

Office/Retail For Sale



1008 Lincoln Hwy. E.

New Haven, IN, 46774

Highlights

- Strategically located in New Haven's expanding Downtown Corridor in proximity of main lighted intersection
- Prime Office or Retail location
- Growing and connected community
- New Haven is actively investing in infrastructure and quality of life
- Community engagement and entertainment enhancements
- Situated on two city lots

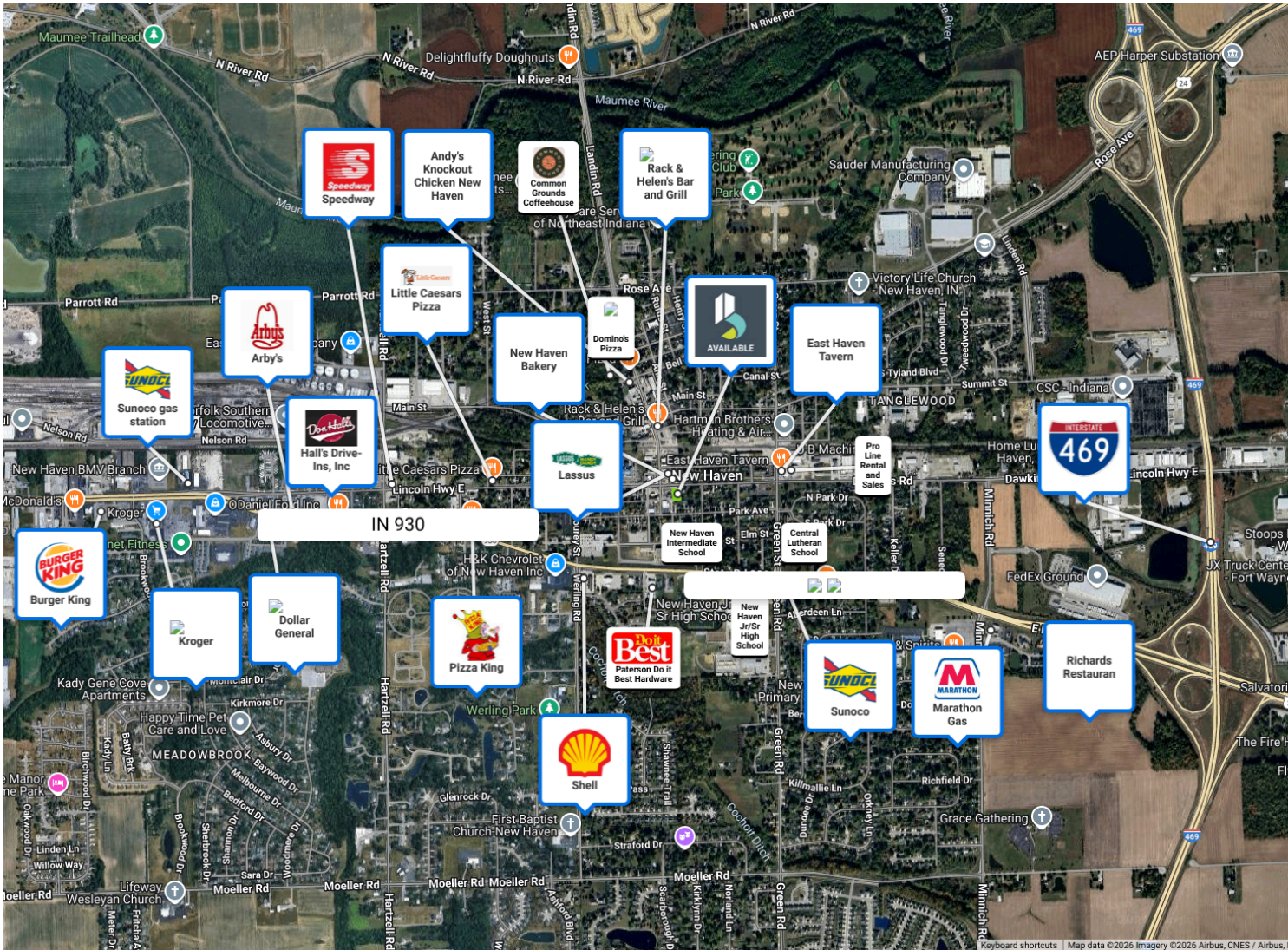
Sale Price	\$425,000
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Building Size	2,409 sqft
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Area Map

1008 Lincoln Hwy. E., New Haven, IN 46774



Property Overview

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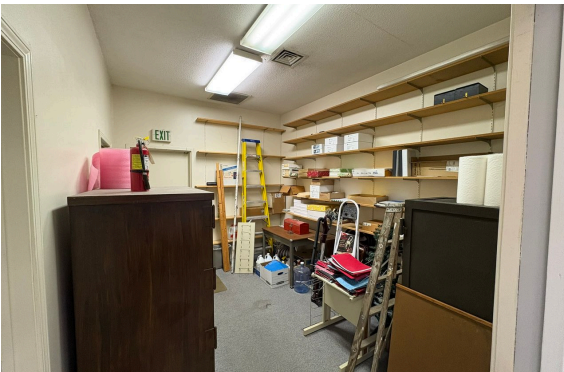
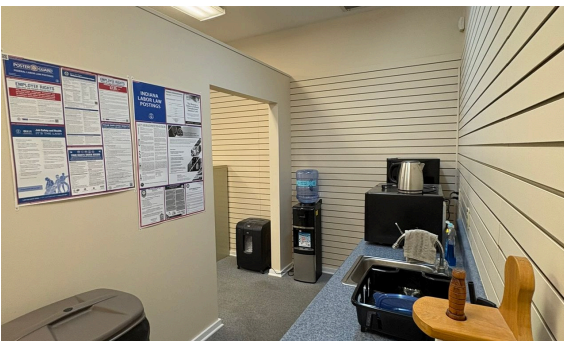
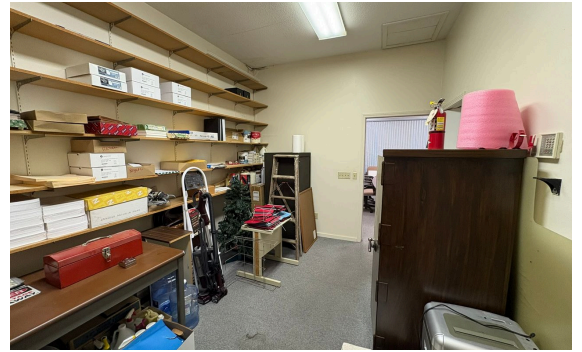


Located just east of New Haven's active downtown core and immediately adjacent to Broadway Street—the primary corridor into downtown Fort Wayne—1008 Lincoln Highway East offers exceptional visibility and positioning within a growing community. New Haven continues to invest in infrastructure, connectivity, and quality-of-life improvements that are strengthening its downtown and supporting long-term commercial growth. Ongoing reinvestment efforts have already led to multiple property acquisitions, with additional projects planned, including approximately 200+ new apartments and condominiums and expanded retail along the Broadway, Main Street, and Lincoln Highway corridors. This combination of strong traffic exposure, walkable downtown amenities, and forward-looking development initiatives makes the area increasingly attractive for businesses, investors, and end users seeking long-term value in a dynamic, evolving market.



Interior Photos

1008 Lincoln Hwy. E., New Haven, IN 46774



Property Details

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Property Information

Property Type	Office/Retail
Zoning	C3-General Commercial
Lot Size	0.34 Acres
APN #	02-13-12-326-001.000-041, 02-13-12-326-002.000-041
Frontage	100 ft (E. Lincoln Hwy.)
Intersection	Lighted
Curb Cuts	Yes

Building Information

Building Size	2,409 SF
Ceiling Height	10'-0"
Year Built	1991 / Renovated 2005 (minor)
Occupancy	Vacant
Construction Type	Wood frame
Exterior	Brick
Physical Quality/Condition	Excellent
Roof	Rubber / 4-years old
Floor	Carpet
Grade-level Doors	3 - 3'-0"x 7'-0"
Lighting Type	Fluorescent/Incandescent

Utilities & Amenities

Gas Supplier	NIPSCO
Water / Sewer	Municipal
Power Type	200 AMP
Power Supplier	AEP
Security System	Yes
HVAC	Forced Air
Signage	On Building
ADA Accessible	Yes
Restrooms	1

Parking & Transportation

Parking Type	Surface
# of Parking Spots	Ample spaces
Traffic Counts	9,200 (E. Lincoln Hwy.)
Closest Highway	Adjacent / Hwy. 930/Lincoln Hwy
FW International Airport	14 Miles

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	6,072	19,297	48,058
Total Households	2,750	7,969	18,905
Average Household Income	\$64,085	\$68,878	\$61,171