

INVESTMENT PROPERTY FOR SALE

GOODYEAR TIRE STORE

4106 Coldwater Road, Fort Wayne, IN 46805



OFFERING SUMMARY

SALE PRICE:	\$950,000
CAP RATE:	6.32%
LOT SIZE:	0.75+/- Acres
BUILDING SIZE:	9,624 SF
PRICE / SF:	\$98.71

PROPERTY HIGHLIGHTS

- Freestanding building of +/- 9,624 s.f. on +/- .75 acres
- Brick & Block Construction (1960 – renovated)
- Retail and Wholesale Tire business since 1969!
- Opposite Glenbrook Square Mall, retail corridor
- Goodyear Corporate Lease guaranty
- Strong store sales and percentage rent
- “Net-Net” Lease (LL has “Roof & Structure”)
- Recently extended 5-year Term through 11/30/25
- One remaining 5-year Renewal Option

KW COMMERCIAL
804 Town Blvd.,
Ste. A2040
Atlanta, GA 30319

STEVE MASSELL, CCIM
Broker
O: 404.419.3500
C: 404.664.7615
realty@massell.com

ANNA BOWMAN
Broker
O: 260.222.6970
C: 260.348.1044
anna.bowman@kw.com
IN #RB14041367

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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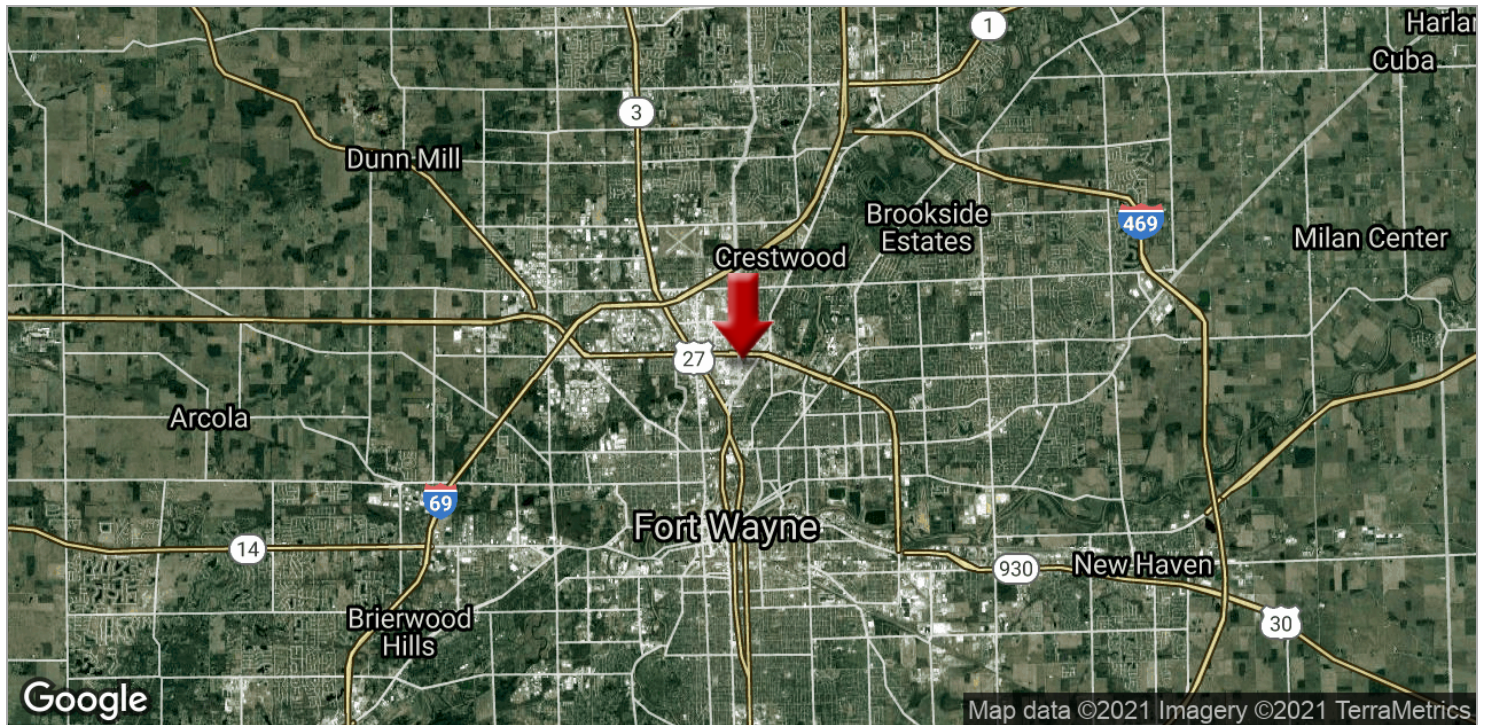
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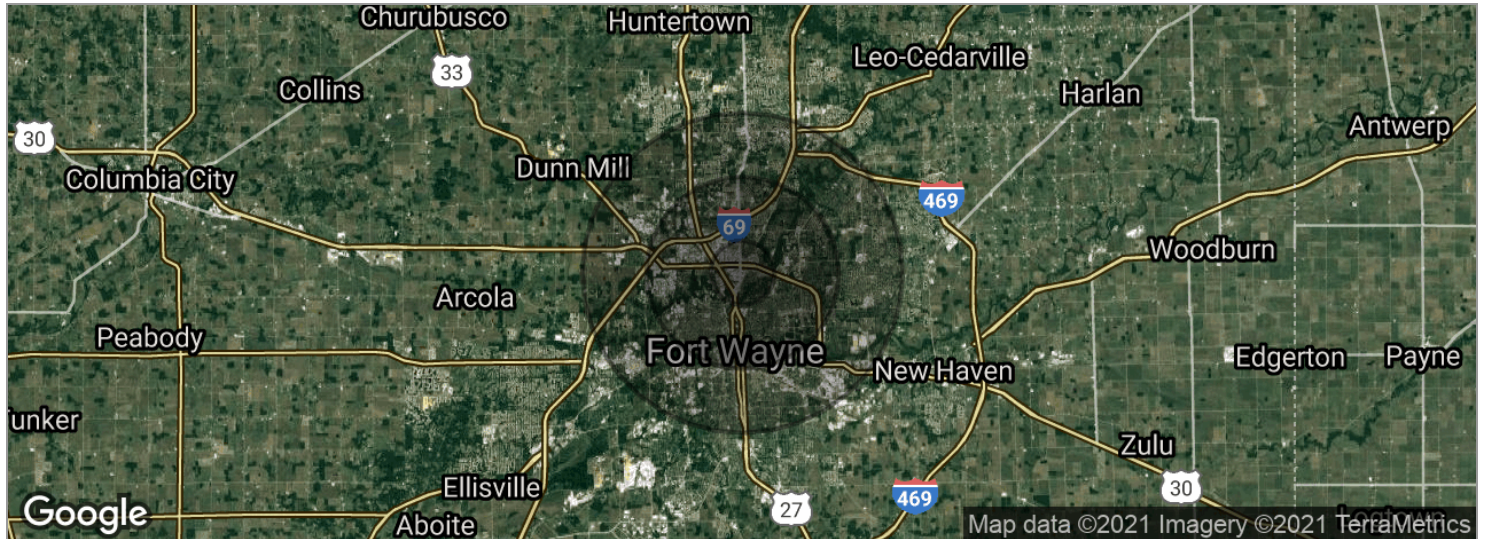
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,942	77,152	184,660
Median age	30.5	32.9	32.9
Median age (male)	28.7	31.7	32.0
Median age (Female)	31.4	34.1	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,406	32,624	75,053
# of persons per HH	2.3	2.4	2.5
Average HH income	\$42,337	\$45,143	\$48,448
Average house value	\$84,172	\$94,875	\$94,932
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	7.6%	6.3%	9.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	76.1%	80.0%	74.6%
Black	12.2%	8.8%	14.3%
Asian	5.0%	3.6%	2.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.6%	0.4%
Other	2.1%	2.5%	4.5%

* Demographic data derived from 2010 US Census

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