

SALE



LAND

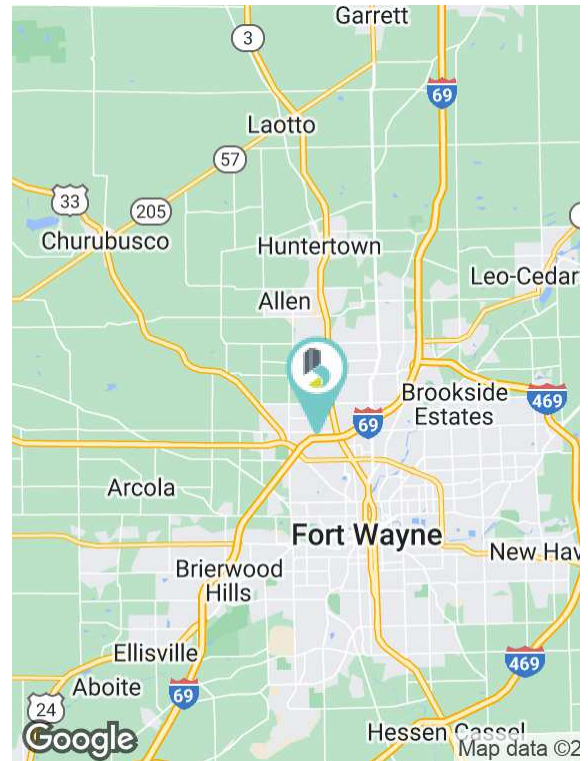
DEVELOPMENT OPPORTUNITY



5807 W. CREEK BLVD., FORT WAYNE, IN 46818

PROPERTY HIGHLIGHTS

- Located in a prominent retail and professional business sector
- 630 Feet of frontage along Washington Center Rd.
- I-1 Zoning offers a wide spectrum of development opportunities
- Anchored by prominent tenant, Furniture Row
- Ideal for retail or professional office development
- Washington Center Rd. expansion plans between Lima Rd. & Hillegas Rd.
- Heavily traveled Washington Center Blvd. with 15,751 vehicles per day



SALE PRICE	\$1,350,000
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Lot Size:	± 4 Acres
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BRADLEY COMPANY
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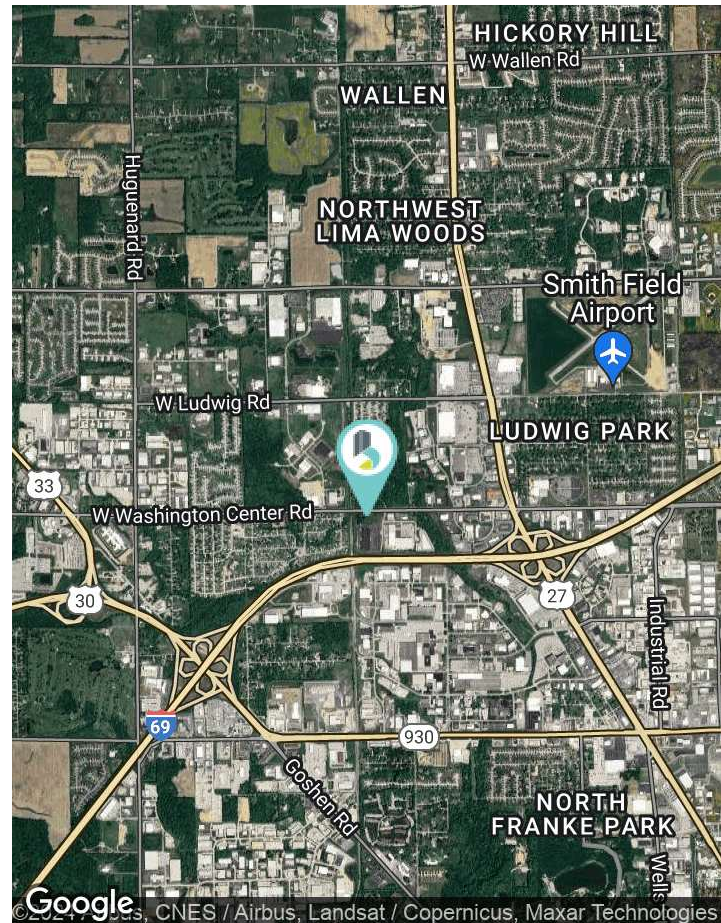


LOCATION OVERVIEW

Picture-perfect, shovel-ready location! This asset is situated in a prominent, highly visual location with 630 feet of frontage along Washington Center Rd. The land boasts I-1 zoning, offering a wide spectrum of development opportunities. With Furniture Row as an anchor tenant, the potential for retail or professional office development is substantial. Moreover, the ongoing expansion plans for Washington Center Rd. between Lima Rd. and Hillegas Rd. enhance the property's accessibility and visibility within a prominent retail and professional business sector. 15,757 vehicles travel Washington Center Blvd. daily. This strategic location, coupled with its zoning and infrastructure advantages, makes it an ideal investment for businesses looking to thrive in a dynamic and growing market.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,424	17,647	52,807
Total Population	3,318	40,743	124,249
Average HH Income	\$58,461	\$73,925	\$78,520



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