

## Na Hanning & Bean



#### 9817 STELLHORN ROAD

FORT WAYNE, INDIANA 46815

#### PROPERTY HIGHLIGHTS

- Excellent hard corner location
- 236' Frontage on Maysville Road; 238' frontage on Stellhorn Road
- Ideal for convenience store, gas station, and other retail uses
- Located 1 mile from the I-469/Chapel Ridge retail corridor
- Utilities at site



200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f) **GARY BUSCHMAN, SIOR** Broker 260.348.2769

gary@naihb.com

IAN DEISER Broker 260.452.5153 ian@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





Name	Stellhorn Land	Parcel Number	02-08-24-378-009.000-072 02-08-24-378-008.000-072	
Address	9817 Stellhorn Rd 9720 Maysville Rd	Acreage Size	2.59 AC 236' on Maysville 238' on Stellhorn	
City, State, Zip	Fort Wayne, IN 46815	Frontage		
County	Allen	Zoning	R-1	
Township	St. Joseph Township			

Utilities		Major Roads		
Electric	AEP	Nearest Interstate	I-469	
Gas	NIPSCO	Distance	1 Mile	
Water/Sewer	City	Nearest Highway	Nearest Highway HWY 24	
		Distance	1 Mile	
		Traffic Count	21,939 VPD on Maysville Rd.	

Sales Information				
Annual Taxes	Parcel 1: \$2,674.18 Parcel 2: \$1,940.08	Sale Price	\$650,000	
Tax Yr./Pay Yr.	2024 / 2025	Terms	Cash at Closing	

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### FOR SALE

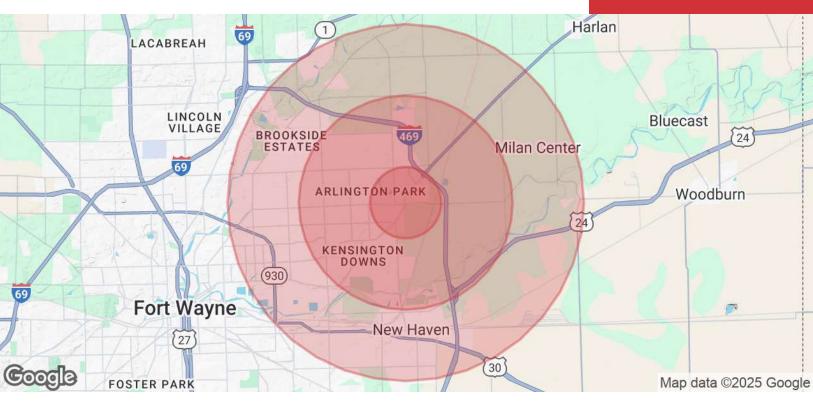


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### FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,775	38,532	96,244
Average Age	42	41	40
Average Age (Male)	41	39	38
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,531	15,115	38,843
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$101,743	\$99,882	\$88,724
Average House Value	\$256,637	\$233,203	\$220,490

Demographics data derived from AlphaMap

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