

SALE



LAND

PRIME CORNER LOT!



1901 HATHAWAY RD., FORT WAYNE, IN 46845

PROPERTY HIGHLIGHTS

- Hard corner at Hathaway and Lima Rds.
- Prominent visibility along Lima Rd.
- Strategic growth potential for investment
- Ideal for owner/user or retail development
- Positioned in a rising demand hub
- Benefits from improving infrastructure in the area
- Prime growing location in the Fort Wayne area
- Utilities proximal to property

LOCATION OVERVIEW

This nearly 2-acre hard-corner lot commands attention at a crucial intersection of Hathaway and Lima Roads, ensuring businesses or developments receive maximum visibility. Positioned in a burgeoning area, the lot offers a strategic investment opportunity with promising growth potential. Its ample size allows for versatile development options like retail, offices, or mixed-use projects. Situated in an up-and-coming development zone, the lot is poised to attract investors and businesses seeking increased services and amenities. Additionally, as the area's infrastructure improves, this lot will become even more appealing for development and investment endeavors.

SALE PRICE

\$1,300,000

\$1,100,000

Lot Size:

1.81 Acres

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

CHAD VOGLEWEDE
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260.639.3377
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BRADLEYCO.COM



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LOCATION INFORMATION

Street Address	1901 Hathaway Rd.
City, State, Zip	Fort Wayne, IN 46845
County	Allen
Sub-market	Fort Wayne
Cross-Streets	Lima Rd.
Township	Perry

BUILDING INFORMATION

Number of Lots	1
Best Use	Investment or owner/user
Building Class	B
Year Built	1994
Renovated	2009
Current Occupancy	100%
Construction	Wood-frame
Physical Condition	Excellent
Floor Type	Cement
Lighting Type	Fluorescent/Incandescent
Ceiling Height	8 -12 ft
Grade-level Doors	4
Size Grade-level Doors	12 ft x 12 ft and 3 ft x 7 ft
Heating Type	Gas Forced Air
A/c Type	Office only

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	AR
Lot Size	1.81 Acres
Lot Dimensions	
APN #	02-02-29-100-001.000-058
Lot Frontage	450 ft
Corner Property	Yes
Accessibility	Excellent
Frontage	450 ft
Curb Cuts	Yes
Lighted Intersection	Yes
Easement	Ingress/Egress

AMENITIES & UTILITIES

Restrooms	2
Signage Type	Monument
Parking	Ample, surface, gravel
Utilities	On site
Gas Supplier	NIPSCO
Water/Sewer Supplier	Huntertown Municipal
Power Supplier	AEP
Power	220 volts

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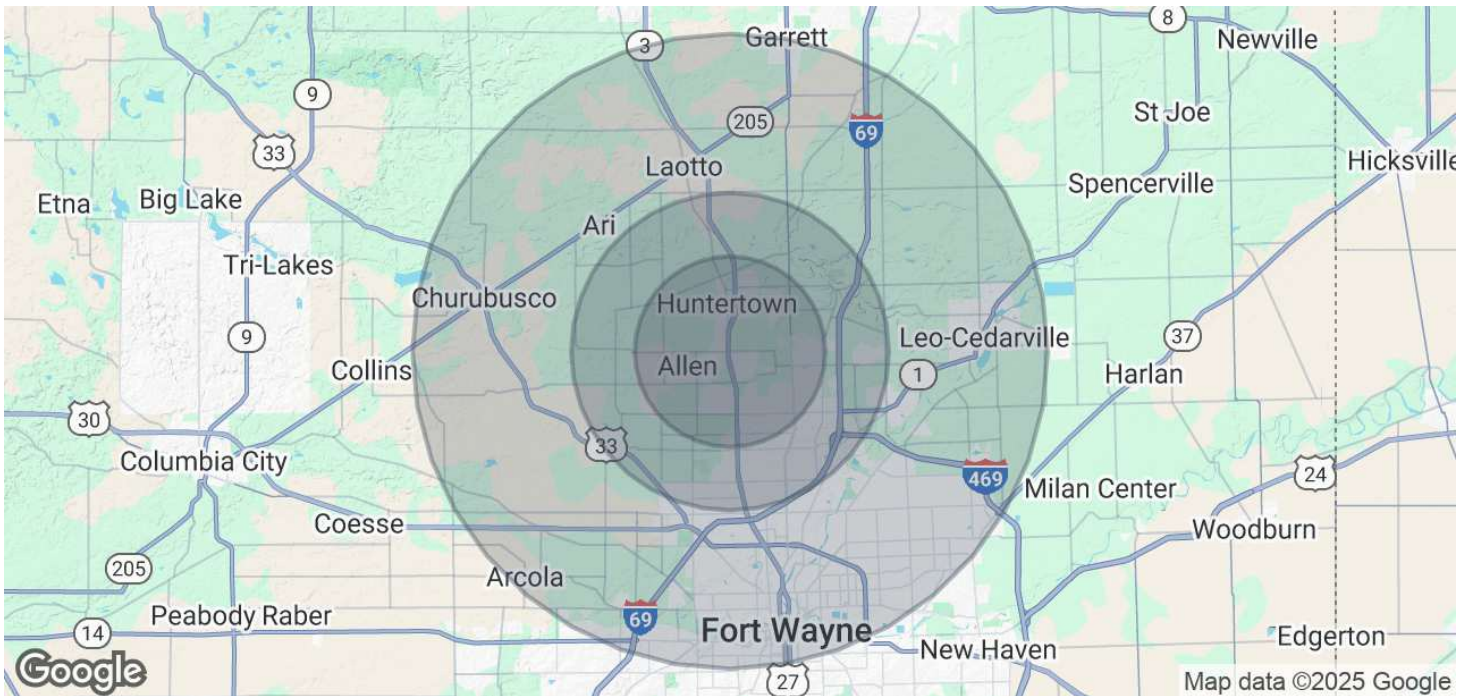
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	26,657	56,168	221,615
Average Age	37.7	38.8	37.4

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	10,120	23,058	95,667
Average HH Income	\$100,424	\$92,842	\$70,646
Average House Value	\$200,731	\$184,220	\$143,067

TRAFFIC COUNTS

Lima Road	23,826 VPD
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2020 American Community Survey (ACS)

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