

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: N/A

LOT SIZE: 0.7 Acres

BUILDING SIZE: 8,211 SF

YEAR BUILT: 2003

PROPERTY DESCRIPTION

1,000 square foot unit available for lease with front door parking. Other tenants include beauty supply store, insurance agent, and barber shop. CAM's currently average \$2.25/sf.

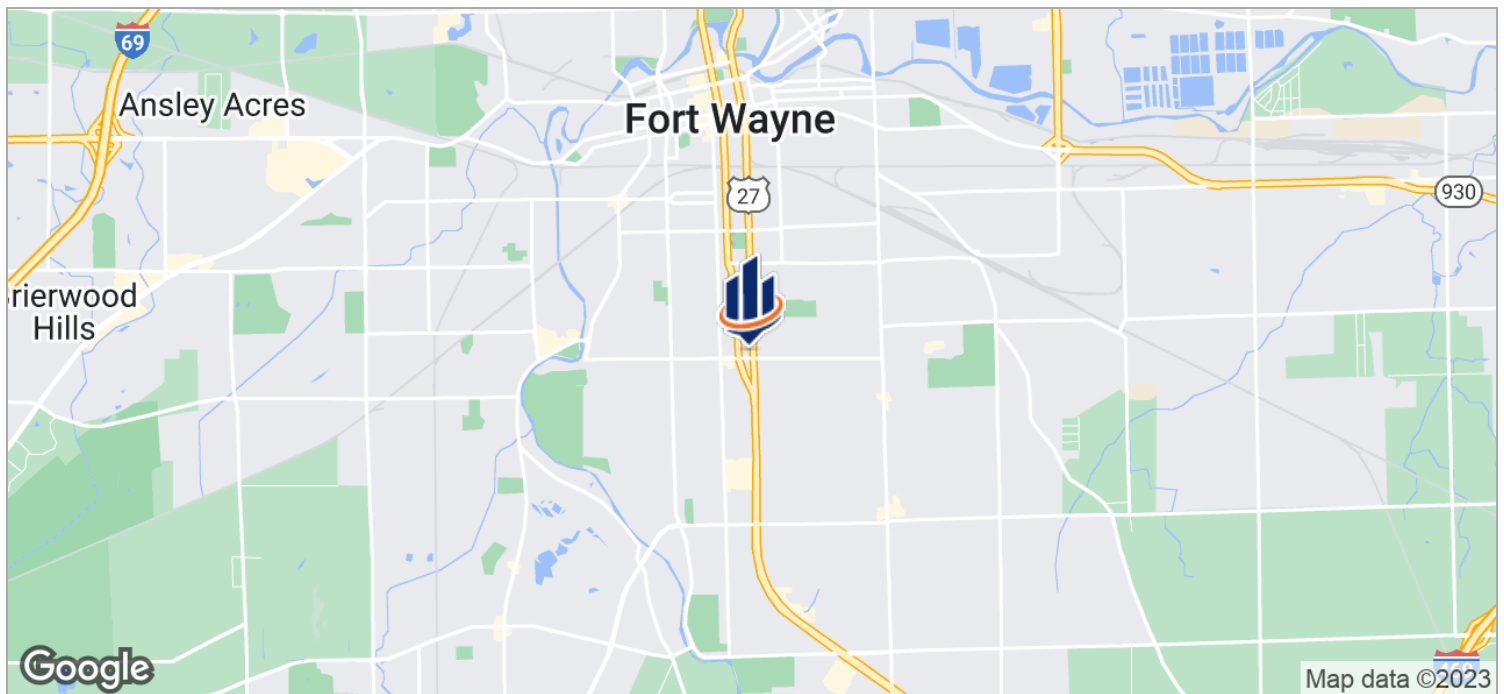
LOCATION OVERVIEW

Lafayette Plaza is located on the northwest corner of the busy intersection of S. Lafayette St. and Rudisill Blvd. The area offers high traffic counts and great visibility from Lafayette St.

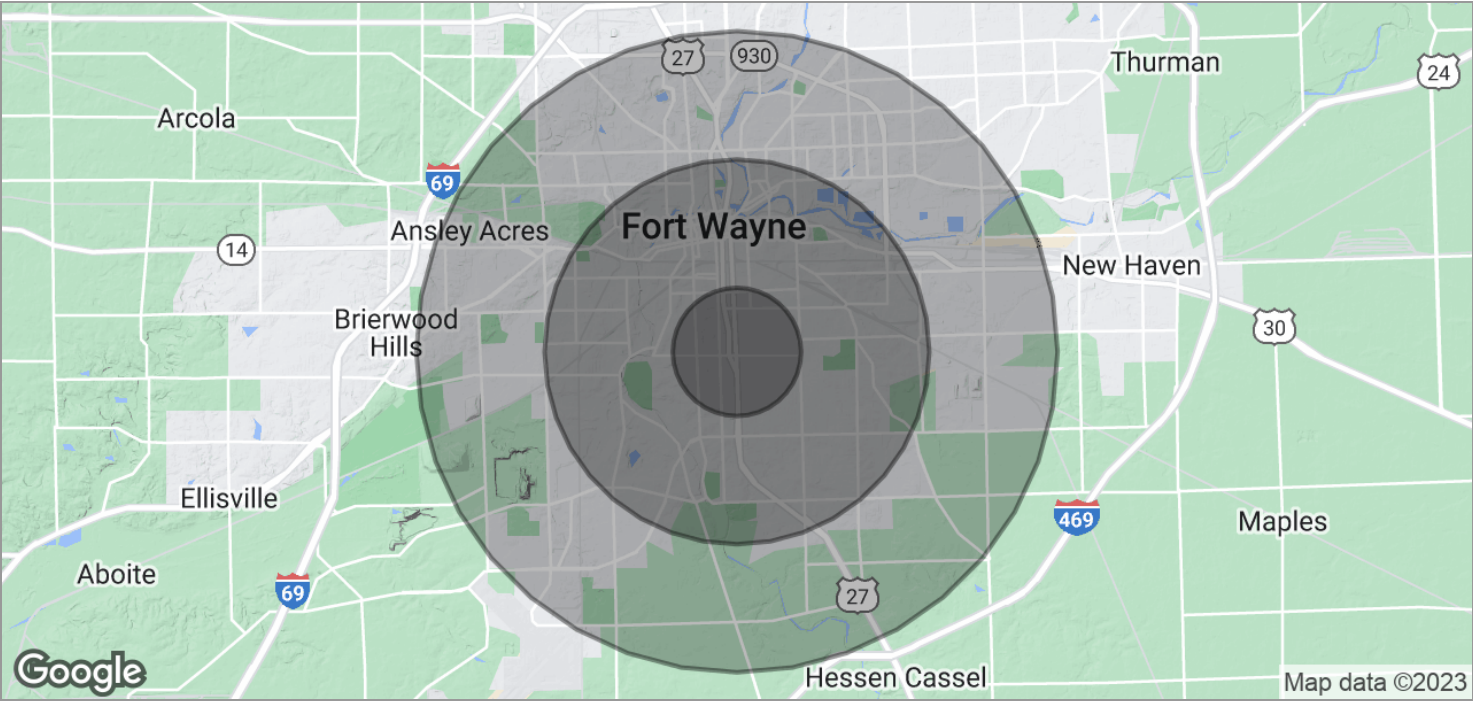
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,726	96,302	173,419
MEDIAN AGE	28.0	30.9	33.0
MEDIAN AGE (MALE)	26.3	29.3	31.4
MEDIAN AGE (FEMALE)	29.0	32.6	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,607	36,936	69,070
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$38,380	\$38,853	\$41,293
AVERAGE HOUSE VALUE	\$65,358	\$82,076	\$89,429

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Advisor Bio & Contact 1



Whitney Peterson

Associate Advisor
SVN | Parke Group

Whitney Peterson serves as an associate advisor for SVN/Parke Group in Fort Wayne. She specializes in the sale and leasing of office and retail space throughout northeastern Indiana. Peterson formerly served as the marketing director for SVN/Parke Group, where she handled the advertisements, social media and PR for the company.

Peterson comes to us with over 8 years of marketing, property management, and commercial real estate experience. Prior to joining SVN, Peterson served as a sales associate and director of tenant relations for Shepherd Group, LLC where she handled everything from office leasing to property management. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northeast Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, reading, outdoor activities and spending time with her family and friends.

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