

SALE



0.55 AC LAND

5807 NORTHRIDGE DR.



PROPERTY HIGHLIGHTS

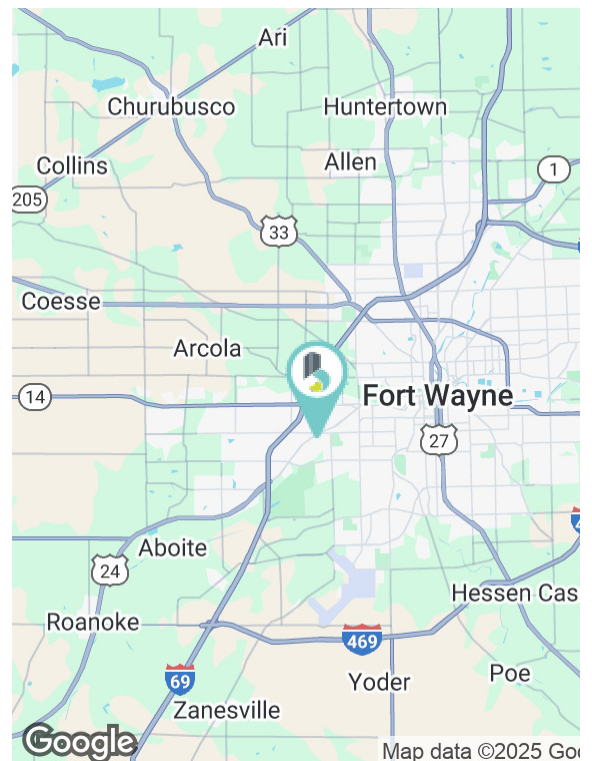
- Commercial potential!
- 400' From W. Jefferson Blvd in southwest Fort Wayne
- Visibility from and easy access to W. Jefferson Blvd. and Getz Rd.
- Surrounding businesses include CVS and Walgreens Pharmacies, Speedway Gas Station, Fazoli's, Ziano's Italian Eatery, Mike's Car Wash, UMI Sushi and Seafood Restaurant and more!
- Ideal location for retail or office users
- Traffic Count: 22,923 daily on W. Jefferson Blvd.

SALE PRICE

\$210,000

Lot Size: 0.55 Acres

Zoning: R-1



BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
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BRADLEYCO.COM



5807 NORTHRIDGE DR., FORT WAYNE, IN 46804

SALE

LAND

LOCATION INFORMATION

Street Address	5807 Northridge Drive
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne

UTILITIES TO SITE

Electric Supplier	AEP
Gas Supplier	NIPSCO
Water/Sewer	City

TAXES

2024 Taxes / Pay 2025	\$78.00
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PROPERTY INFORMATION

Property Type	Land
Lot Frontage	250 ft on Northridge Dr.
Zoning	R-1
Lot Size	0.55 Acres
APN #	02-12-18-204-004.000-074

TRANSPORTATION

Nearest Interstate	I-69 - Approx. 3 Miles
Nearest Highway	Hwy. 14 - Approx. 2 Miles

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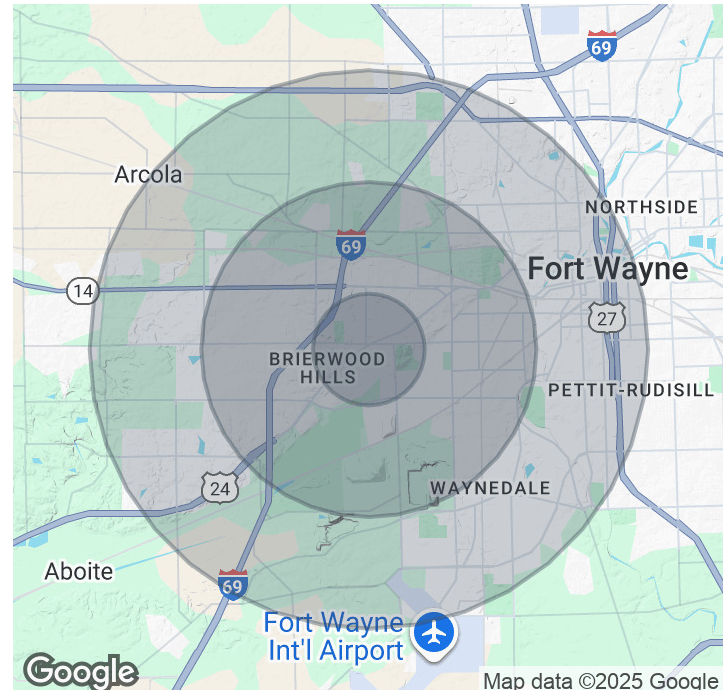
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,657	34,948	116,601
Average Age	43	41	38
Average Age (Male)	41	40	37
Average Age (Female)	45	42	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,382	15,134	47,900
# of Persons per HH	2	2.3	2.4
Average HH Income	\$78,481	\$93,230	\$79,753
Average House Value	\$246,481	\$254,066	\$200,725

Demographics data derived from AlphaMap



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