

OFFICE SPACE FOR SALE OR LEASE

14019 Pony Express Run
Leo, Indiana 46765



Motivated Seller
Office Space for Sale or Lease



- Newly remodeled professional office
- Excellent location near the Post Office and CVS
- High traffic area and a desired location
- Previously was a credit union and easily converted back
- Only one other bank serving the expanding Leo-Cedarville area
- Close to Parkview Regional Health and Dupont Hospital and 10 minutes to I-69

PROPERTY CONTACT
CRAIG MATHISON
260.804.6221
cmathison@mathisoninv.com



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Leo, Indiana 46765

Property Name	14019 Pony Express Run
Street Address	14019 Pony Express Run
City, State	Leo, IN
Zip	46765
City Limits	No
County	Allen
Township	Cedar Creek

SALE INFORMATION

Date Available	August 1, 2018
Sale Price	Contact Agent
Terms	Cash to Seller

LEASE INFORMATION

Date Available	August 1, 2018
Lease Rate	Negotiable Contact Agent
Term	NNN

PROPERTY TAXES

Parcel Number	02-03-21-427-039.000-082
Annual Taxes	\$3,969.56
Tax Year	2017 Payable 2018
Taxes per Square foot	\$2.23/SF

BUILDING INFORMATION

Building Size	1780 SF
Property Type	Office Space/ Former Credit Union
Year Built	2006
No. of Stories	1
Construction Type	Wood Frame
Floor	Carpet and Tile
Roof	Asphalt Shingles
Ceiling Height	9 FT
Heating/AC	HVAC
Sprinklers	No



UTILITIES

Electric Supplier	Indiana Michigan Power
Natural Gas Source	NIPSCO
Water	Municipal
Sewer	Municipal

SITE DATA

Site Acreage	1.13
Subdivision	Mercantile Village
Zoning	Leo-Cedarville
Property Class	Commercial Office 1 or 2 Story
Parking	14 Spaces including 1 Handicap
Visibility	Good
Nearest Interstates	I-469 and I-69
Distance to Interstate	5.2 mi to I-469 & 5.7 mi to I-69
Distance to Commercial Airport	Fort Wayne International, 28 miles

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	10,004	17,926	51,234
Median Age	38.1	37.9	38.2
Households	3,353	6,122	18,598
Household Income	93,159	89,926	88,819

TRAFFIC COUNTS

Road	VPD
Amstutz Road & Leo Road	4,588
Leo Road & Gerig Road	11,243

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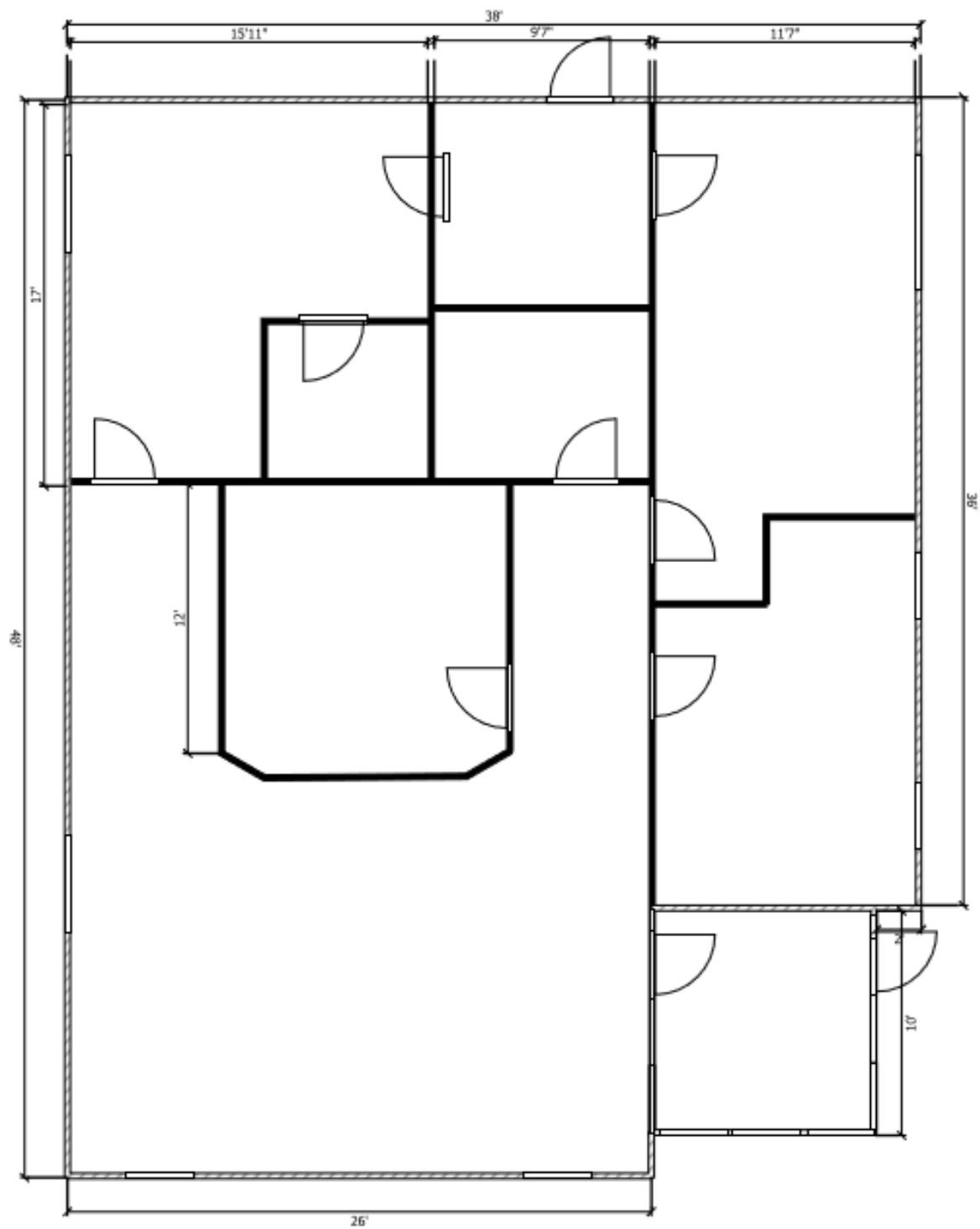
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Floor Plan



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