



BLUFFTON ROAD FLEX BUILDING

5730 Bluffton Rd, Fort Wayne, IN 46809

Property Highlights

- 15,450 SF on 0.9 acres with 22 parking spaces
- Fully renovated in 2018 with new roof coating, LED lighting, and updated HVAC
- Flexible layout combines open warehouse space (11'-18' ceilings) with finished office and retail areas
- C2 zoning allows for commercial and light industrial uses
- 5 minutes to I-69/I-469 interchange with 11,236 daily traffic count



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6059 Innovation Blvd
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SALE INFORMATION



Address:	5730 Bluffton Rd, Fort Wayne, IN 46809
County:	Allen
Township:	Wayne
Price:	\$726,150.00
Square Foot:	15,450
Price PSF:	\$47.00
Neighboring Tenants:	Fort Wayne Tile Corp, Belmont Beverage, Rigo's Taqueria, China Palace Restaurant, Bluffton Road Marathon
Parcel Number(s):	02-12-27-102-004.000-074

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BUILDING INFORMATION

Property Type:	Industrial
Year Built:	1960
Year Renovated:	2018
# of Stories:	1
Construction Type:	Brick
Exterior Type:	Brick
Roof:	Rubber Membrane / 20-year roof coat (2018)
Heating:	Gas Forced Air
A/C:	Central
Lighting :	LED
Electrical:	NA
Ceiling Height:	11' to 18
Sprinkler:	No
Security:	Yes
Flooring Type:	Concrete Coating
Ceiling Height:	11' to 18
Overhead Doors:	1
Overhead Door Sizes:	14'x12'
Restrooms:	2

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SITE DATA & UTILITIES



Acreage:	0.9
Zoning:	C2 (Limited Commercial)
Proximity to Interstate:	2.5 miles - 5min
Traffic Count:	11,236
Parking Surface:	Asphalt
Parking Spots:	22
Lighted Intersection:	Yes
Access:	Good
Site Visibility:	Good

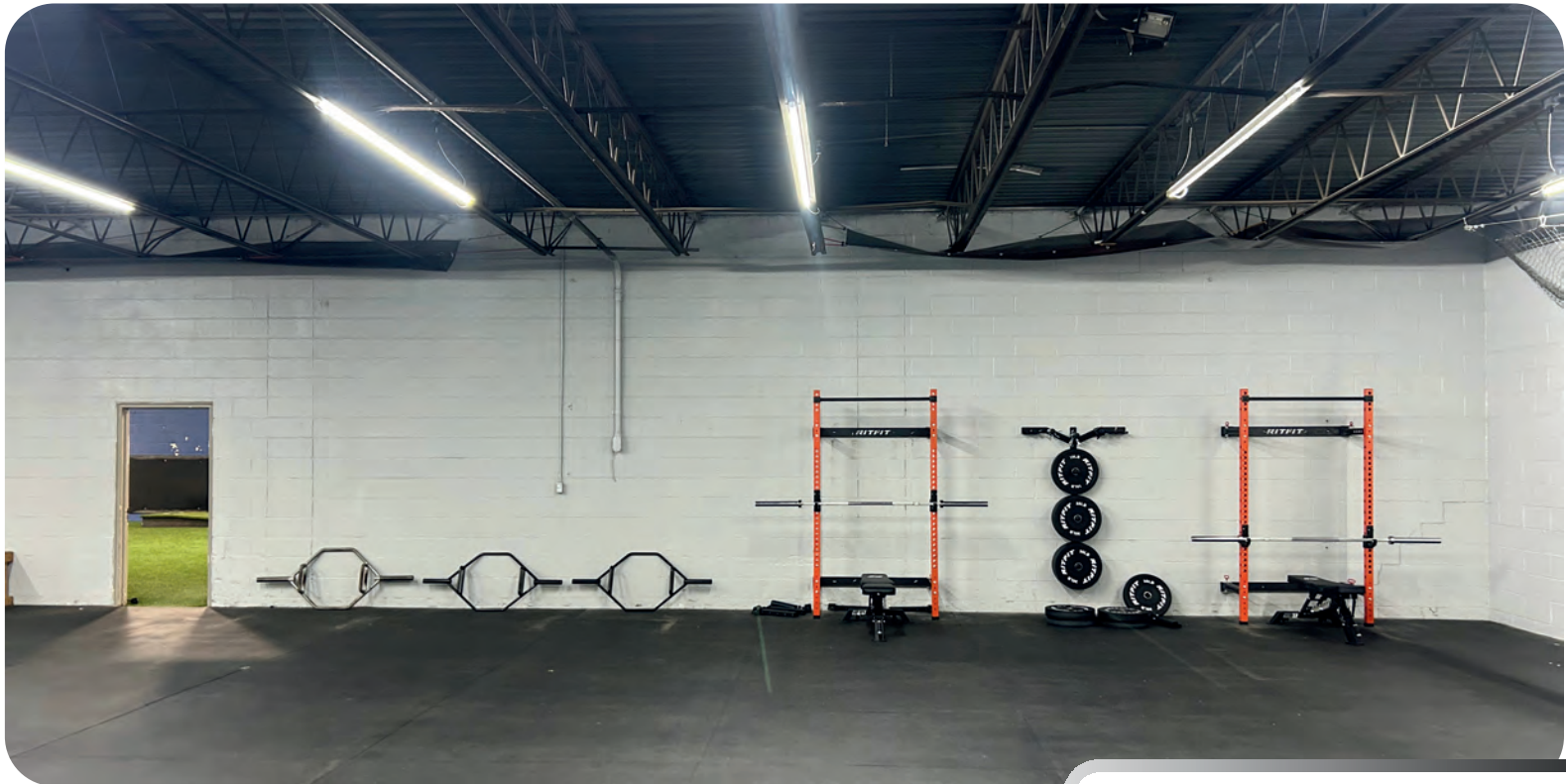
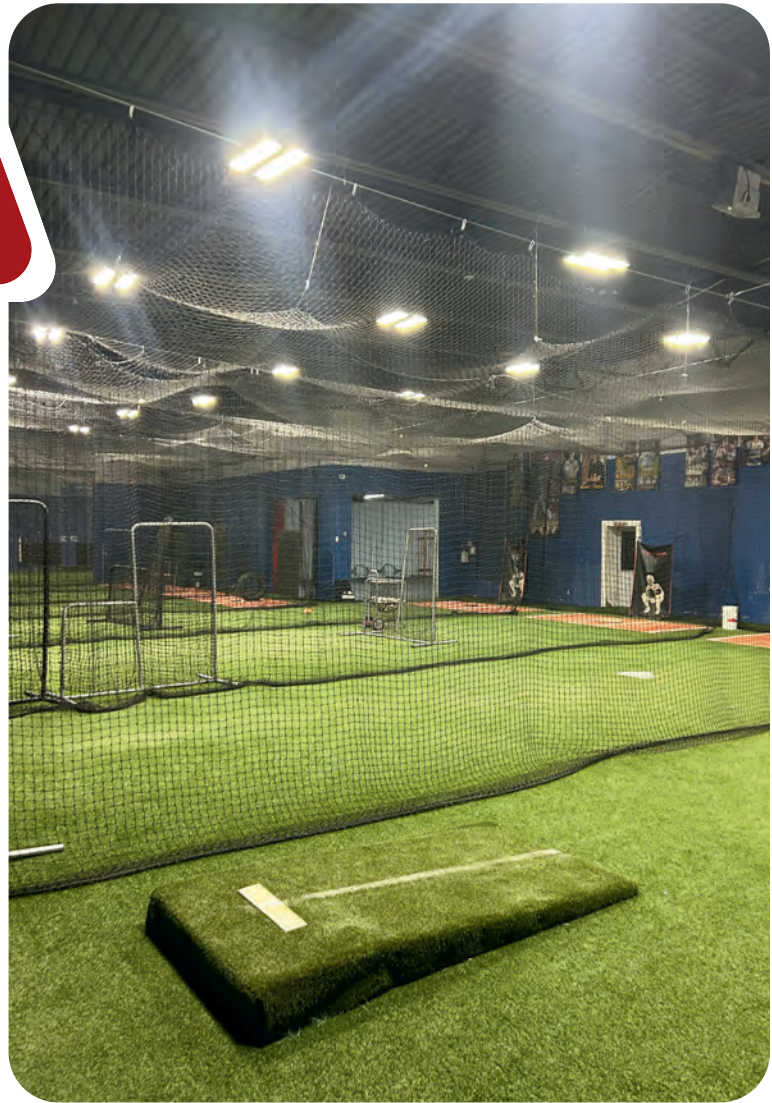
Electric (Amps/Volts/Phase):	NA
Electric Provider:	Indiana Michigan Power
Water:	City Utilities
Sewer:	City Utilities
Gas:	NIPSCO
Broadband Supplier	NA

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INTERIOR PHOTOS



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FORT WAYNE INDIANA

Size:	110.6 square miles
Population:	273,203 (2024)
Estimated Median Age:	35 years
Median Household Income:	\$60,293
Median Property Value:	\$169,700
Unemployment Rate:	3.6% (June 2025)
Homeownership Rate:	62.2% (city), 73.5% (county)

Fort Wayne, Indiana is growing steadily and getting more diverse - now the state's second-largest city with 273,203 residents (2024) and a metro of about 399,295, up 3.6% since 2020. With a median age of 35, the city boasts a balanced, ready workforce. Its population mix continues to broaden:

63.8% White, 14.4% Black, 10.5% Hispanic, and 5.8% Asian, reflecting notable growth in Hispanic and Asian communities. Economically, Fort Wayne is resilient and on the rise: median household income climbed to \$60,293 in 2023 (+3.54% YoY), unemployment sits at a healthy 3.6% (June 2025), and average hourly wages hit \$27.77 (May 2024), with strong employment in production, office/admin support, and transportation/material moving.

The housing story is equally upbeat. Recognized as the #1 housing market in the nation for 2024 by the Wall Street Journal and Realtor.com, Fort Wayne pairs affordability with velocity: a 2023 median property value of \$169,700, citywide homeownership at 62.2% (73.5% in Allen County), and Zillow's average home value around \$239,108 (+2.2% YoY), with homes typically pending in just 12 days. Geographically, the city spans 110.6 square miles as Allen County's seat and largest city, strategically positioned in northeast Indiana with quick access to major highways and neighboring Michigan and Ohio - an attractive hub for residents and businesses alike.



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FORT WAYNE DEMOGRAPHICS



Fort Wayne Population	Allen County Population	% are Renters	Average Household Income	Total Households	Average Age
265,974	388,608	37.4 %	\$53,978	108,207	35.3

NOTABLE COMPANIES



Parkview Health

Parkview Health Regional Healthcare system employing nearly 9,000 people in the Allen County area.



General Motors

General Motors Assembly plant for GMC Sierra, and Chevy Silverado, employing ~4,300.



Master Spas

Master Spas Manufacturer of Spas and Hot Tubs, with just north of 1,000 employees in Fort Wayne.

Raytheon Technologies Aerospace company involved in advanced propulsion and electrical systems. Employs ~450 in Fort Wayne.



Raytheon Technologies

Steel Dynamics Steel production & metal recycling, employing just shy of 1,000 people.



Steel Dynamics

Indiana Michigan Power Electrical utility company dominating Fort Wayne skyline, employs ~400.



Indiana Michigan Power



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