

For Sale

Commercial Outlot - 0.8 Acres Available



9000 Block Lima Rd.

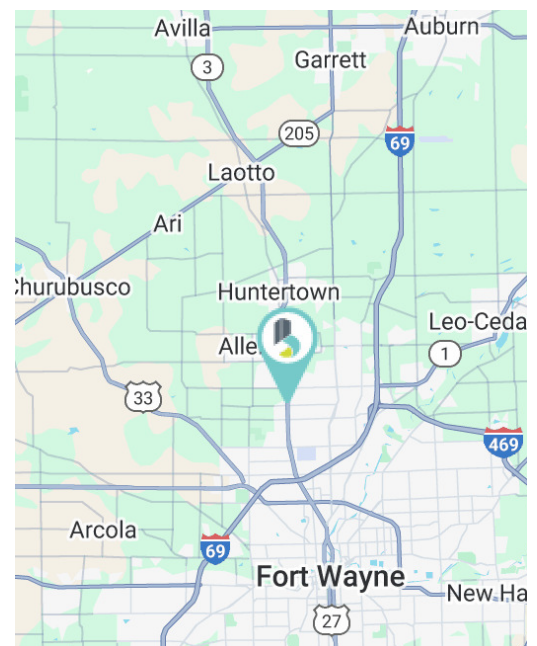
Fort Wayne, IN, 46818

Highlights

- ±0.8 Acre outlot
- Highly visible and accessible location on 6-lane Lima Rd./Hwy. 3
- Curb cut and utilities to site
- Zoning C2 - Limited Commercial
- ±169' of Lima Rd. frontage
- High-volume traffic count: Lima Rd. - 37,766 VPD
- 1 Mile to Interstate-69

Sale Price \$575,000

Lot Size ±0.8 Acres



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Area Map

9000 Block Lima Rd., Fort Wayne, IN 46818



Demographics

9000 Block Lima Rd., Fort Wayne, IN 46818 - For Sale



Demographics

	1 Mile	3 Miles	5 Miles
Total Population	4,786	45,749	117,561
Average Age	43	39	38
Average Age (Male)	41	38	37
Average Age (Female)	44	40	39
Total Households	2,214	17,924	47,772
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$92,286	\$99,457	\$94,063
Average House Value	\$233,813	\$236,440	\$226,116
Traffic Counts	37,766/day	(Lima Road)	

