



Del Mart Plaza

102-134 Lincoln Highway W | New Haven, IN 46774

Property Features

- Neighboring Tenants include: New Haven Tanning, H&R Block, Catalaya Salon & Spa, and Smoke & Toke.
- Located at Lincoln Highway W & Hartzell Road with traffic counts of 9,133 VPD.
- Close proximity to SR 930, Hwy 24 & I-469.

BUILDING SIZE	36,953 SF
ZONING	I-2
AVAILABLE	1,440 SF

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	Del Mart Plaza	Parcel Number	02-13-11-176-011.000-041 02-13-11-176-012.000-041
Address	102-134 Lincoln Highway W	Total Building SF	36,953
City, State, Zip	New Haven, IN 46774	Acreage	3.57
County	Allen	Year Built	1957; 1961
Township	Adams	Zoning	I-2
Property Features			
Construction Type	Steel frame / block / brick	Number of Floors	One
Roof	Built-up (New 2018)	Foundation	Slab
Lighting	Fluorescent	Signage	Pylon / Store front
Electrical	Standard	Restrooms	At least one in every unit
Heating	Gas forced air	Central Air	Central Air
Utilities		Major Roads	
Electric	I & M	Nearest Interstate	I-469
Gas	NIPSCO	Distance	Approximately 3 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	SR 930
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
CAM		Landlord	
Ins./Taxes	\$0.90 PSF	Tenant	
Maint./Repairs		Landlord	
Utilities		Tenant	
Roof/Structure		Landlord	

UNIT	SF	LEASE RATE	SIZE	DETAILS
120	1,440 SF	\$10.00 PSF NN	59.5' X 23.5'	

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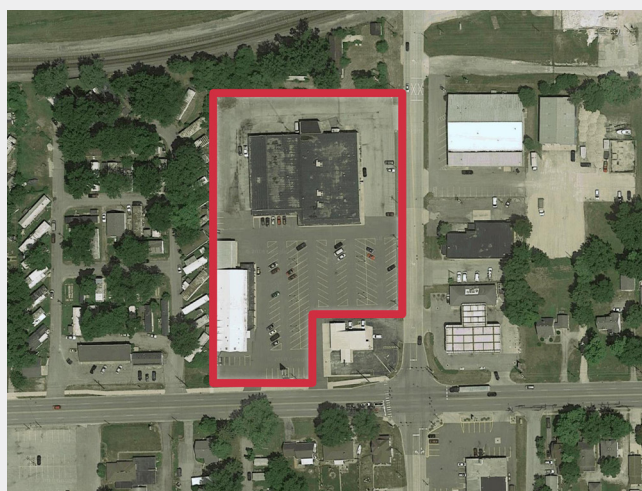
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Location

Conveniently located on the corner of Lincoln Highway W. and Hartzell Road just 3 miles from I-469 in New Haven, IN. New Haven offers a wide variety of community and networking opportunities, business amenities and recreational family options.

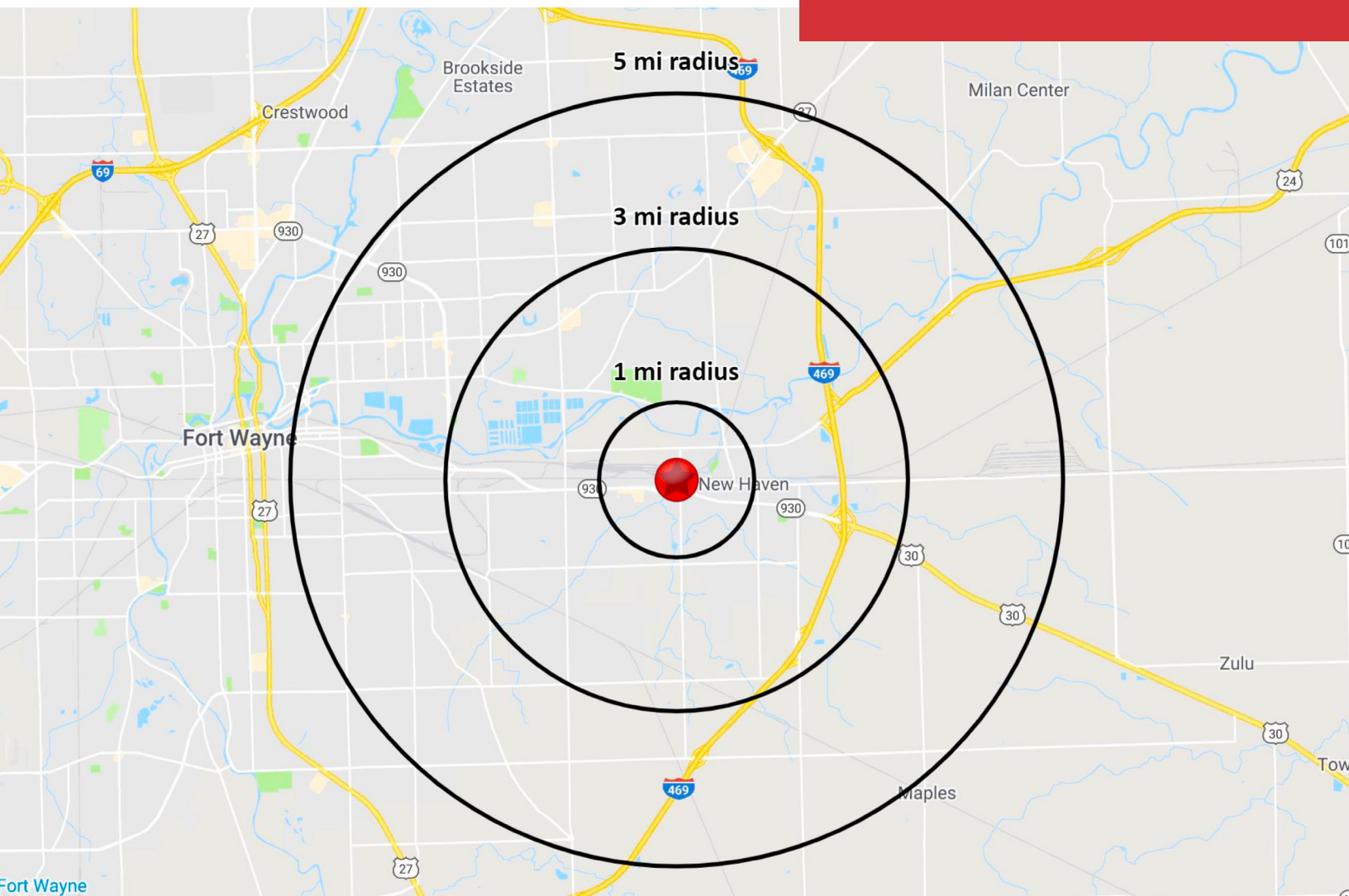
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Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	5,080	30,778	100,713
HOUSEHOLDS	2,102	12,336	38,883
AVERAGE HOUSEHOLD INCOME	\$60,234	\$68,470	\$66,469
MEDIAN HOME VALUE	\$162,456	\$160,921	\$156,412
AVERAGE DAILY TRAFFIC COUNT	9,133 VPD ON LINCOLN HWY. & HARTZELL RD.		

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