

# 3606 EAST STATE STREET

FORT WAYNE, IN 46805

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:

Lease Rate:

Currently Occupied |  
Inquire if Interested

Building Size:

6,057 SF

## PROPERTY OVERVIEW

Check out this exciting leasing opportunity at 3606 EAST STATE STREET, located in the heart of Fort Wayne, IN. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Fort Wayne. Reach out to our team for further information and arrange a showing.

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



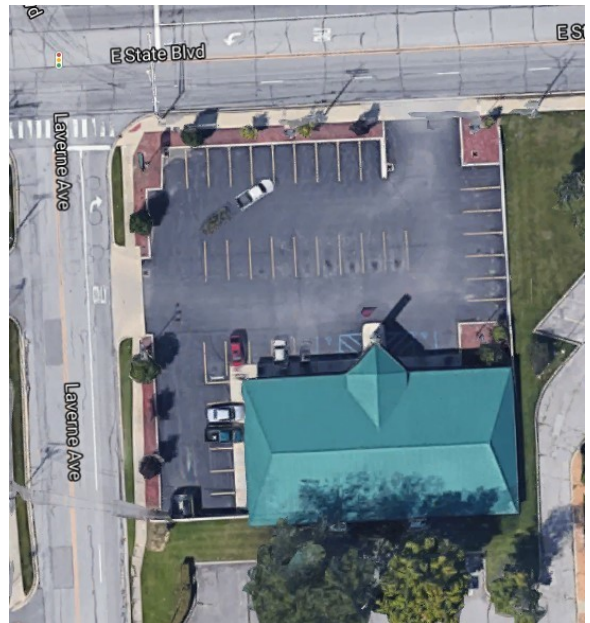
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ADDITIONAL PHOTOS



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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3606 EAST STATE STREET	DoorDash FWN-1	6,057 SF	NNN	-	-

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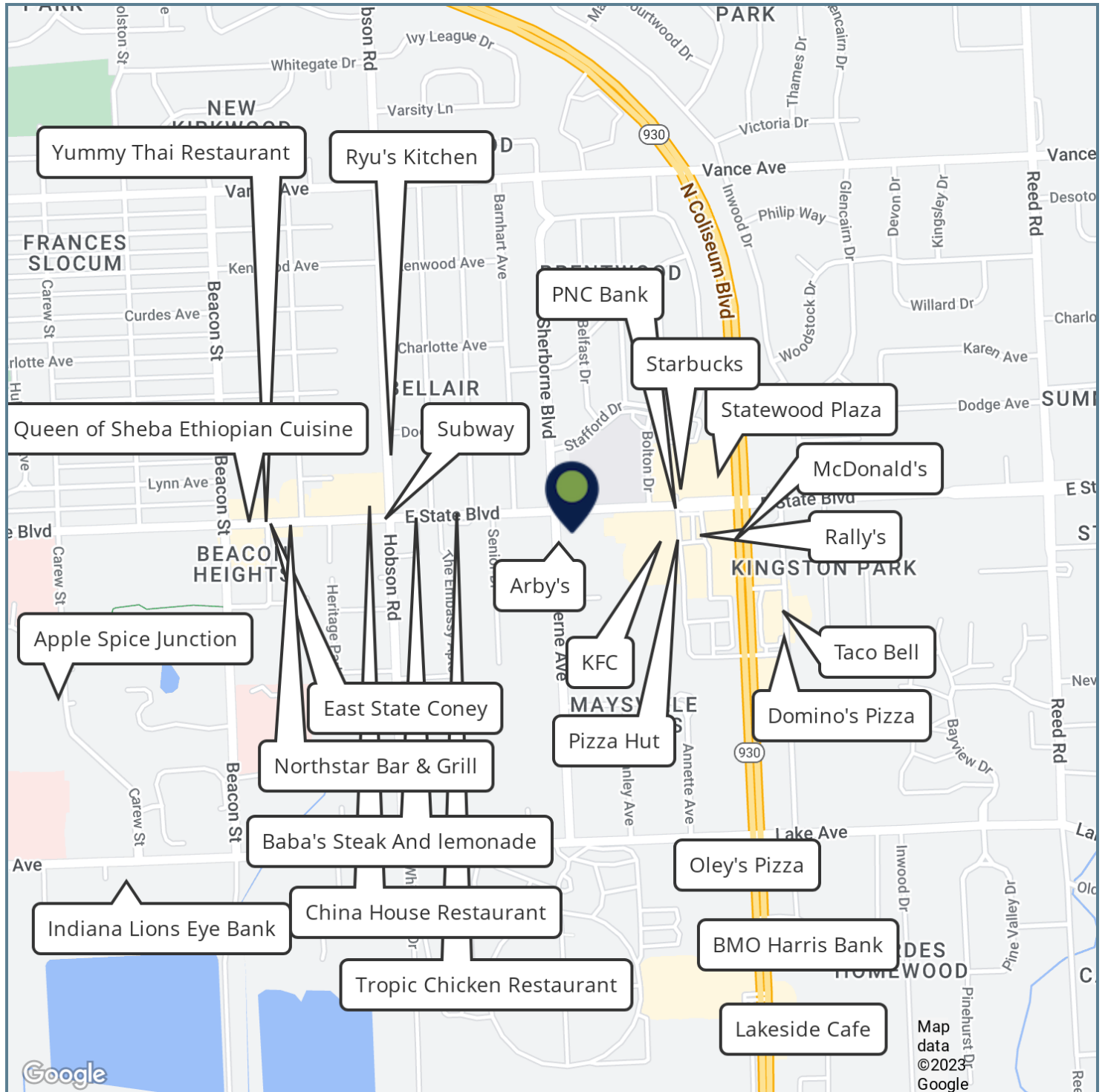
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## RETAILER MAP



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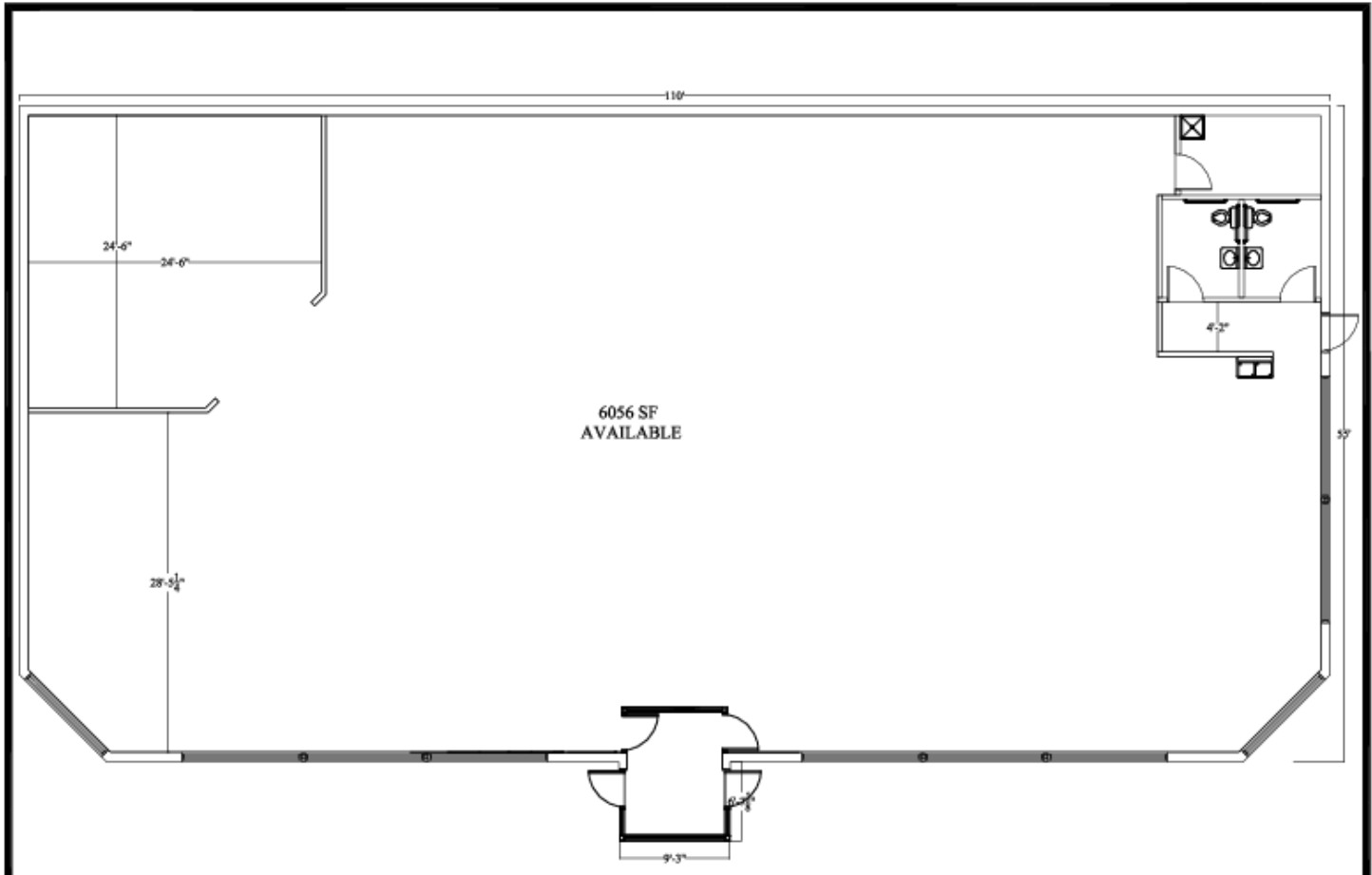
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## FLOOR PLANS



**#451 Fort Wayne, IN**  
3606 East State St. Fort Wayne, IN 46805  
Floor Plan

**\*EXISTING CONDITIONS: V.I.F.**  
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

DATE: 11/4/2020

Presented By:

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847.904.9200

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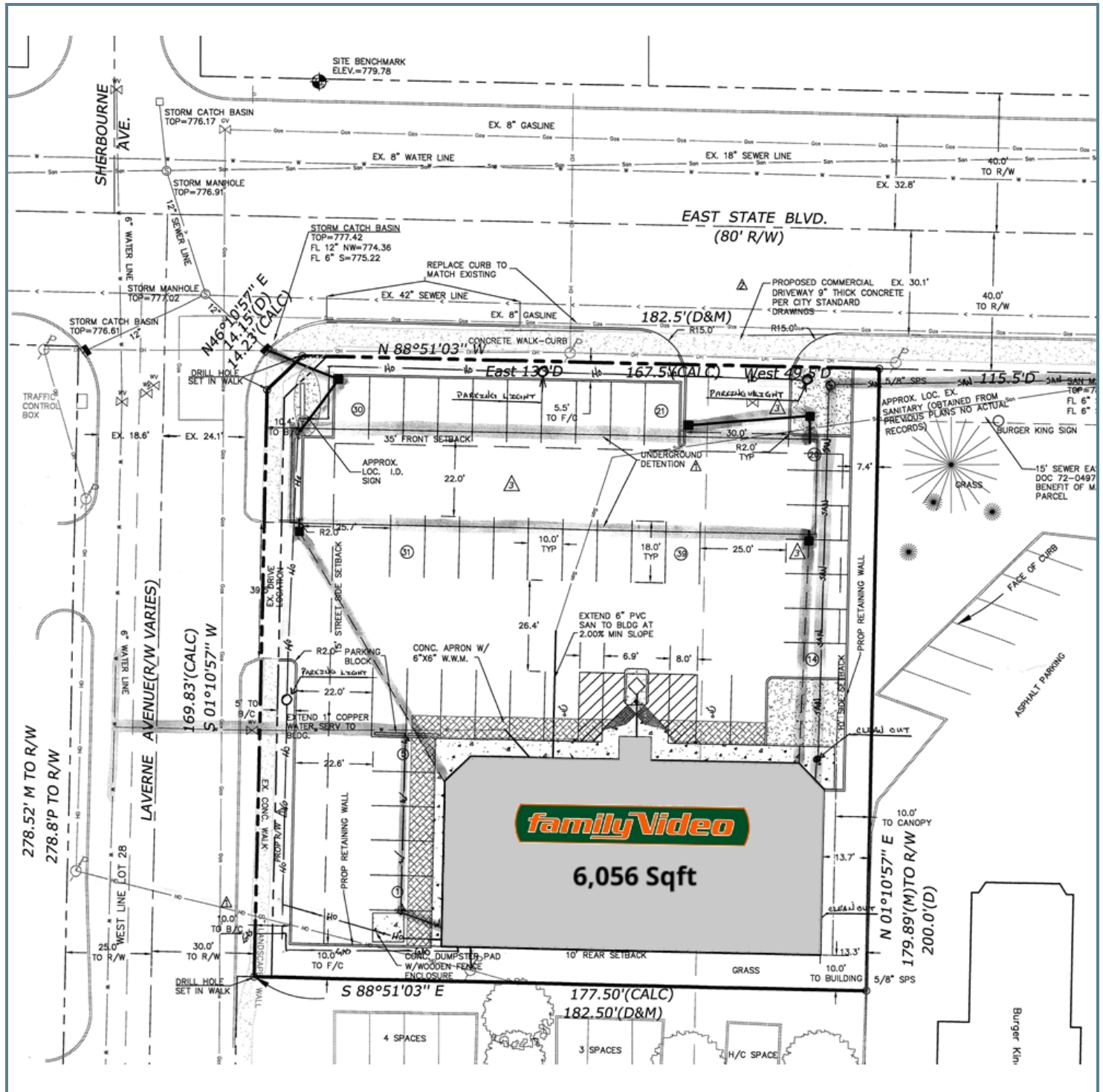
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SITE PLAN



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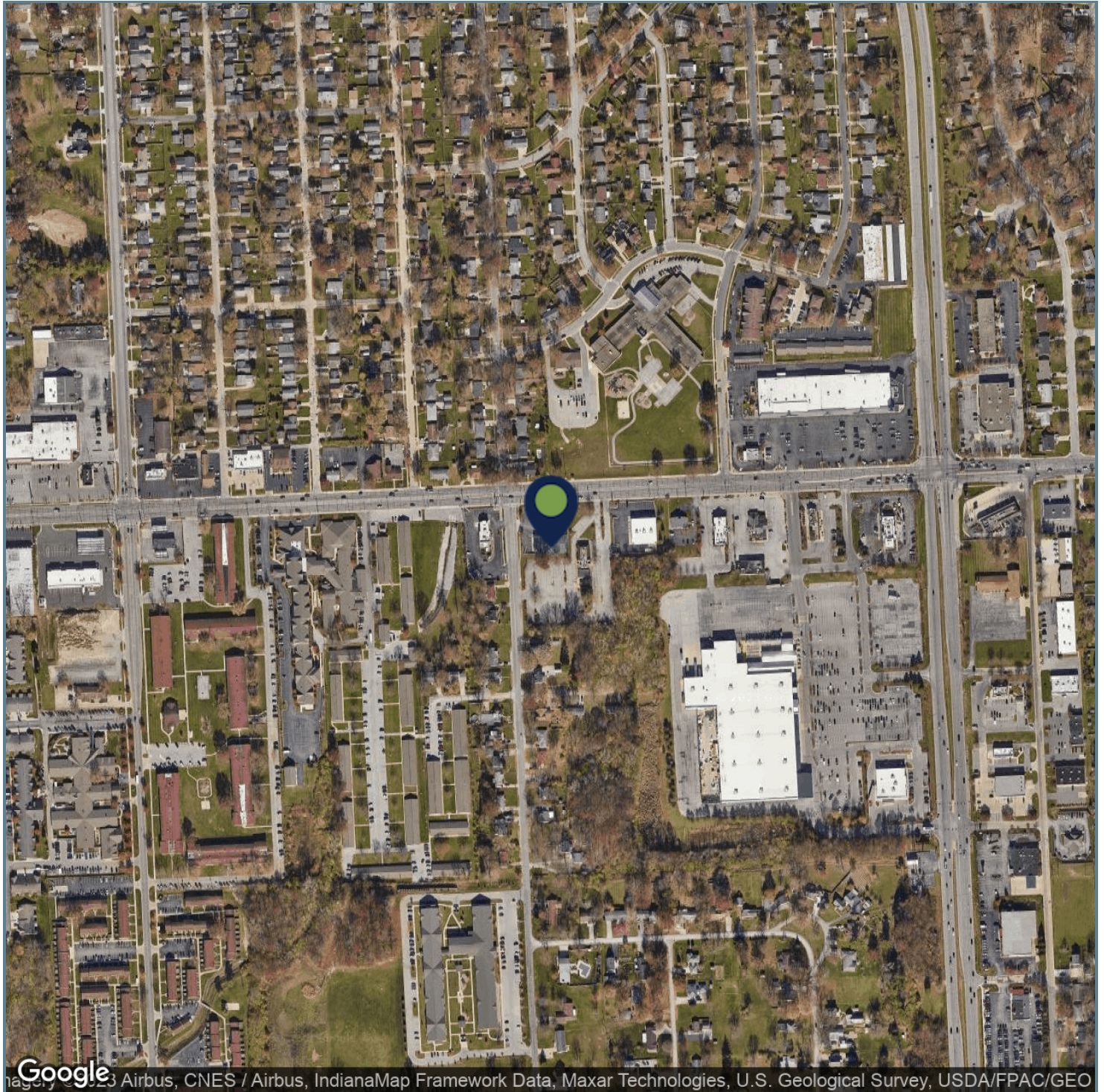
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# 3606 EAST STATE STREET

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LOCATION MAPS



Google Imagery © 2023 Airbus, CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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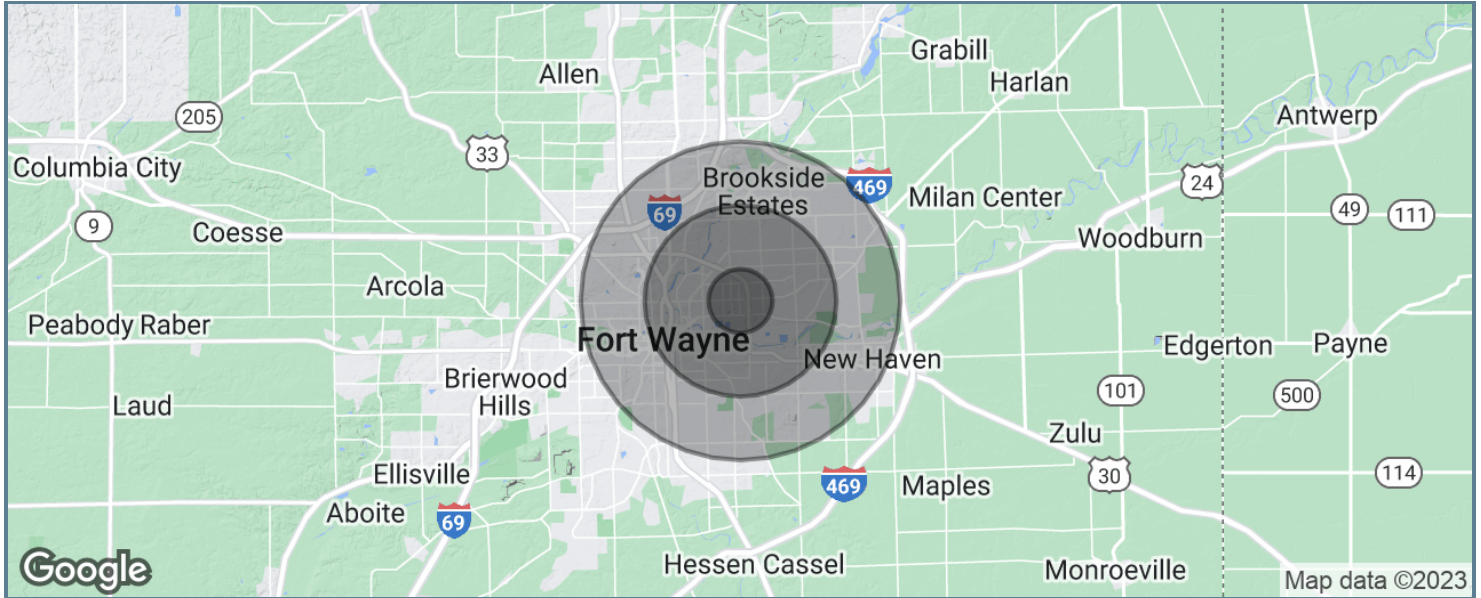
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# 3606 EAST STATE STREET

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total population	11,076	73,335	196,925
Median age	36.1	33.8	33.3
Median age (Male)	36.0	32.5	31.4
Median age (Female)	36.4	35.3	35.0

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total households	4,550	30,603	78,263
# of persons per HH	2.4	2.4	2.5
Average HH income	\$44,061	\$48,523	\$48,493
Average house value	\$94,382	\$102,558	\$97,411

\* Demographic data derived from 2020 ACS - US Census

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