

LEASE



RETAIL/OFFICE

6623 STATE ROAD 930, FORT WAYNE, IN 46803



### PROPERTY HIGHLIGHTS

- Unique retail/office building
- Recently enhanced with numerous property upgrades
- Features two entrances for convenient access
- Equipped with pylon signage for prominent business visibility
- Offers easy accessibility from both directions on State Road 930
- 22,406 vehicles per day (VPD) for excellent business exposure

### LEASE RATE

**\$12.00 SF/YR (NNN)**



Available SF:	3,046 SF
Lot Size:	0.43 Acres
Building Size:	3,046 SF

**BRADLEY COMPANY**  
127 W. Wayne St., Suite 400  
Fort Wayne, IN 46802  
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**RICKY KERNS**  
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BRADLEYCO.COM



# PROPERTY DESCRIPTION

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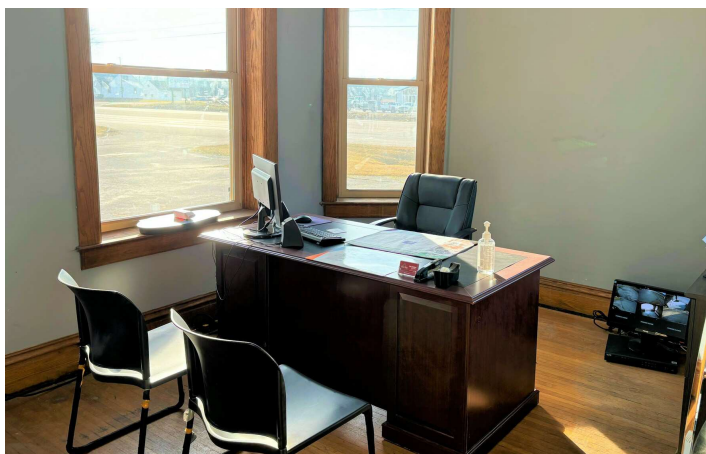
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## PROPERTY DESCRIPTION

This unique commercial property presents a golden opportunity. Situated on bustling State Road 930, an impressive traffic volume of 22,406 vehicles per day (VPD) ensures maximum visibility for your business. Recently undergoing numerous upgrades, this distinctive building boasts modern amenities and a refreshed aesthetic, ready to welcome customers or clients. The convenience is further enhanced by two entrances, allowing for smooth traffic flow and easy accessibility from either direction on State Road 930. The property is complemented by pylon signage, providing an eye-catching advertising space visible from afar. Spanning approximately 3,046 square feet, this charming and versatile space is ideal for a variety of business ventures, from retail to office use, and is perfectly tailored for a car lot, given its significant frontage and accessibility. With its strategic location and ready-to-use features, this property is poised to host a thriving business in a vibrant district.



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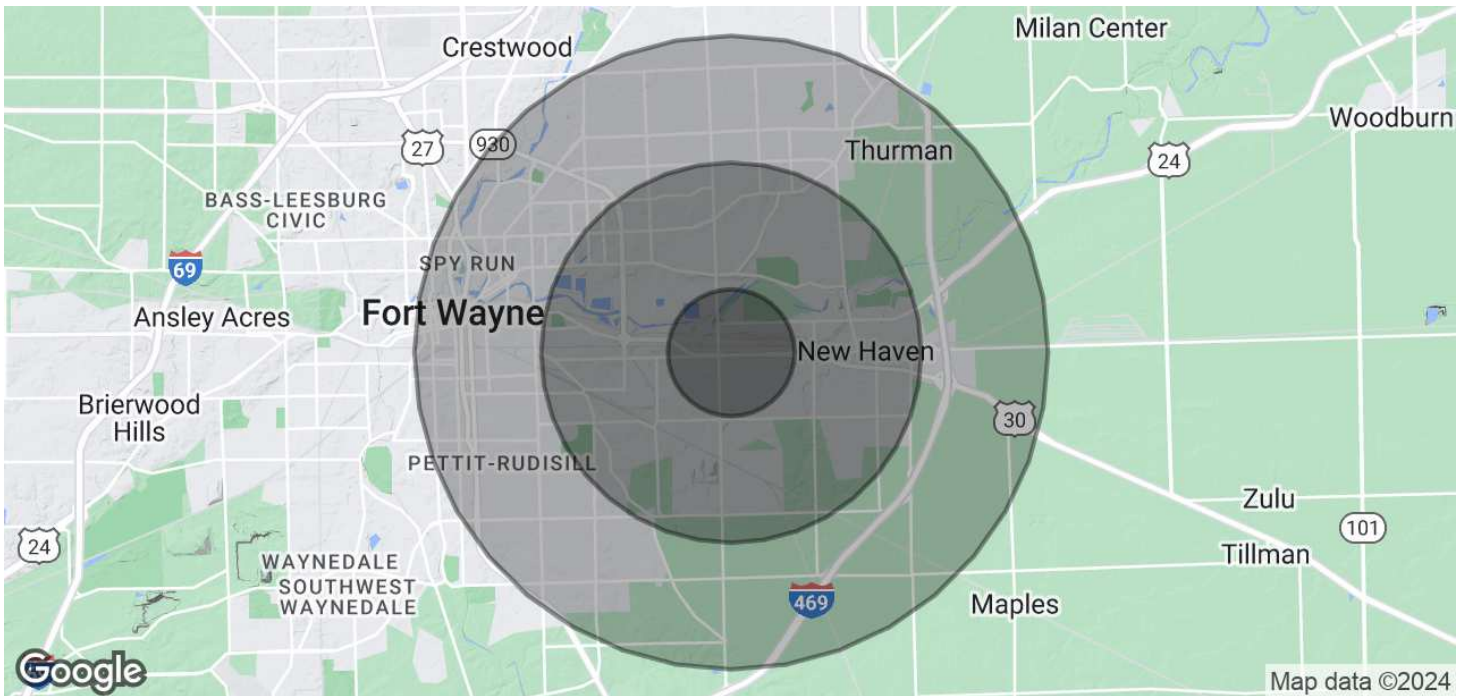
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,032	46,505	145,052
Average Age	40.7	37.3	34.8
Average Age (Male)	37.9	34.4	33.3
Average Age (Female)	41.0	39.2	36.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	865	19,330	62,254
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$45,201	\$56,068	\$52,334
Average House Value	\$204,463	\$124,333	\$106,784

## TRAFFIC COUNTS

### STATE ROAD 930

22,406/PER DAY

*\* Demographic data derived from 2020 ACS - US Census*

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