



# SOUTH CALHOUN CONVENIENCE STORE C3

Evaluating Opportunities on south  
calhoun street Fort Wayne, IN

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# FOR SALE

## C3 CONVENIENCE STORE

2915 S CALHOUN STREET  
FORT WAYNE, IN 46807

LIST PRICE: \$379,999

REAL ESTATE | EQUIPMENT

### Features & Benefits

- TURN KEY READY
- Strategic Location
- Established Presence
- Heavy Foot Traffic
- Cooler & Freezers
- Retail Shelving
- 13x25 Walk in cooler
- Polysignage Ready



*Strong opportunity for owner operator*

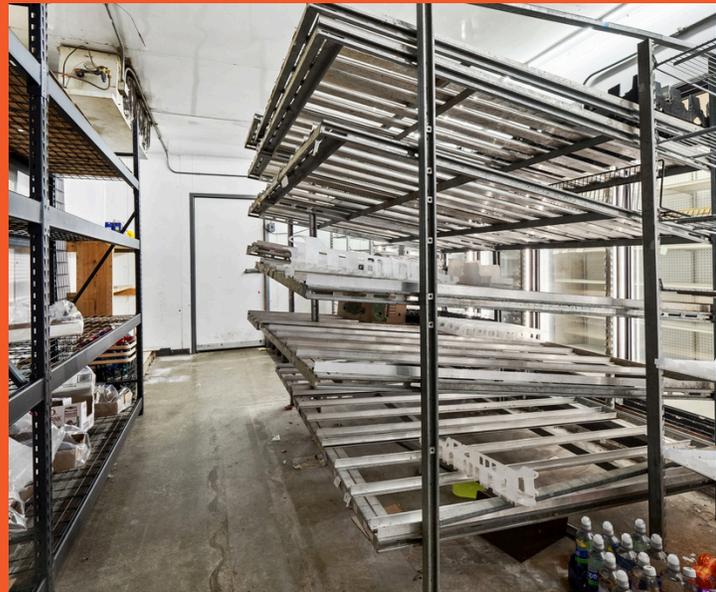
**TURN KEY- Seize the opportunity to own a desirable convenience store in southeast Fort Wayne Indiana**

Positioned on a high-visibility corner along South Anthony Blvd, this versatile **C3-zoned commercial property** at **2915 S Anthony Blvd, Fort Wayne, IN 46807** is ready for its next chapter. Previously operating as a neighborhood grocery store, this property serves a loyal customer base within a dense residential area surrounded by local businesses.

# Equipment Available

## Refrigeration & Freezer Equipment

- Large Walk-In Cooler approximately 13' x 25', complete with (2) cooling units, (8) direct-access doors,
- Refrigerated Display Cabinet with double glass doors
- 72" Refrigerated Meat Case
- (2) Refrigerated Beverage / Deli Display Cases
- (3) Upright Glass-Door Freezers for
- Three-Compartment Sink )
- Metal Retail Gondola Shelving
  - Approximately 75 linear feet total
  - 5 shelves per section
  - 12.5" shelf depth
  - Suitable for canned goods, dry goods, snacks, and general merchandise
- Outdoor Propane Storage Cage



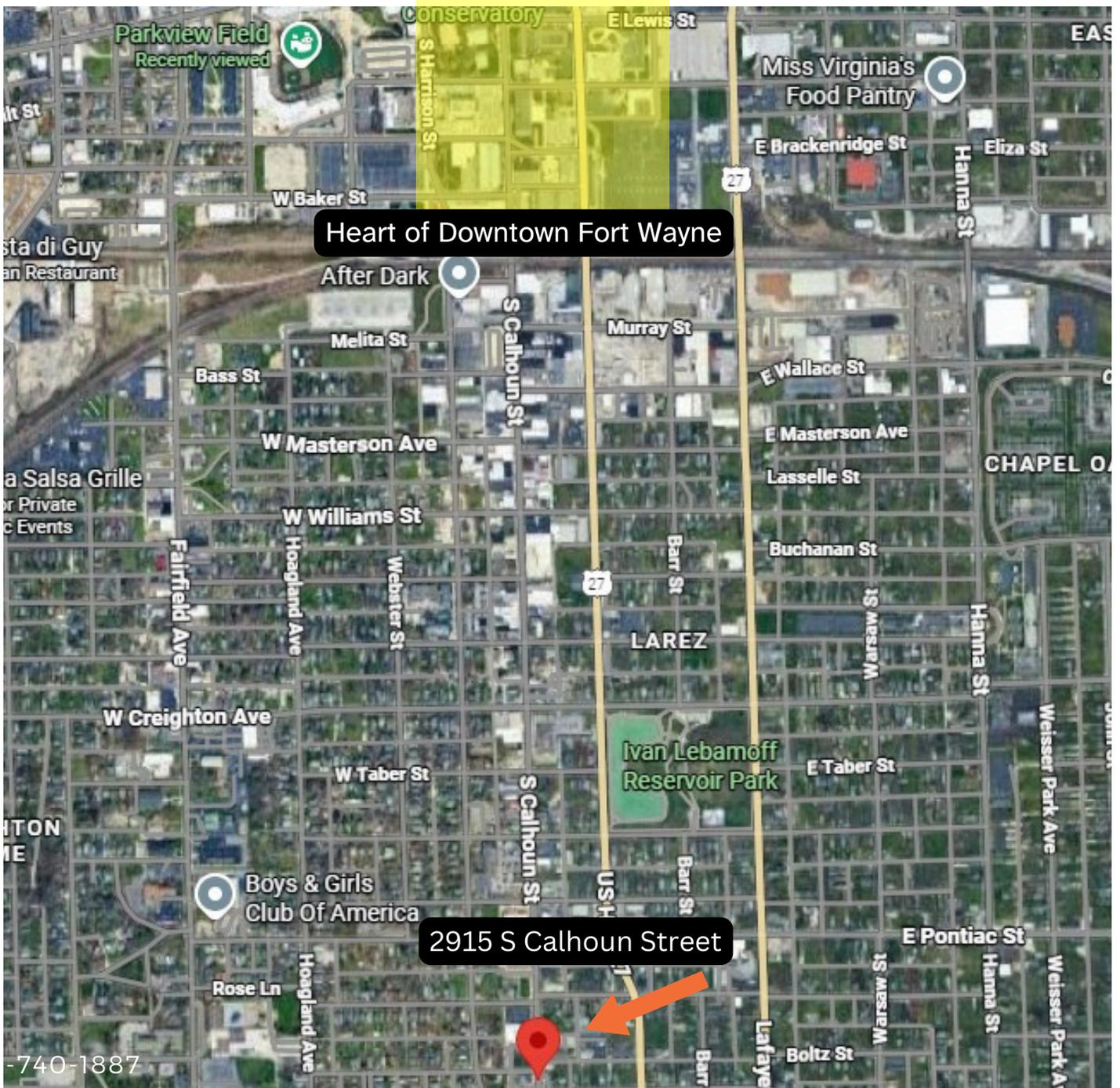
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Fort Wayne's recent downtown redevelopment progress has generated investment of hundreds of millions into downtown and has been transformative. Become a thriving metropolis. Hundreds of new apartments and residential developments bring a surge in population and consumer demand right to your doorstep.

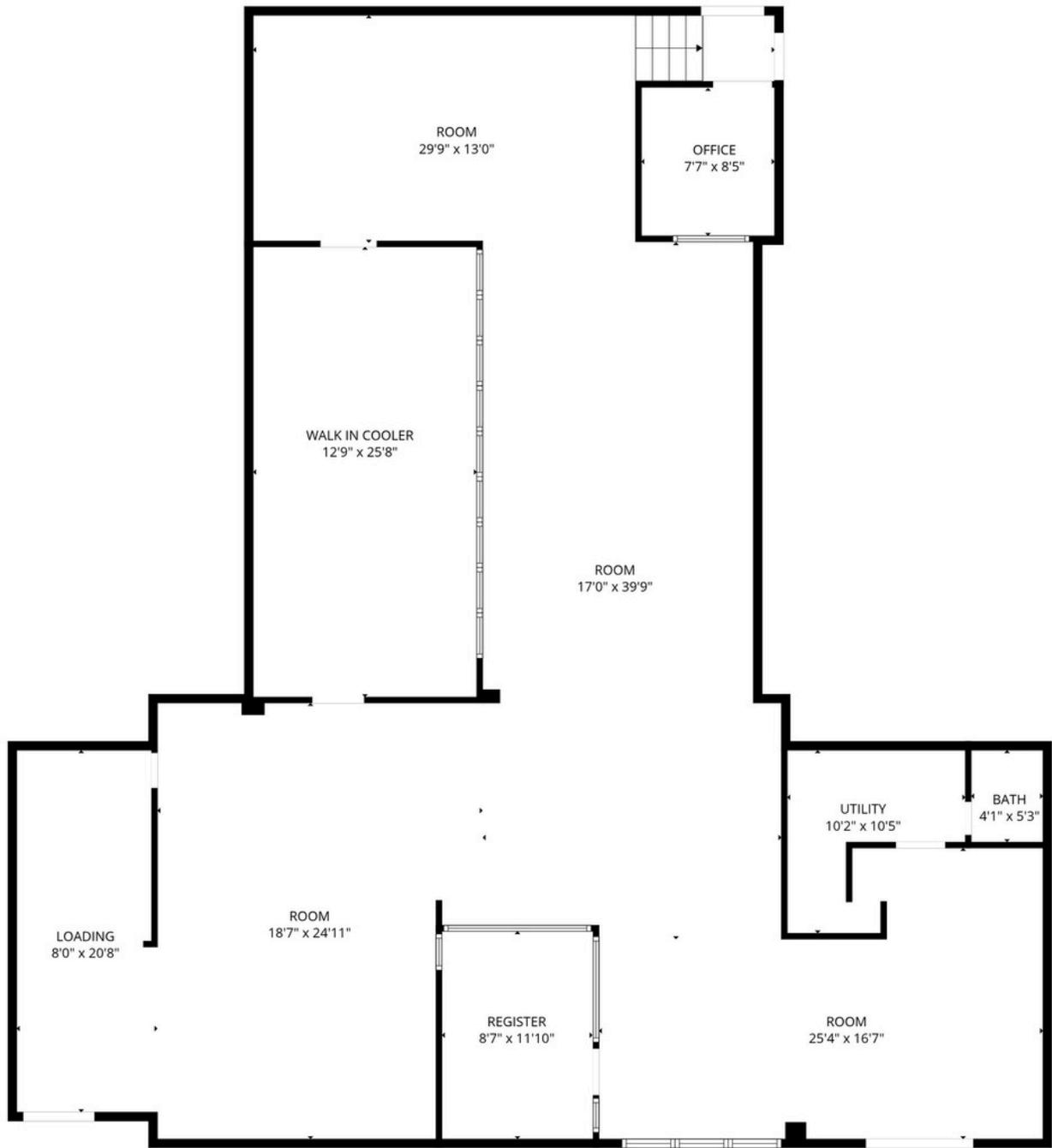
## STRATEGIC POSITIONING



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# Floor Plan Main Building





# Fort Wayne Employment

## Top 10 Employers in Fort Wayne, IN:

Employer	Industry	Number of Employees
Parkview Health Systems	General Medical and Surgical Hospitals	10,930
Lutheran Health Network	General Medical and Surgical Hospitals	5,317
Zimmer Biomet	Orthopedic Supplies	4,370
General Motors	Truck Manufacturing	3,900
Steel Dynamics	Scrap Metal Processing and Steel Manufacturing	2,902
Sweetwater Sound	Sound Recording Studio and Equipment Distribution	1,970
Lincoln Financial Group	Insurance Products	1,954
LSC Communications	Books and Other Specialized Printing	1,585
L3Harris	Defense Contractor	Data not specified
BFGoodrich Tire Manufacturing	Tire Manufacturing	Data not specified



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# Zipcode Insights

Fort Wayne spans multiple ZIP codes, and each offers a unique demographic flavor. Here's a snapshot of a few notable ones based on available data (2023 ACS estimates adjusted to 2025 trends where possible):

## 46804 (Southwest Fort Wayne):

- Population: ~30,000
- Median Household Income: \$84,778 (well above city average)
- Average Income: \$107,496
- Per Capita Income: \$46,593
- Age: Median around 39, slightly older but affluent

Vibe: Middle-to-upper-class, family-oriented, with 10% of households earning over \$200,000. Great for upscale retail, dining, or professional offices near your property.

## 46814 (Aboite Township, Southwest):

- Population: ~15,000
- Median Household Income: \$143,245 (top-tier)
- Average Income: \$189,589
- Per Capita Income: \$62,005
- Age: Median ~38, balanced with young families and professionals

Vibe: Wealthiest area, 32.2% of households exceed \$200,000. Ideal for luxury goods, high-end services, or corporate tenants.

## 46807 (South Central):

- Population: ~16,000
- Median Household Income: ~\$45,000 (lower middle class)
- Age: Younger, median ~33

Vibe: Diverse, with more renters (50%+), good for affordable retail, multifamily housing, or small businesses.

## 46802 (Downtown):

- Population: ~10,000
- Median Household Income: \$40,903
- Age: Young, median ~32

Vibe: Urban, mixed-income, with revitalization efforts. Suits startups, cafes, or creative industries.



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