

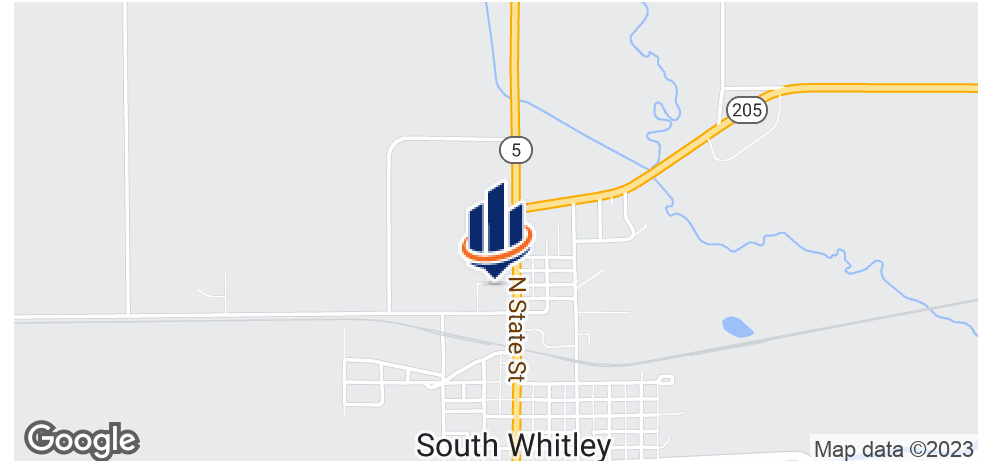


MULTI-USE RETAIL/FLEX BUILDING

515 N. STATE STREET
SOUTH WHITLEY, IN 46787

Troy Reimschisel
Managing Director
O: 260.469.1137
troy.reimschisel@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	1.579 Acres
Year Built:	2002
Building Size:	7,200 SF
Zoning:	GB - General Business
Market:	Fort Wayne
Submarket:	Outlying Whitley County
Traffic Count:	4,543

PROPERTY OVERVIEW

SVN | Parke Group is pleased to present this vacant 7,200 sq. ft. retail, showroom, office or flex industrial building. This freestanding building has a wide open floor plan with 10-foot ceiling height and one restroom built in a back corner. There are two (2) commercial-grade HVAC units which provide ample heating and cooling capacity. Situated on 1.579 acres with great visibility along State Road 5, the property is zoned GB - General Business which allows for a variety of residential, retail and other commercial uses.

LOCATION OVERVIEW

South Whitley is a welcoming community located in the southern part of Whitley County. Located conveniently within a short drive to larger cities including; Warsaw, Huntington and Fort Wayne. It is home to three large employers and many smaller businesses. Whitko Community Schools is anchored within the community including Whitko High School and South Whitley Elementary School. The community was originally platted along the banks of the Eel River by Joseph Parrett in 1837 and is the oldest town in Whitley County. The citizens of South Whitley are proud of their town. Its high livability, new growth opportunities, and relaxed atmosphere make South Whitley the best of both worlds. Come be a part of Small Town America. It's a great place to call home.

PROPERTY HIGHLIGHTS

- Multi-use building - retail/showroom space / flex space
- Great visibility on State Road 5
- Wide open floor plan
- Pylon signage available

Additional Photos



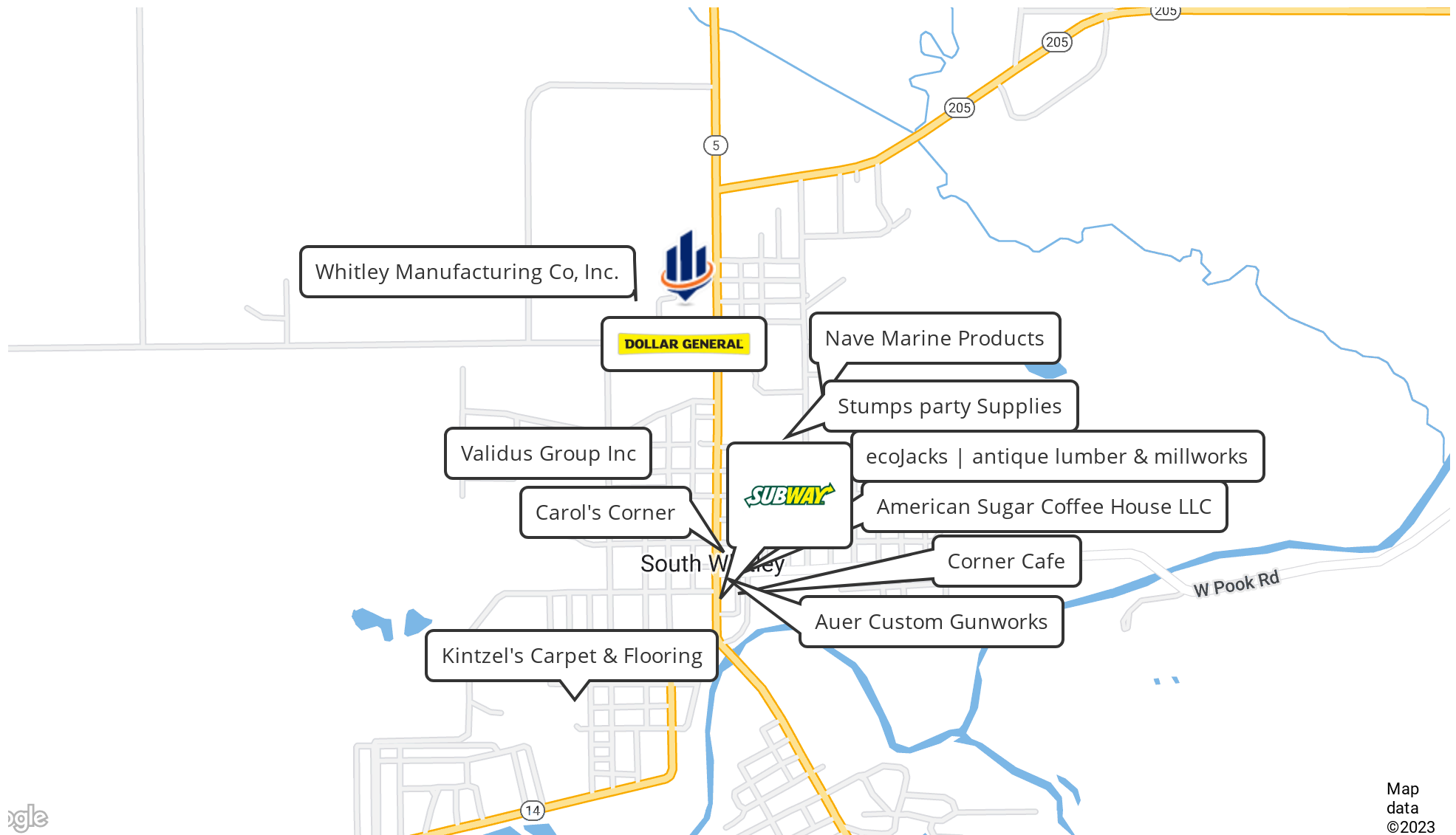
Additional Photos



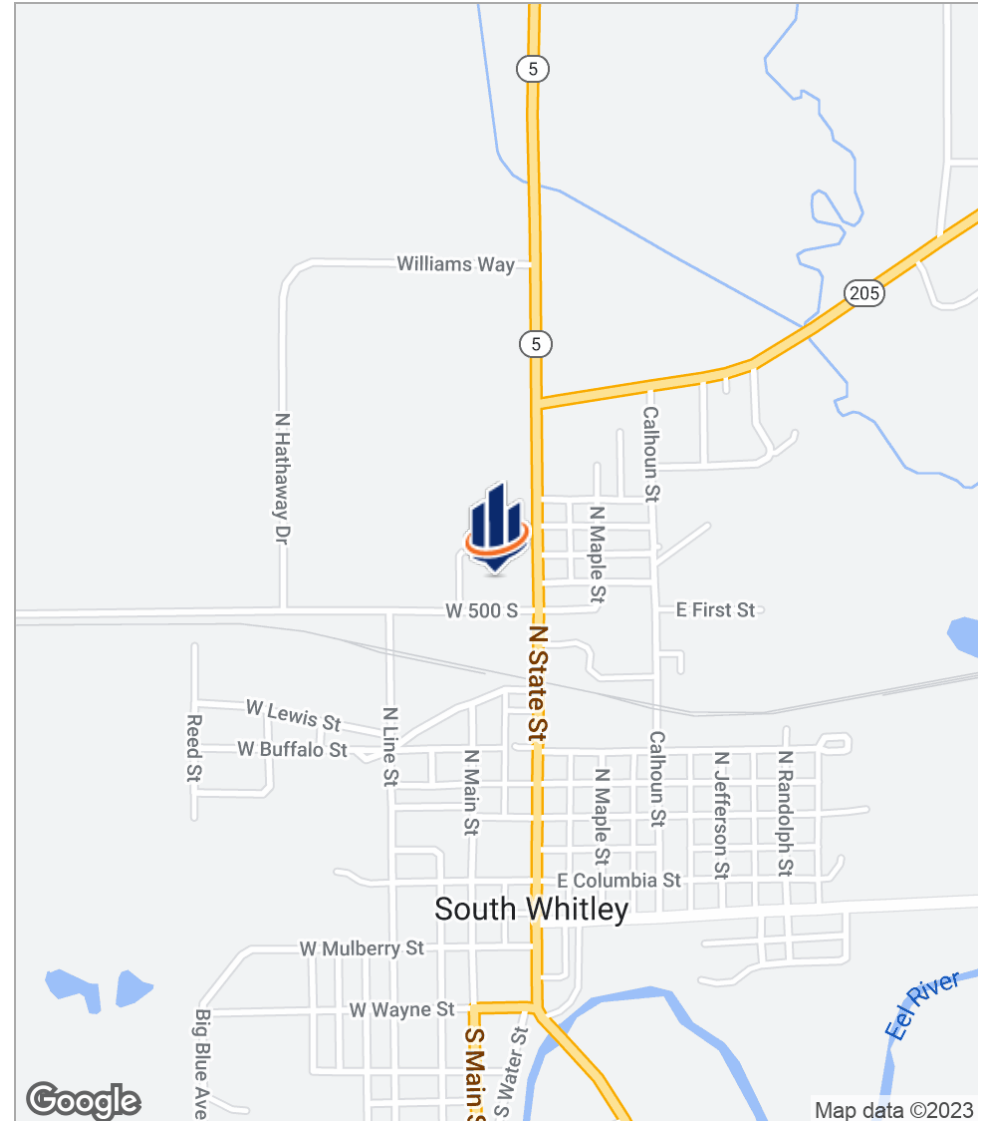
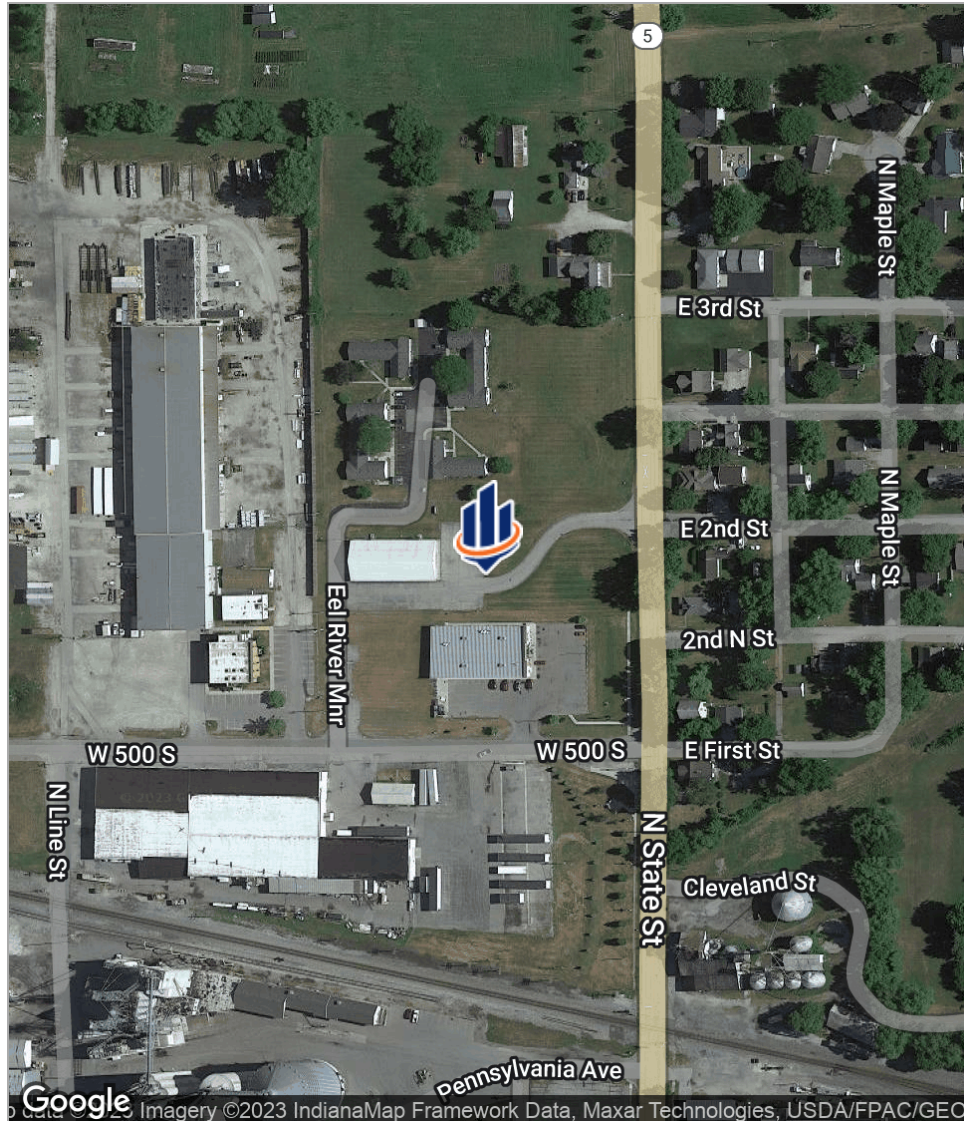
Aerial Map



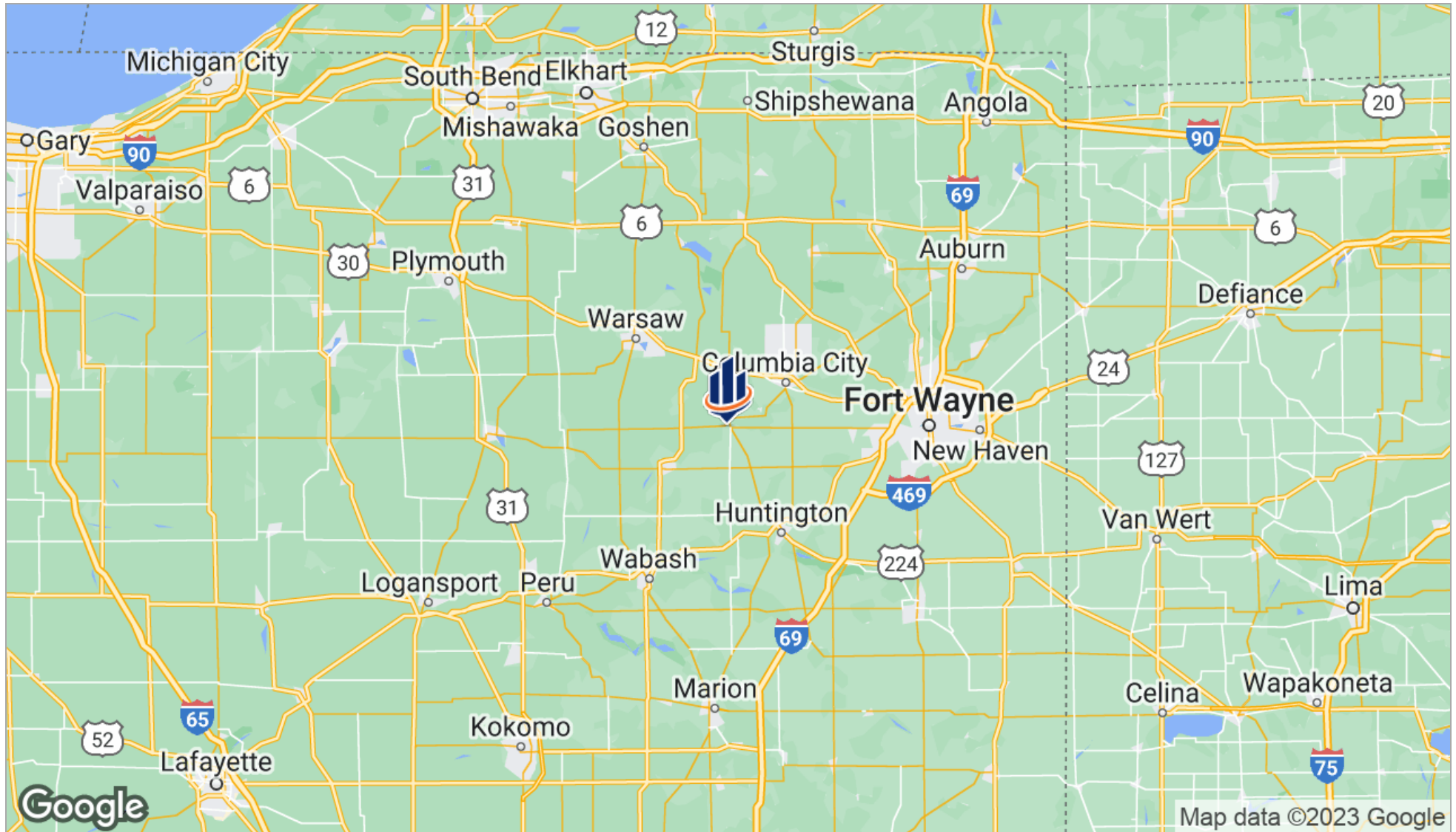
Retailer Map



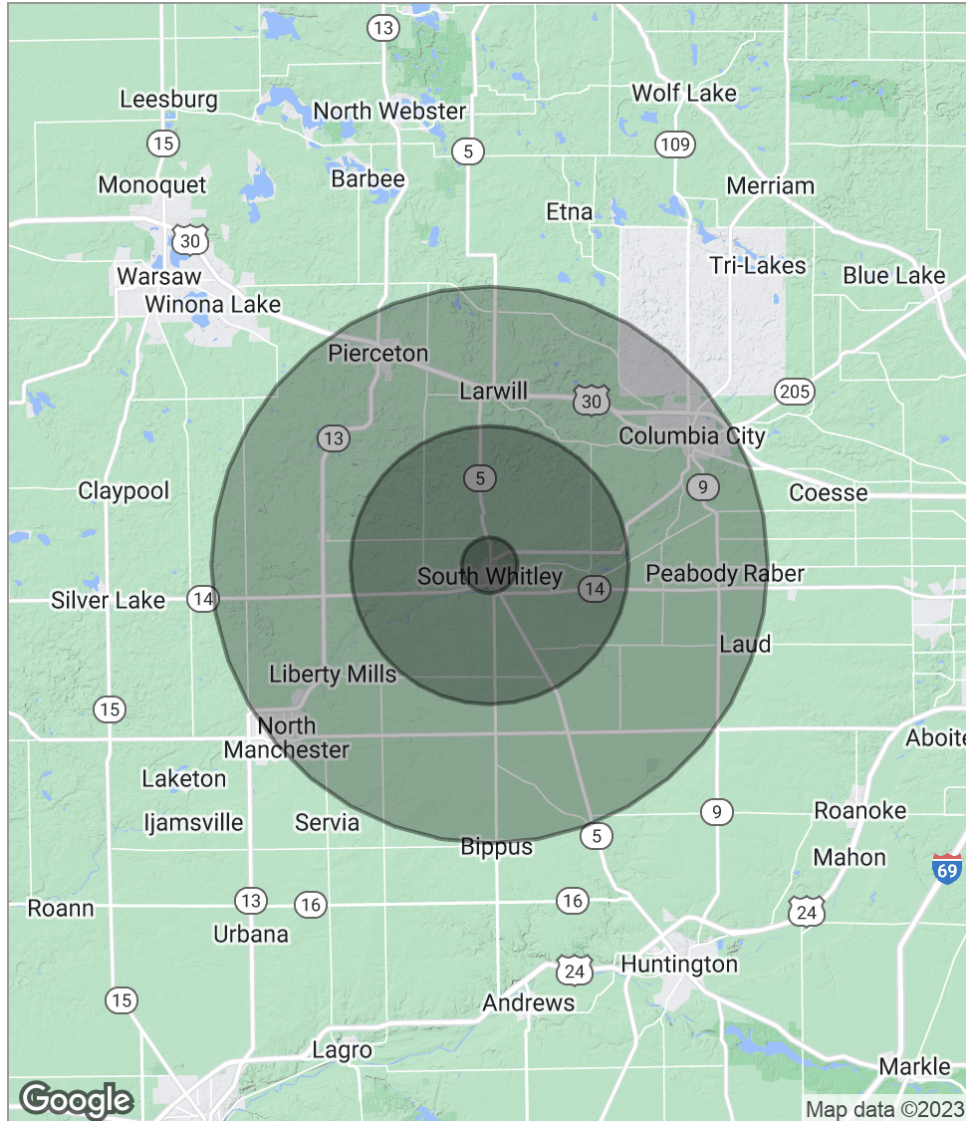
Location Maps



Regional Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	194	4,809	22,209
Median age	38.2	38.3	38.8
Median age [Male]	36.3	36.5	37.7
Median age [Female]	38.9	39.0	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	74	1,848	8,511
# of persons per HH	2.6	2.6	2.6
Average HH income	\$56,350	\$56,244	\$59,476
Average house value		\$143,693	\$134,643

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact

TROY REIMSCHISEL

Managing Director



110 W. Berry Street
Suite 2100
Fort Wayne, IN 46802
T 260.469.1137
C 260.615.8874
troy.reimschisel@svn.com
IN #RB14027532

PROFESSIONAL BACKGROUND

Troy Reimschisel is the Managing Director for SVN | Parke Group specializing in multi-family, investment and industrial properties in Indiana. He almost 20 years of experience representing and advising clients in the sale, acquisition, landlord representation, tenant representation and property management of many types of commercial real estate.

Prior to joining SVN | Parke Group, Reimschisel served as an Advisor for SVN/Hudson Group and as associate broker and business manager for Hudson Investment Real Estate specializing in the sale of multifamily properties. Before that, Reimschisel spent 19 years in the public accounting and consulting industry. He served as a director for PricewaterhouseCoopers Management Consulting Services, where he provided system development and implementation services to Fortune 100 clients as a project director/manager for nearly 15 years. The first five years of his public accounting career, he provided audit, tax and business advisory services to mid-market and entrepreneurial companies.

Troy currently serves as Immediate Past President of the Indiana Commercial Board of REALTORS (ICBR), is a member of the ICBR/CREA Executive Committee and served as the 2018 President of ICBR/CREA.

Troy and his wife, Bonny, homeschooled their three children (two now married, one in college). Troy is the board chairman for Apostolic Christian Children's Home, Inc. d/b/a Gateway Woods (www.gatewaywoods.org) and he is the Chairman of the Gateway Woods Auction Committee which runs an annual charity auction to raise support for the Gateway Woods ministry. Troy and Bonny attend the Apostolic Christian Church of Leo.

EDUCATION

Bachelor's degree in Accounting with a minor in Computer Science from Ball State University in Muncie, Indiana.

MEMBERSHIPS & AFFILIATIONS

National Association of REALTORS (NAR)
Indiana Association of REALTORS (IAR)
Indiana Commercial Board of REALTORS (ICBR)
ICBR Executive Committee - Immediate Past President