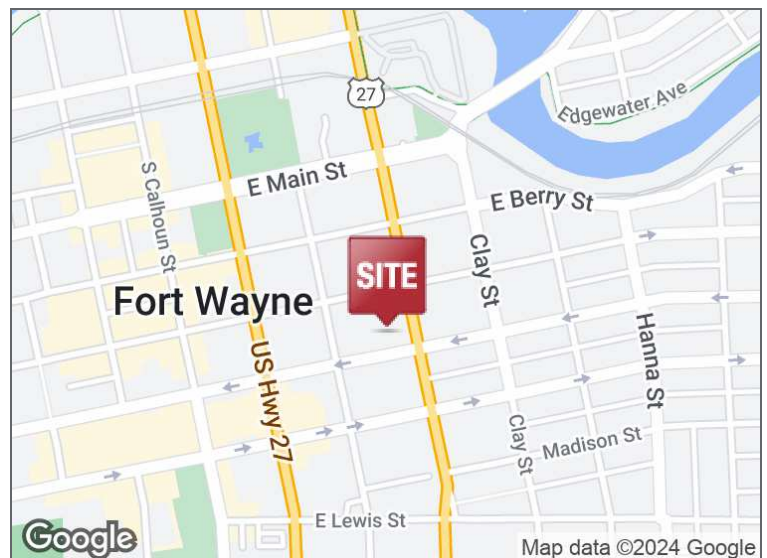


333 DEVELOPMENT LAND

333 E. WASHINGTON BOULEVARD, FORT WAYNE, INDIANA 46802

PROPERTY HIGHLIGHTS

- 1.27 AC Lot on the busiest intersection in downtown!
- Available for sale, development or build to suit
- 150' Frontage on Lafayette Street, 370' frontage on Washington Boulevard
- Ideal for office, retail, mixed use, or multifamily
- Traffic counts of 45,112 VPD on Lafayette Street and 15,262 VPD on Washington Boulevard



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

IAN DEISER
Broker
260.452.5153
ian@naihb.com

RACHEL ROMARY
Senior Broker
260.341.0230
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihb.com

General Property Information			
Name	333 Building	Parcel Number	02-12-02-479-005.000-074
Address	333 E. Washington Boulevard	Total Building SF	38,129 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	1.27 AC
County	Allen	Year Built	1920
Township	Wayne	Zoning	DC—Downtown Core
Parking	Asphalt	Parking Spaces	70
Property Features			
Construction Type	Wood frame, brick	Number of Floors	2
Roof	Asphalt shingle, built-up	Foundation	Slab
Lighting	Fluorescent	Sprinklers	No
Electrical	Standard office	Restrooms	6
Heating	Gas forced air	Central Air	Central
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-69
Gas	NIPSCO	Distance	5.6 miles
Water	City of Fort Wayne	Nearest Highway	US 27
Sewer	City of Fort Wayne	Distance	8.6 miles
Sales Information			
Annual Taxes	30,560.80	Sale Price	1,500,000
Tax Yr./Pay Yr.	2022/2023	Terms	Cash at closing
Lease Information			
Available SF	40,000 SF	Build to Suit	
		Lease Rate	\$15.00/SF
Expenses			
Type	Price/SF	Responsible Party (Landlord/Tenant)	
Taxes		Landlord	
CAM Fee		Landlord	
Insurance		Landlord	
Maint./Repairs		Landlord	
Roof /Structure		Landlord	
Utilities		Landlord	

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#1

Fastest Growing
Market in
the Region

(US Census Bureau, 2020)

#5

Most
Affordable
Place to Live

(niche.com, 2020)

\$3.2B

Private Capital
Investments Made
in Allen County

Since 2014 - More Than 1/2
Originating from Fortune 500 Companies

Exciting Developments in Downtown Fort Wayne

 **Riverfront**
FORT WAYNE
Always moving.
PROMENADE PARK



Transforming our riverfront into a vibrant
regional landmark.

ELECTRIC WORKS



Reinventing the former General Electric
campus, a historic hub of innovation and
entrepreneurship.

 **ASH**
BROKERAGE

 **SKYLINE**
TOWER



Building a live-work-play gem in the heart
of downtown Fort Wayne.

 **STAR**
Bank | Insurance | Private Advisory
THE ASHBERRY



A local business investing in the
local community.

 **THE BRADLEY**
FINE BALANCE



Building a world class boutique hotel
experience for visitors and locals.

 **THE LANDING**



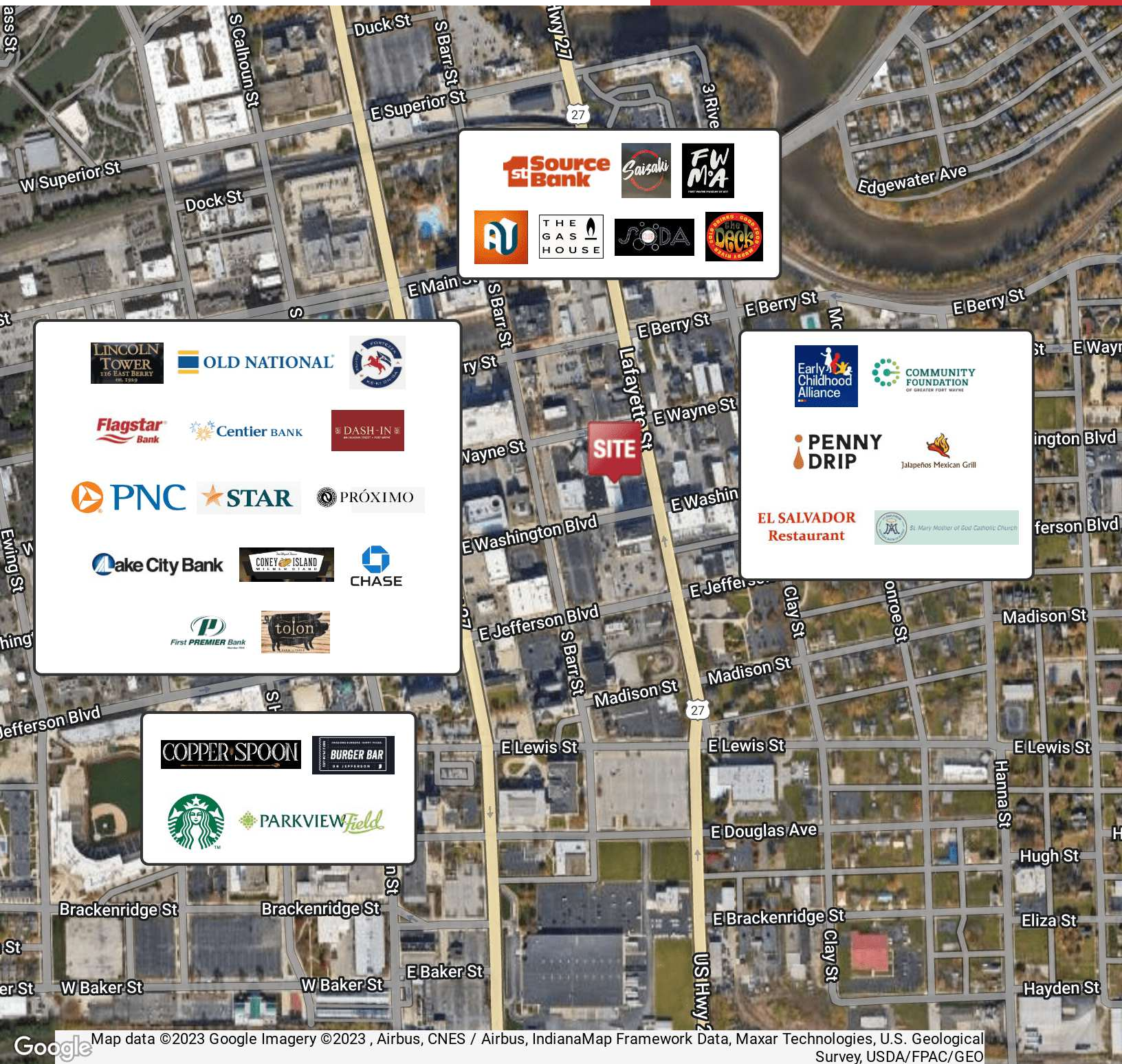
Bringing boutique shopping and fine dining
to Columbia Street - Fort Wayne's original
business district.

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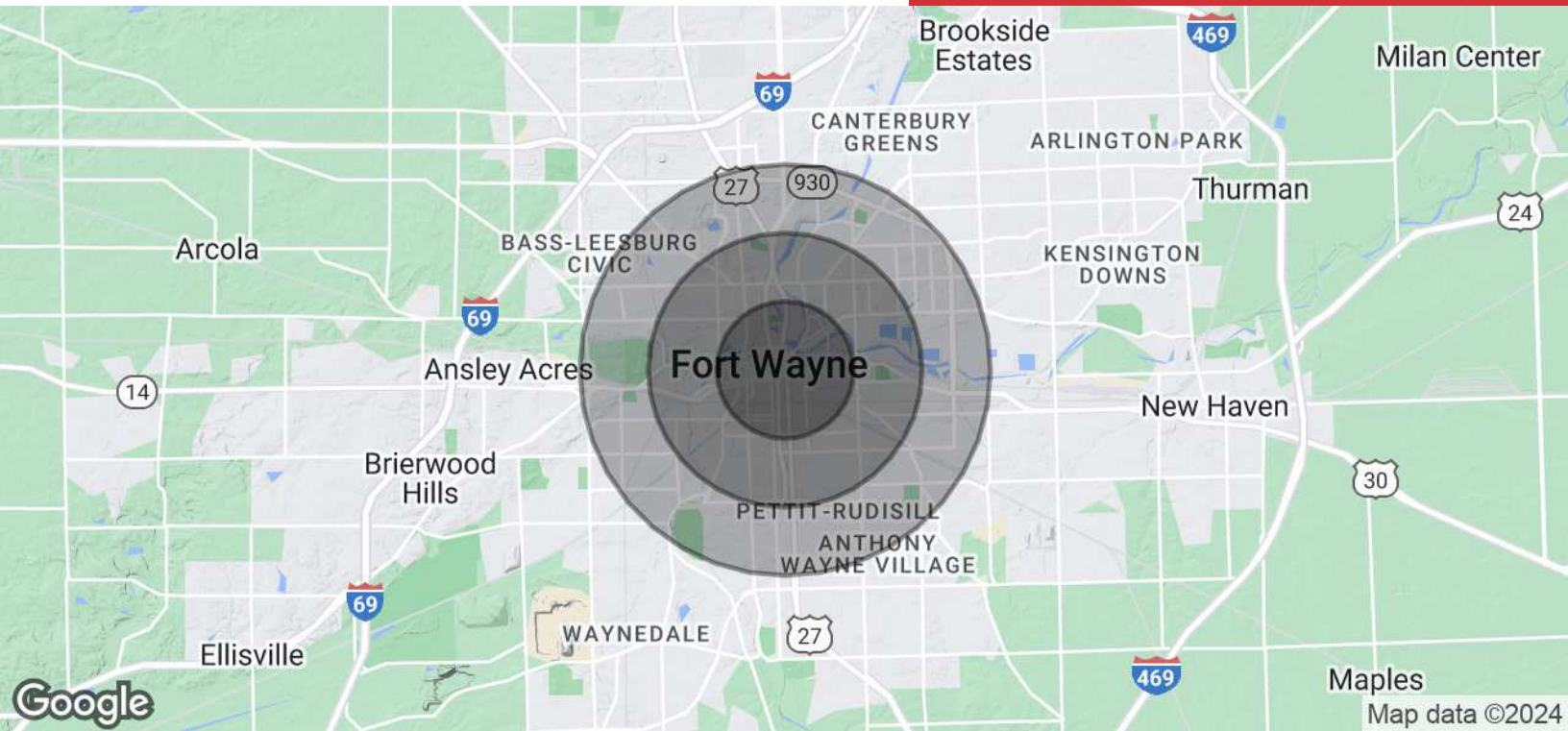


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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	12,239	54,125	93,593
Average Age	32.7	32.5	33.2
Average Age (Male)	33.6	31.9	31.9
Average Age (Female)	33.6	32.9	33.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,515	25,794	43,168
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$42,294	\$42,015	\$45,766
Average House Value	\$99,077	\$89,344	\$88,383

2020 American Community Survey (ACS)

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