

# BND

## COMMERCIAL

**PRIME RETAIL DEVELOPMENT LAND  
FOR SALE  
1.0 ACRE LOT  
7000 W SR 930  
NEW HAVEN, INDIANA**



### HIGHLIGHTS: 7000 W SR 930

- 1.0 Acre Site with 4,416 SF Building
- Prime Corner Location on US 930
- Adjacent to Active Multi-Family Development
- High Traffic Count: 27,434 VPD (2025)
- Zoning: I2 - General Industrial

**Sale Price: \$500,000**



**Dalton Jasper**  
Cell: (260) 438-6401  
dj@bnd.net

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Fort Wayne, IN 46802  
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**Property Highlights**

<b>Parcel Number</b>	02-13-10-401-001.000-041
<b>Address</b>	7000 W SR 930
<b>City / State / Zip</b>	Fort Wayne, Indiana 46803 (New Haven)
<b>Sale / Lease</b>	Sale
<b>Available Space</b>	4,416 SF
<b>Total Building Size</b>	4,416 SF
<b>Land Size</b>	1.0 Acre
<b>Zoning</b>	I2 - General Industrial
<b>Parking</b>	Surface Parking
<b>Traffic Count</b>	27,434 VPD (2025)
<b>Distance to Interstate</b>	3 Miles to I-469
<b>Distance to Airport</b>	13 Miles to FW International Airport
<b>Current Use</b>	Car Wash

**2025 DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	3,153	40,419	136,190
<b>Avg. H/H Income</b>	\$63,574	\$75,278	\$72,543

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**Sale Information**

<b>Sale Price</b>	<b>\$500,000.00</b>
<b>Terms</b>	<b>Cash at Close</b>
<b>Annual Taxes</b>	<b>\$7,668.74</b>
<b>Tax Year / Pay Year</b>	<b>2025 / 2026</b>

**Building Information**

<b>Construction Type</b>	<b>Brick</b>
<b>Construction Year</b>	<b>1989</b>
<b>Number of Floors</b>	<b>One</b>
<b>Roof</b>	<b>Flat</b>
<b>Foundation</b>	<b>Concrete</b>
<b>Electric</b>	<b>225 Amps</b>
<b>Ceiling Height</b>	<b>10'</b>

**Utilities**

	<b>Company</b>
<b>Gas</b>	<b>NIPSCO</b>
<b>Electric</b>	<b>I &amp; M</b>
<b>Water</b>	<b>City of New Haven</b>
<b>Sewer</b>	<b>City of New Haven</b>

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