



FOR **SALE** LAND
PROPERTY



10012 Diebold Rd
Fort Wayne, IN 46825

1.94 Acres Adjacent To New Dupont Meijer

About The Property

- Great opportunity for retail development
- Located 1 block south of Dupont Rd. intersection
- Close proximity to many national retailers and Parkview Hospital Campus
- Strong demographics and high traffic counts
- Sale price: \$1,550,000



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

1.94 ACRES ADJACENT TO NEW DUPONT MEIJER

ACREAGE/LOCATION/ZONING

Total Land Area	1.94 Acres
Street Address	10012 Diebold Rd
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/St. Joseph Township
City Limits	Yes
Zoning	SC/Shopping Center
Frontage	239'

POPULATION DEMOGRAPHICS

1 Mile	3,487
3 Miles	38,550
5 Miles	100,410

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

PRICE/AVAILABILITY

Sale Price	\$1,550,000
Sale Price/Acre	\$798,969

PROPERTY TAXES

Parcel Number	02-08-05-200-004.008-063
Assessment: Land	\$1,269,600
Tax Year	2024 Payable 2025
Annual Taxes	TBD

TRANSPORTATION

Major road nearest site	Dupont Rd.
Traffic Counts:	
Dupont Rd.	21,325 vpd
I-69 Exit	64,736 vpd
Distance to Interstate	I-69 - less than 1/2 mile



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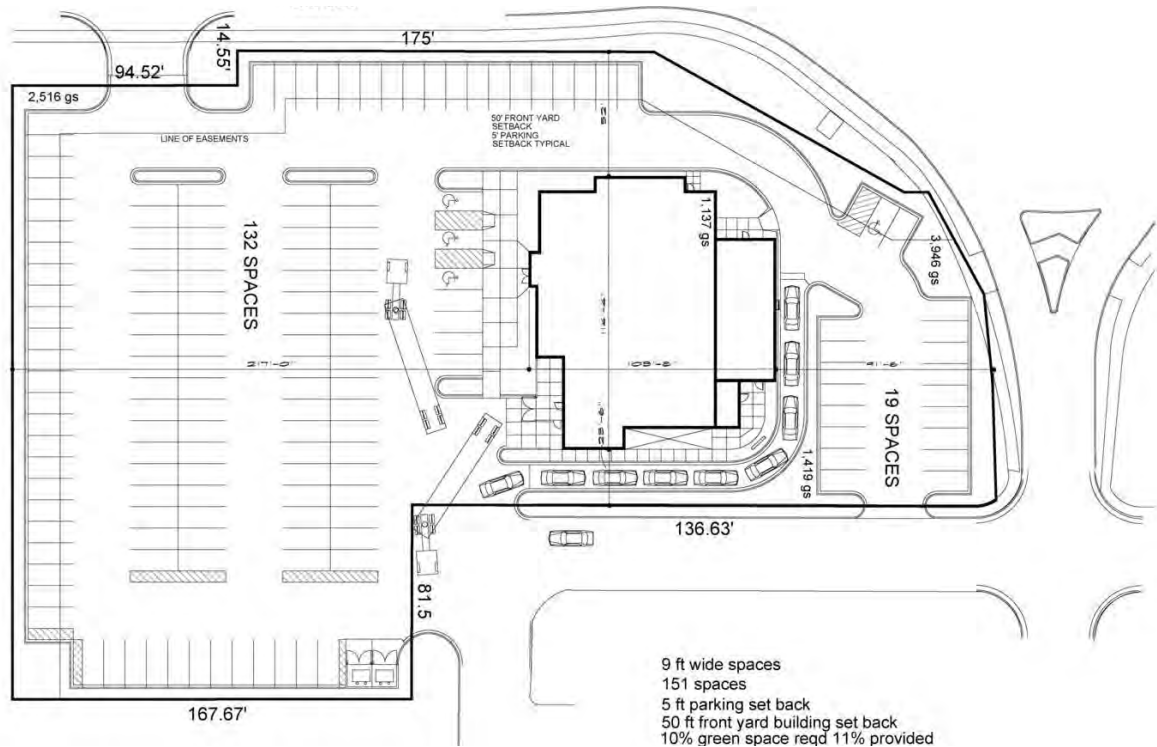
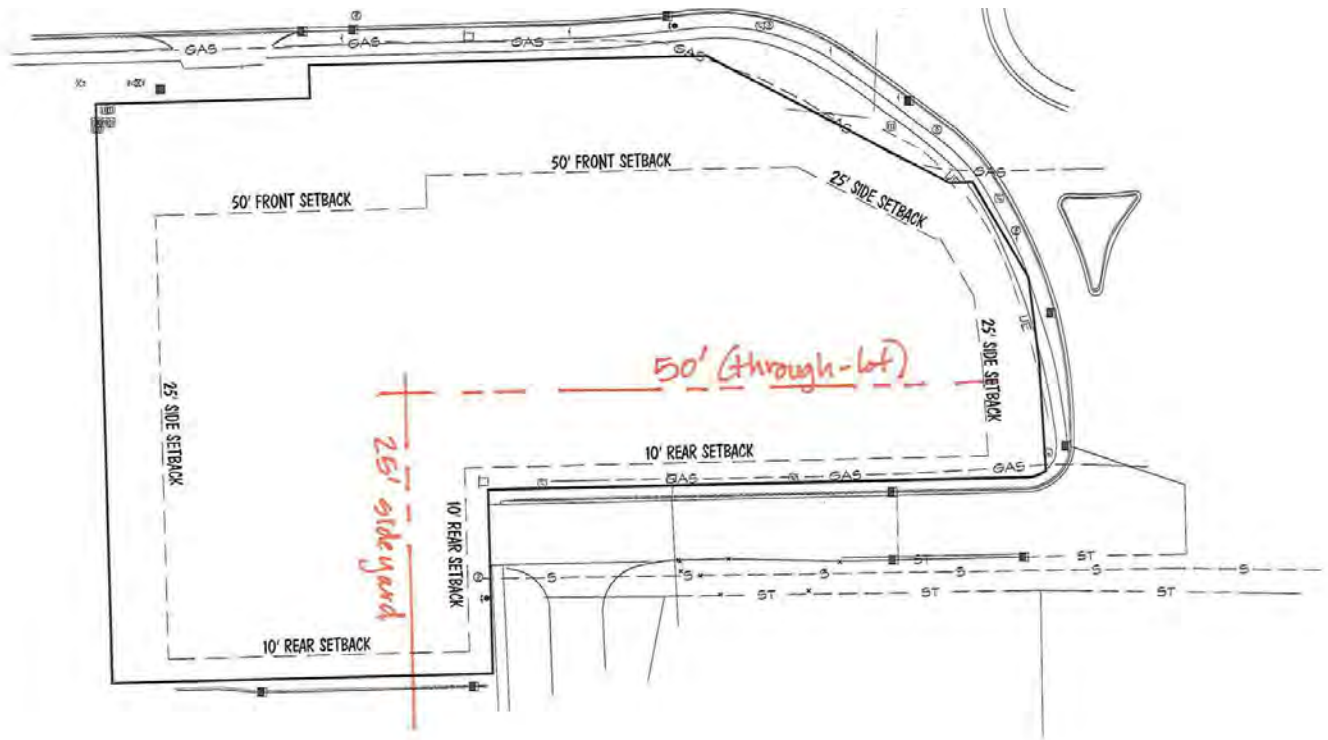
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SITE PLANS

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RETAILER MAP

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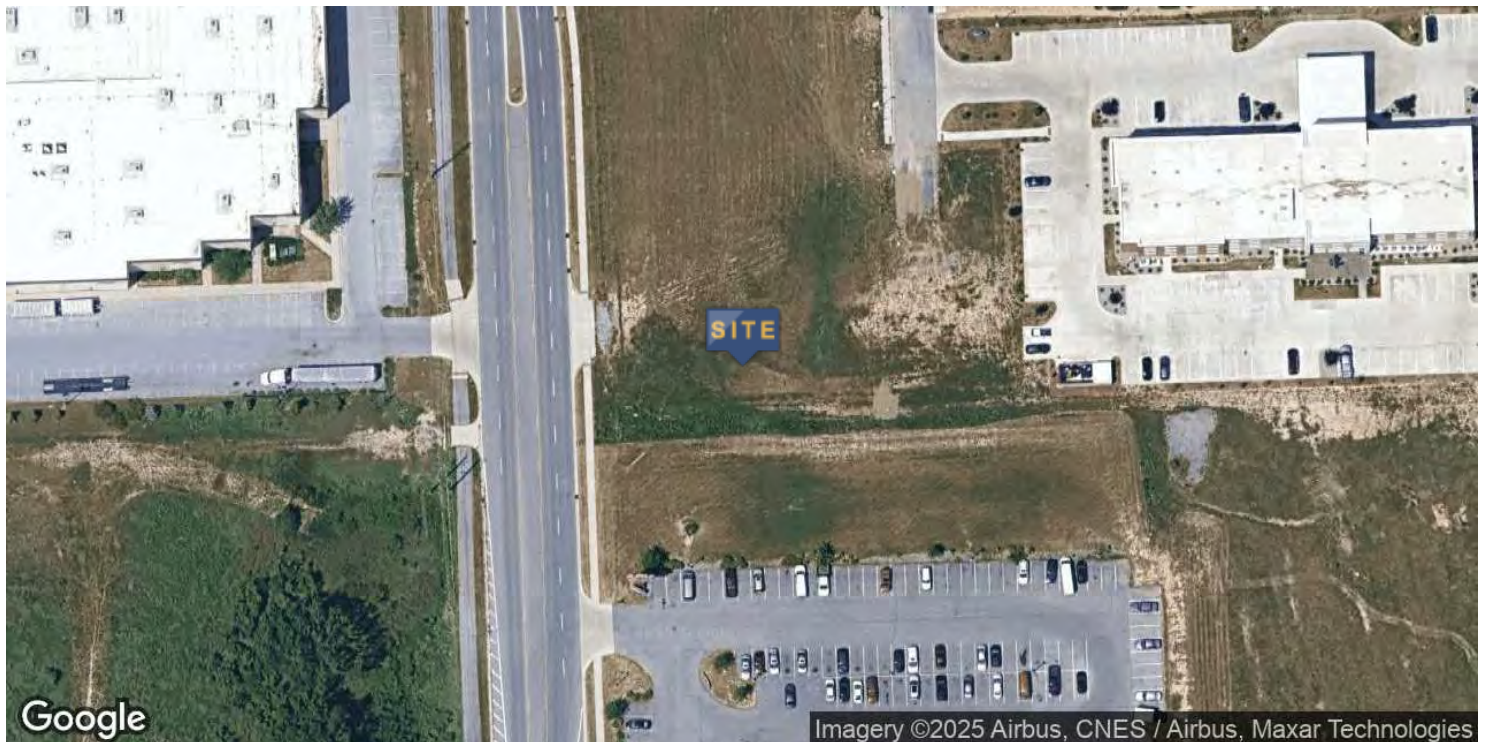
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LOCATION MAP

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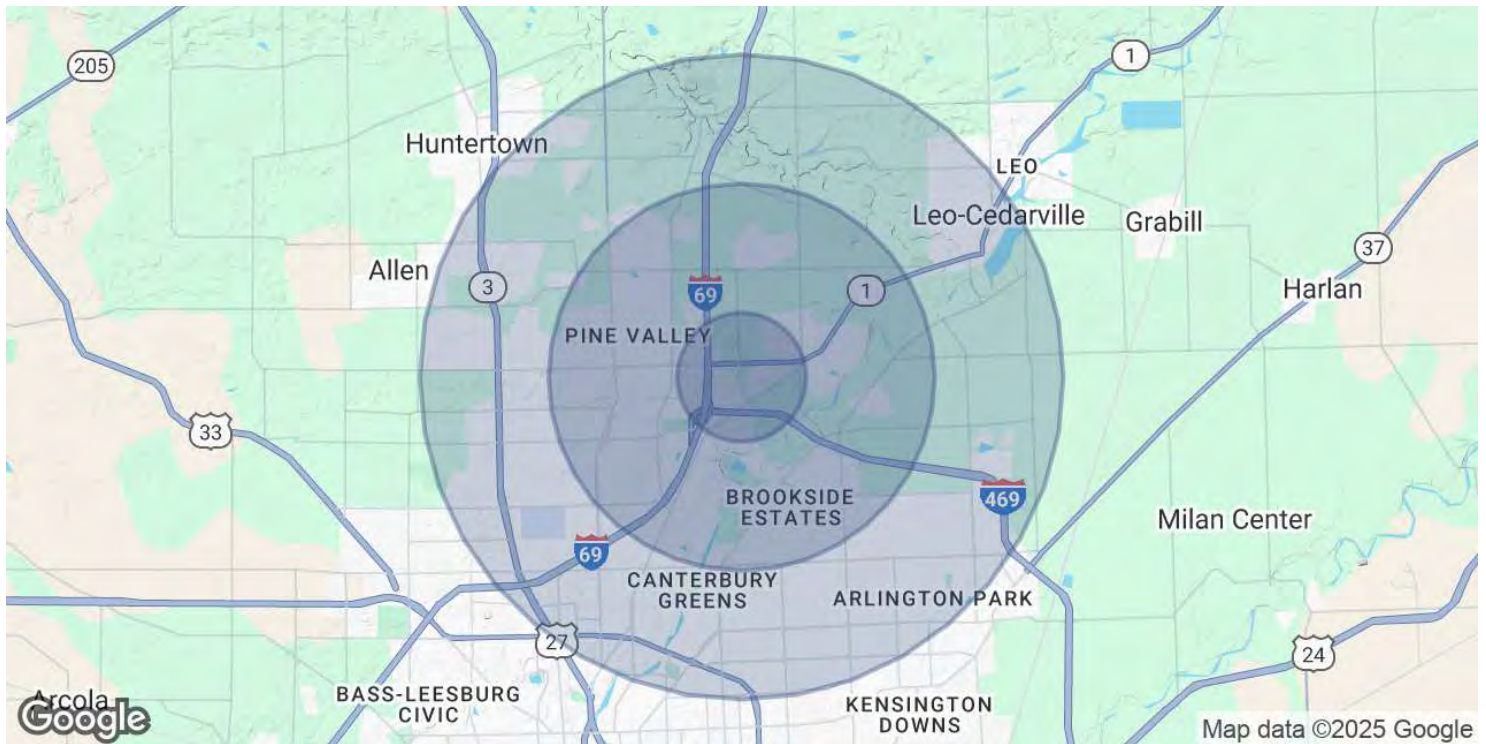
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DEMOGRAPHICS MAP & REPORT

1.94 ACRES ADJACENT TO NEW DUPONT MEIJER



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,487	38,550	100,410
Average Age	38.4	39.6	37.8
Average Age (Male)	38.7	37.5	36.0
Average Age (Female)	38.9	41.5	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,898	16,461	41,828
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$79,388	\$87,526	\$79,828
Average House Value	\$421,818	\$252,353	\$193,889

* Demographic data derived from 2020 ACS - US Census



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