

FOR LEASE

# Freestanding Building Available

8421 Mayhew Road | Fort Wayne, IN 46835



8,428 SF  
Building SF

49,833 SF  
Land SF

## DESCRIPTION

Phenomenal single tenant real estate opportunity at the lighted intersection of St Joe and Mayhew Road piece (24,175 CPD) with built out offices, showroom, bathrooms, and multiple manufacturing areas. Featuring high ceilings with massive freeway exposure, this light industrial building is located at the connectivity point between the North and East side of Fort Wayne.

## CONTACT

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## HIGHLIGHTS

- Easy access to/ from 469 freeway
- Good demographics/ incomes in surrounding area
- Main thoroughfare to/ from Downtown to neighboring suburbs
- Located at signalized intersection, good access
- Monument signage

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,179	49,406	131,589
AHHI	\$82,379	\$97,184	\$92,449

Year: 2022 | Source: Esri

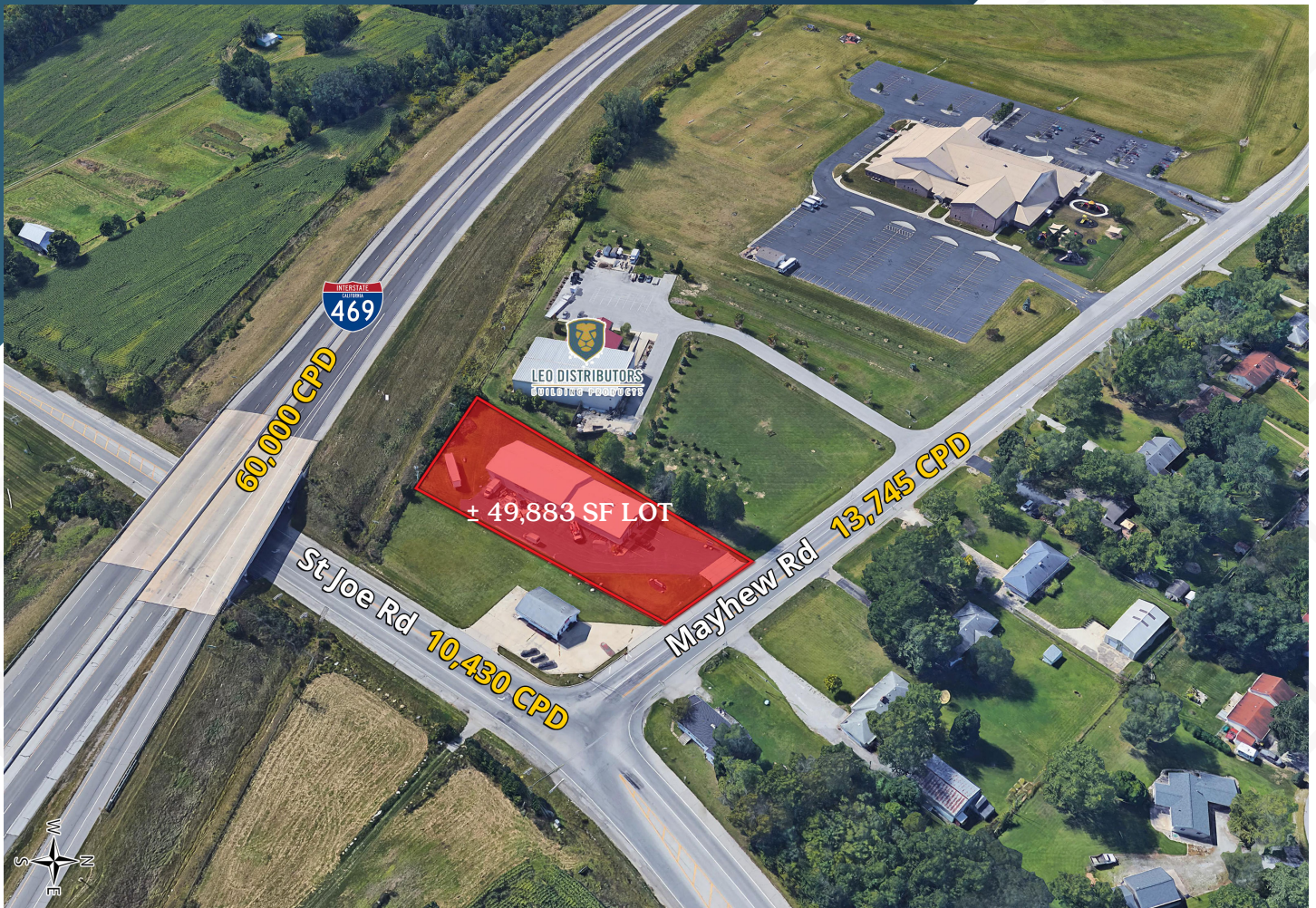
## TRAFFIC COUNTS

Mayhew Road	13,745 VPD
St Joe Rd	10,430 VPD
Maplecrest Rd	12,794 VPD
Highway 469	60,000 VPD

Costar

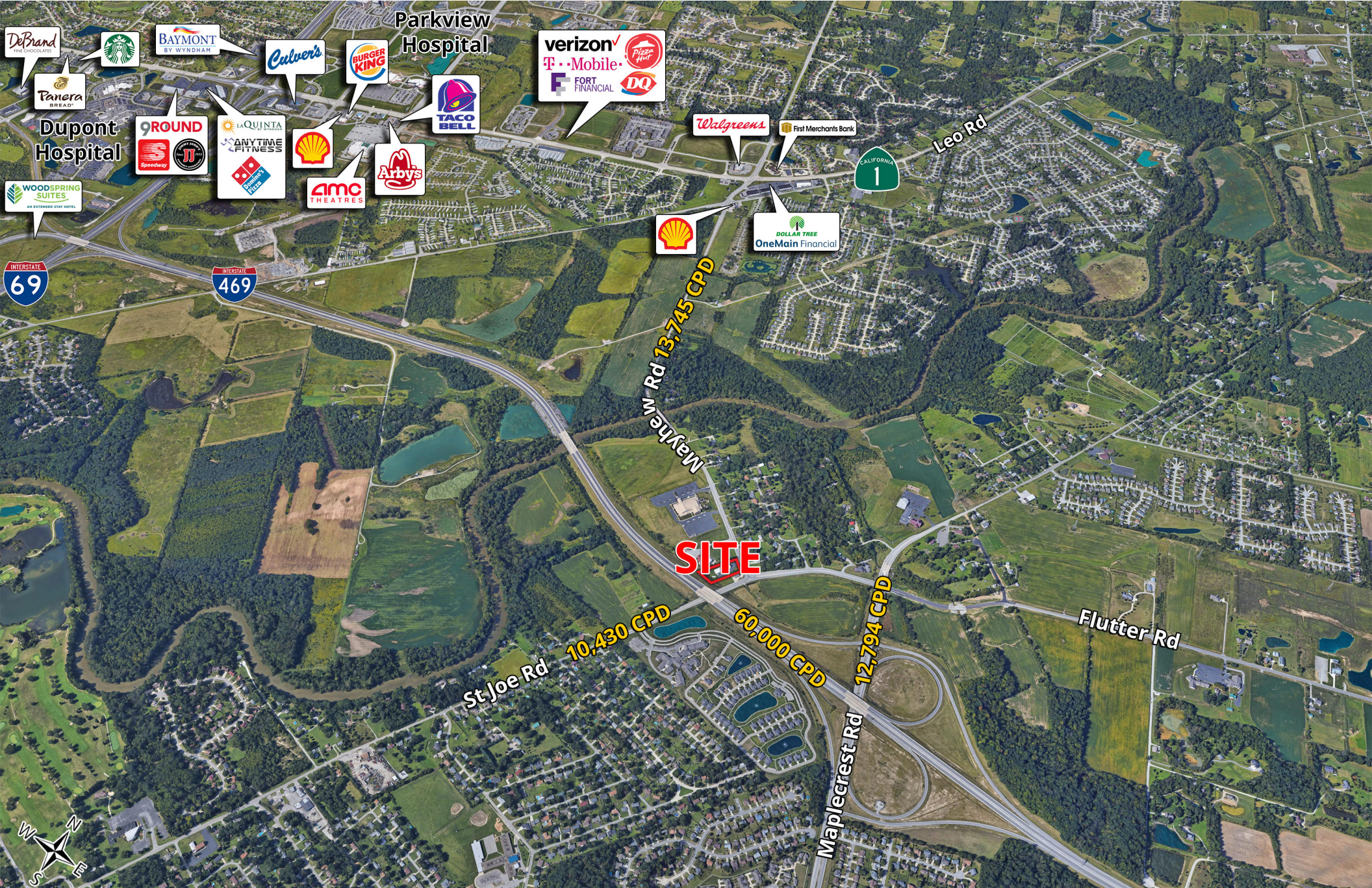
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# Surrounding National Retailers

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# Trade Area

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