRADLEY COMPANY **STEVE CHEN**

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

Broker
260.423.4311
schen@bradleyco.com



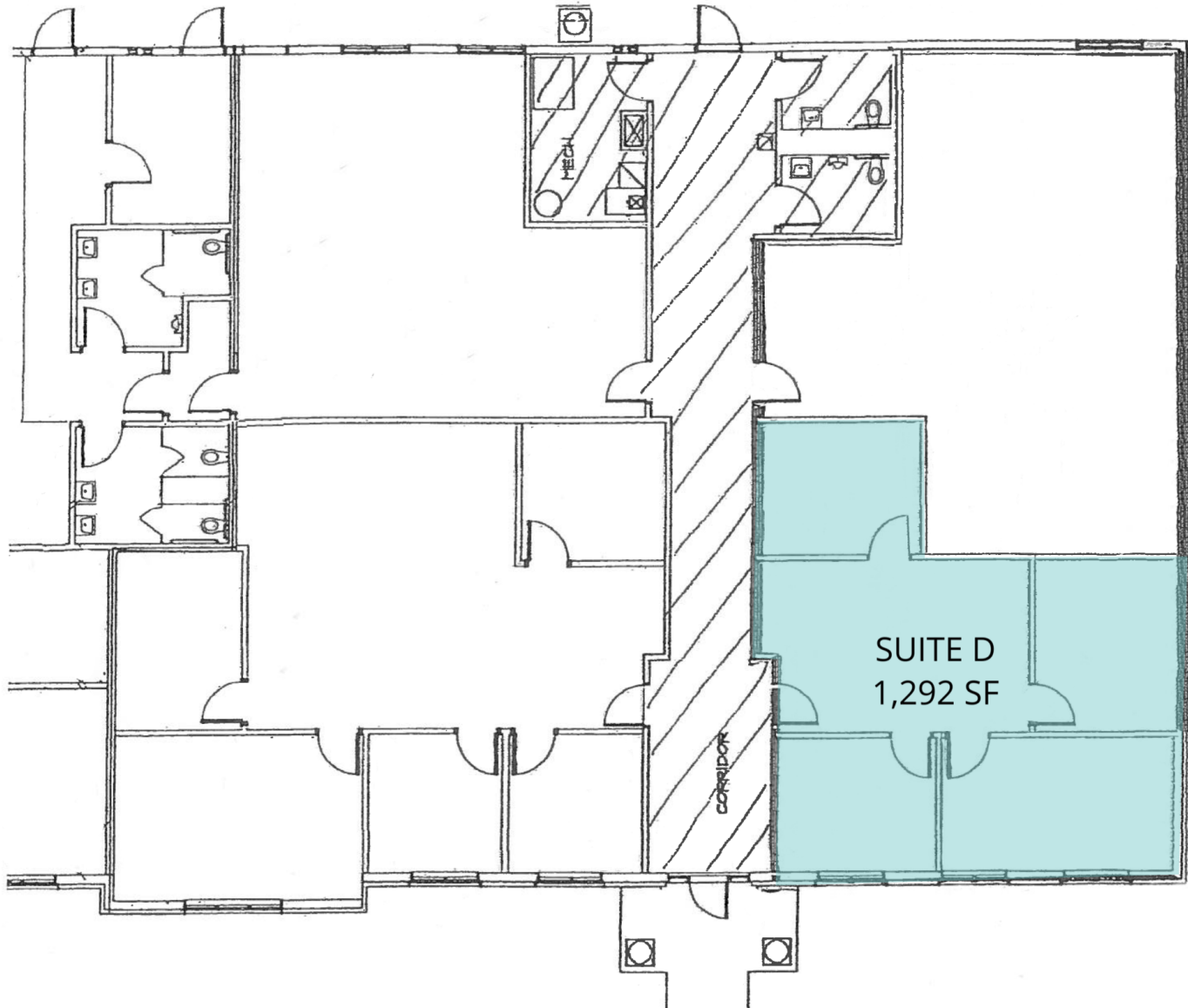
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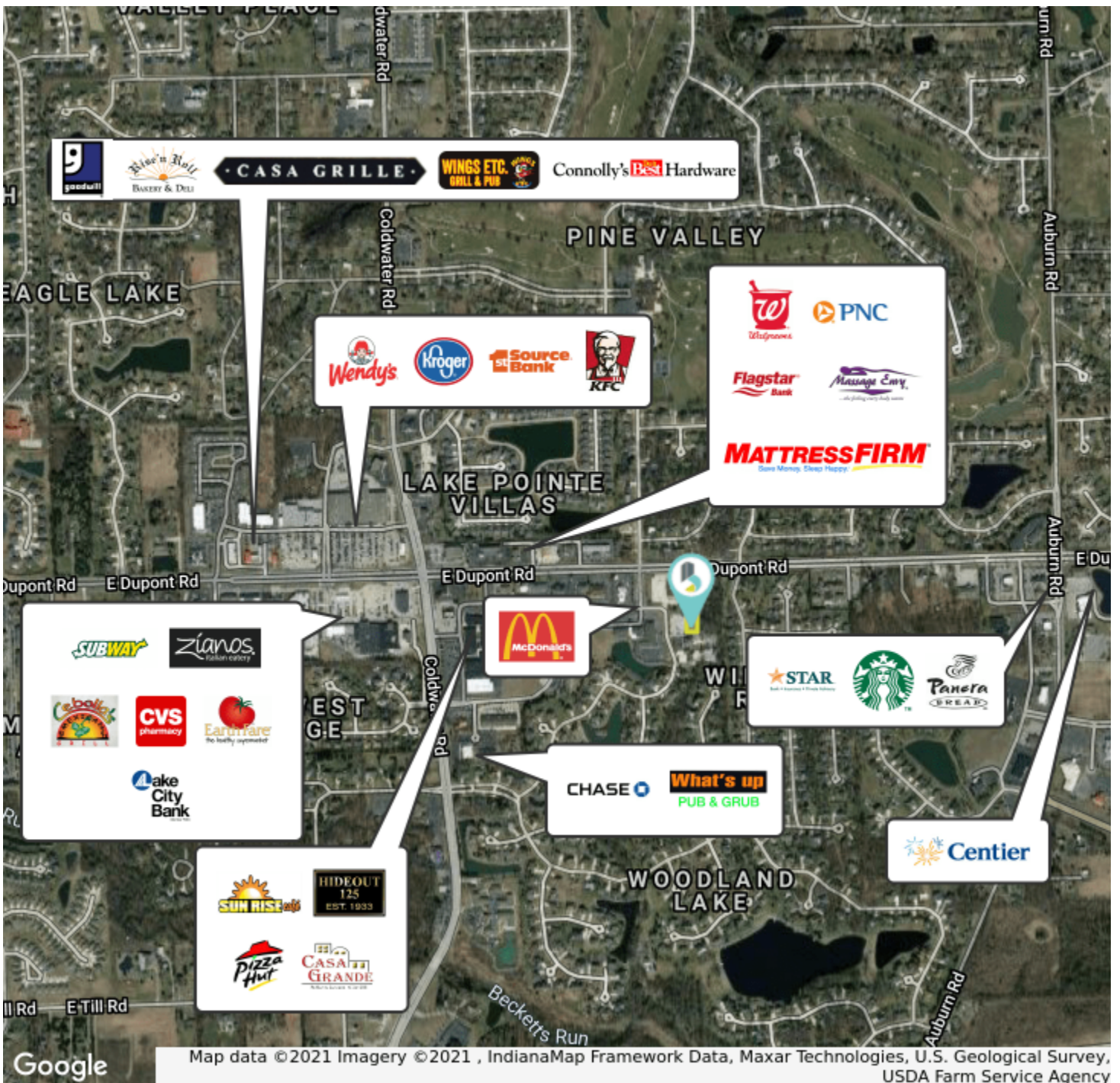
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PROPERTY INFORMATION

Site Acreage	0.45 AC
Zoning	C-1, Professional Office

BUILDING INFORMATION

Building SF	9,236 SF
Number of Stories	One (1)
Condition	Excellent
Year Built	1998
Property Type	Office
Signage	Building & Pylon
Parking Lot	Common, Asphalt

OPPORATING / MECHANICAL INFORMATION

Electricity Source	AEP
Natural Gas Source	NIPSCO
Water/Sewer	Municipal
Power	200 Amps / Single phase
Telephone	Verizon
Broadband	Comcast
Heating & A/C System	Central
Lighting	Fluorescent

STRUCTURAL INFORMATION

Construction Type	Brick
Roof Type	Shingle
Ceiling Height	9 ft.
ADA Accessible	Yes
Restrooms	Yes
Floor	Carpet

EXPENSES

Utilities	Landlord
Lawn & Snow	Landlord
Janitorial	Landlord
Real Estate Taxes	Landlord
Building Insurance	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord

TRANSPORTATION

Nearest Interstate	I-69 - < 1 mile
Fort Wayne International Airport	22 miles

TRAFFIC COUNTS (2021)

E. Dupont Rd.	23,500 VPD
North I-69	64,756 VPD
I-469	50,691 VPD

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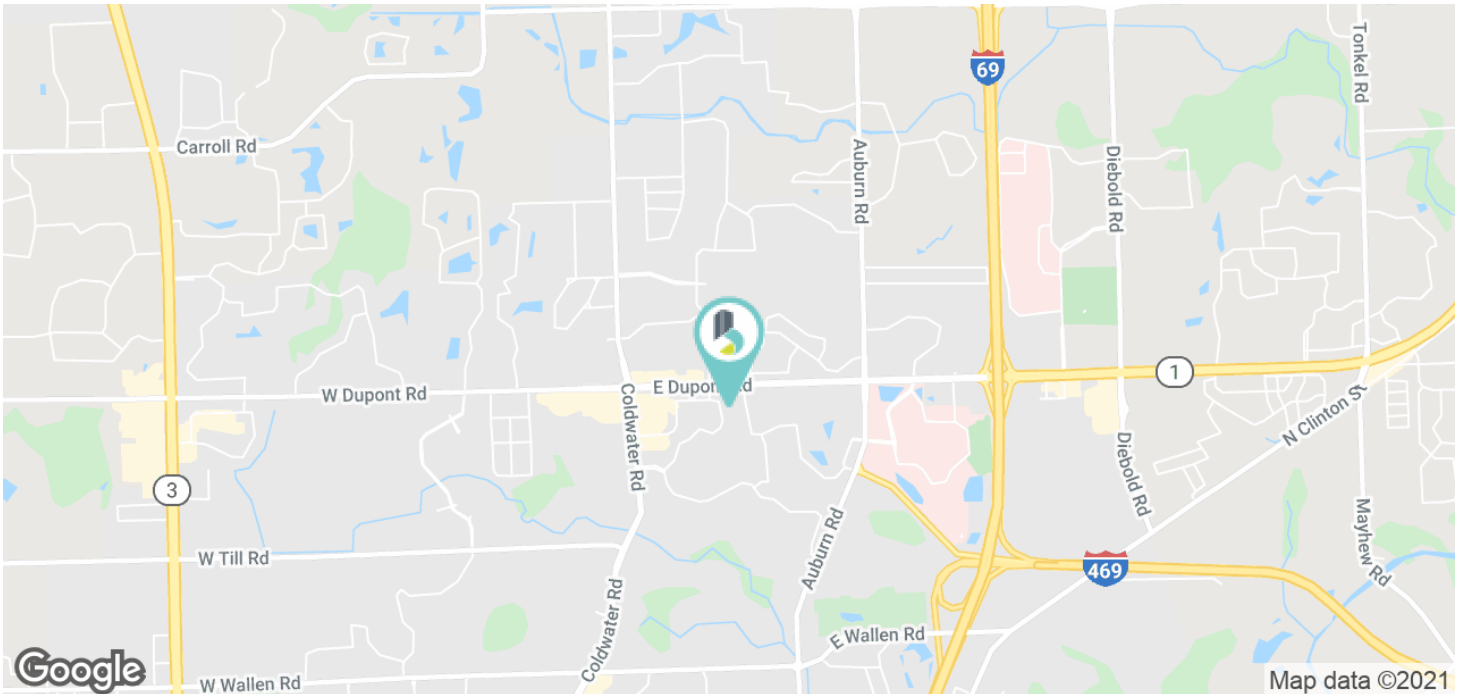


DEMOGRAPHICS MAP & TAXES

1230 RUSTON PASS, FORT WAYNE, IN 46825

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,878	49,665	107,058

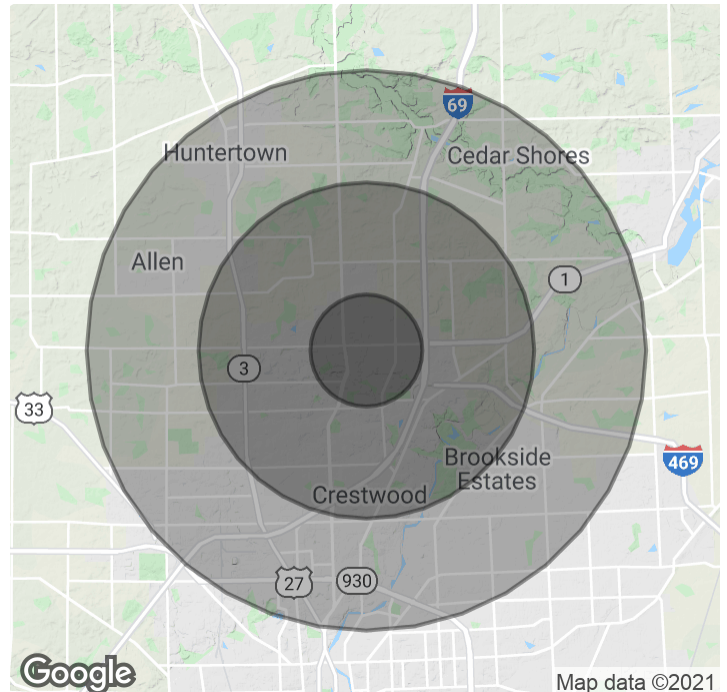
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,329	18,984	42,216
Average HH income	\$116,540	\$92,643	\$82,534

* Demographic data derived from 2010 US Census

PROPERTY TAXES

Parcel Number	02-07-01-226-001.000-073
Assessments Total	\$526,800
Annual Taxes / 2020 Pay 2021	\$15,570.16
Taxes / SF	\$1.74



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