

BND

COMMERCIAL

RETAIL LAND > FOR SALE

1 ACRE

9805 LIMA ROAD

FORT WAYNE, INDIANA



HIGHLIGHTS:

Parcel Size: 1.0 Acre

Zoning: SC - Shopping Center

Prime location in heavy retail and residential areas in northwest Fort Wayne

Located on heavily traveled Lima Road just south of West Dupont Road

Traffic counts - 32,411 VPD (2023)

Nearby retailers include Wal-Mart, Aldi's, PetSmart, McDonalds, Arby's, Starbucks, Cosmos Restaurant

All utilities on site

Sale Price: \$250,000



Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

tk@bnd.net

Alec Ramsey

Direct: (260) 421-1908

Cell: (260) 414-8415

ar@bnd.net

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Fort Wayne, IN 46802

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Property Highlights

Parcel Number	02-07-03-127-002.009-073
Address	9805 Lima Road (adjacent to 9807 - Cosmos Restaurant)
City / State / Zip	Fort Wayne / IN / 46818
Sale / Lease	Sale
Land Size	1.0 Acre
Zoning	SC Shopping Center
Number of Parcels	One
Dimensions	Approx. 218' x 193'
Traffic Count	32,411 VPD on Lima Road (2023)
Distance to Interstate	Approx. 3 miles to I-69
Distance to Airport	Approx. 25 miles to FW International Airport

Sale Information

Sale Price	\$250,000
Terms	Cash at Closing
Annual Taxes	\$3,872.52
Tax Year / Pay Year	2024 / 2025

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,193	41,866	96,271
Avg. H/H Income	\$104,797	\$108,783	\$104,785

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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