



Mayhew Road Retail/Office Land

Mayhew Road
Fort Wayne, Indiana 46825

Mayhew Road Land

Great retail or office land site available, zoned NC - Neighborhood Center. This site is located on Fort Wayne's north side in a high-demand area with recent retail and medical developments.

Property Highlights

- 3.175 AC divisible
- Affluent demographics
- Access to two I-69 interchanges (Dupont and Union Chapel) and I-469 interchange
- **For sale: \$553,212**

BARRY STURGES, CPM

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JOHN CAFFRAY

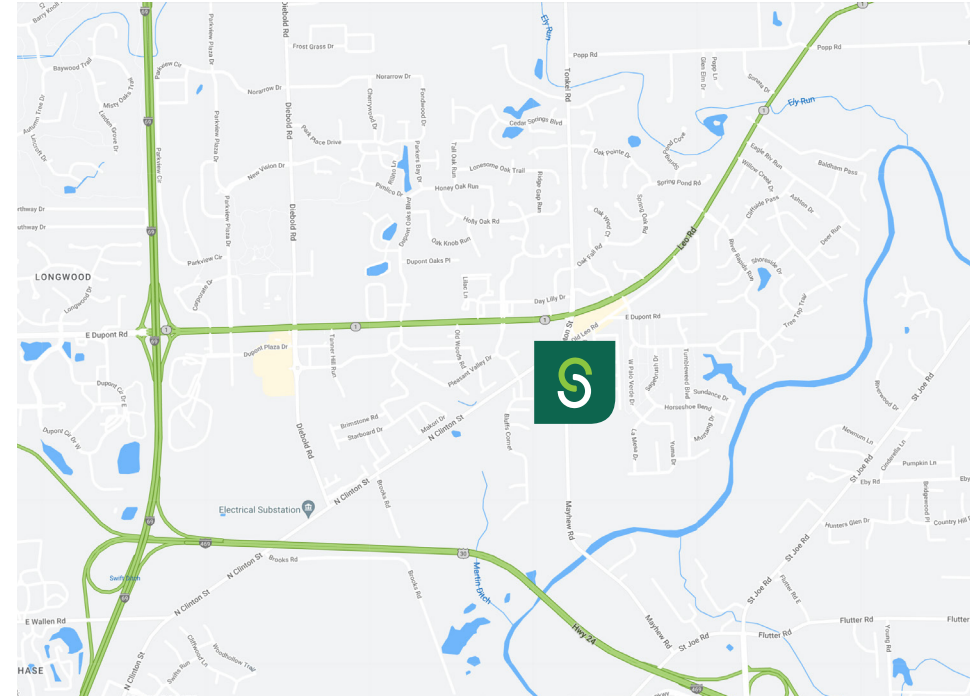
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Excellent Location

This site is located 1.3 miles from Parview Regional Medical Center and 1.9 miles from Dupont Hospital. Neighboring businesses include Leo Crossing, Walgreens, Big Eyed Fish, Dupont Car & Truck Wash, Pizza Hut, Leo Donuts, and William's Service Center/NAPA Auto Parts.

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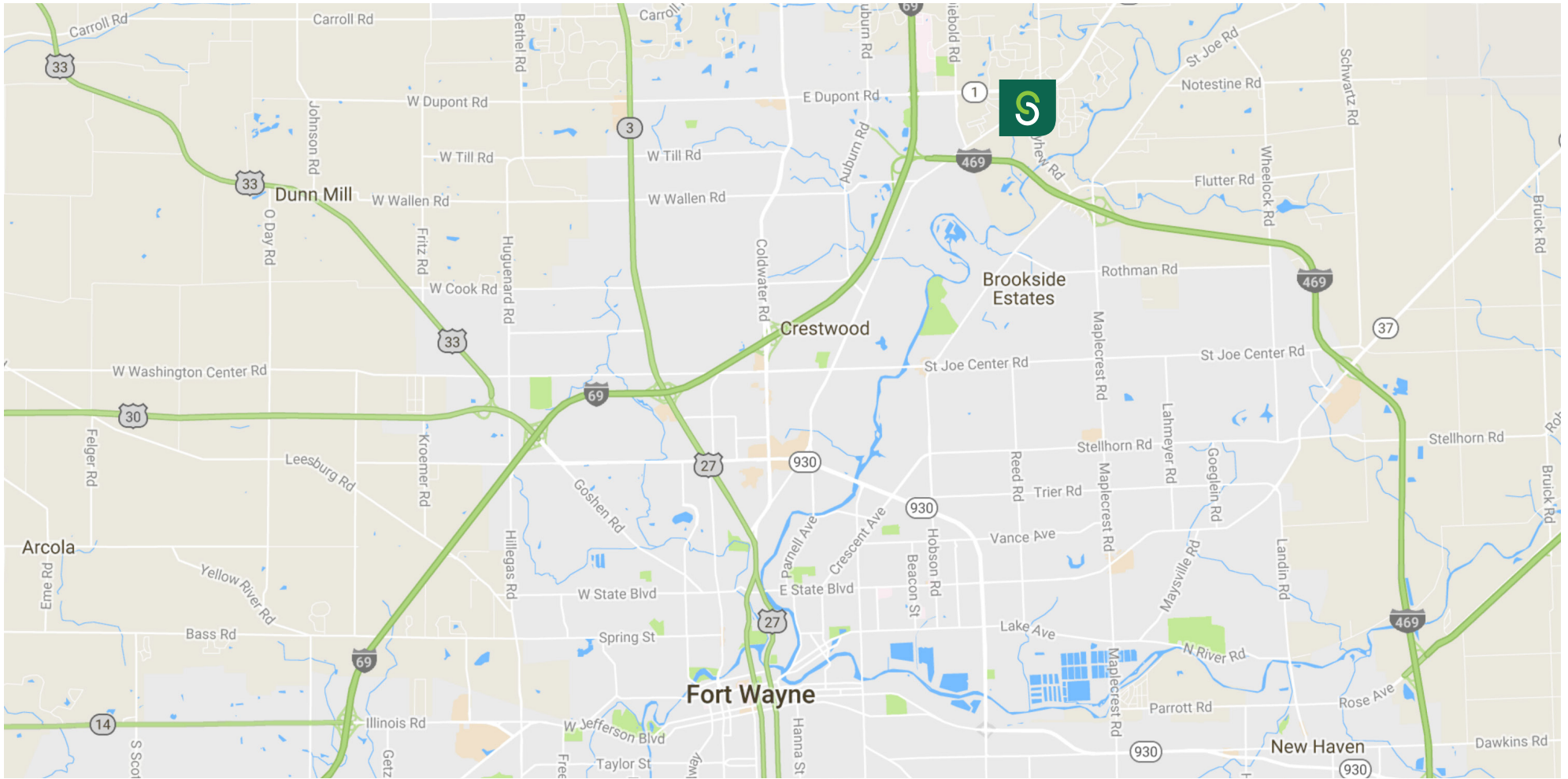
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LAND FOR SALE

Property Name	Mayhew Road Retail/Office Land
Address	Mayhew Road & Old Leo Road
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	St. Joseph
Parcel No.	02-08-04-100-016.000-063



SALE INFORMATION

Price	\$553,212.00
Terms	Cash at closing

SITE DATA

Site Acreage	3.175
Zoning & Description	NC - Neighborhood Center
Nearest Interstate	I-69 & I-469
Rail Service	N/A
Traffic Count	17,200

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Public
High Speed Data	Available

AVAILABLE LOTS

Lot Number	Size	Rate	Total
- 1	3.175	\$4.00/SF	\$553,212

ADDITIONAL INFORMATION

— For additional information, please contact our brokers at 260 424 8448

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WHY INVEST IN FORT WAYNE?



As one of the fastest growing metropolitan areas in the Great Lakes region, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

seamlessly while still preserving the rich Fort Wayne history.

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true “sense of place” that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community’s culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces

7 Million Visitors Annually

#1 Voted Best Place to Move (Reader’s Digest, 2022)

#2 Second Largest City in Indiana



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John Caffray
Vice President of Brokerage



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Senior Broker



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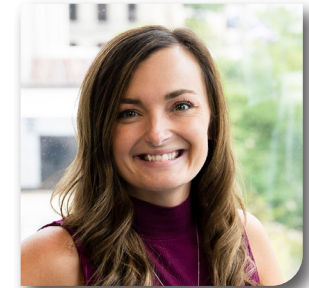
Robert Doyle
Broker



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Shelby Wilson
Project Coordinator

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

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The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



Sturges Property Group

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260 425 2096

nexusfw.com

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260 483 3123

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Sturges Development

260 426 9800

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