



Meijer Drive Land
9832 - 9866 St Joe Center Road
Fort Wayne, IN 46835



LAND SITE
±2.6 AC

Land For Sale North of Chapel Ridge Shopping Center

±2.6-acre parcel now available for sale at the hard corner of St Joe Center Road and Meijer Drive. The property consists of three parcels (9832, 9848, and 9866 St Joe Center Rd). This land site is just north of Meijer, Menards, and the rest of Chapel Ridge Shopping Center, a popular retail trade area for many residents of Northeast Fort Wayne. The site offers a great opportunity for service-oriented development in an actively growing area!

Property Highlights

- ▶ ±2.6 acres across three parcels
- ▶ Zoned C1 - General Commercial
 - ▷ Allows a variety of uses such as professional and medical office
- ▶ Hard corner location at St Joe Center Rd and Meijer Dr
- ▶ 9,000 VPD
- ▶ **FOR SALE: \$990,000**

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Fantastic Location

This land site is located within the Chapel Ridge retail submarket, surrounded by the following businesses:

- | | | |
|------------------------------|-----------------------------------|---------------------------------------|
| 1. Marshalls | 9. Goodwill | 17. Applebee's |
| 2. Michaels | 10. Ziano's Italian Eatery | 18. Steak 'n Shake |
| 3. Dollar Tree | 11. Buffalo Wild Wings | 19. Bob Evans |
| 4. PetSmart | 12. Subway | 20. Discount Tire |
| 5. tiny little donuts | 13. Cracker Barrel | 21. Wings Etc |
| 6. Kohl's | 14. Meijer | 22. Walgreens |
| 7. Walmart | 15. Tractor Supply | 23. Dairy Queen |
| 8. O'Reilly's | 16. Menards | 24. First Federal Savings Bank |

ANDREW ECKERT

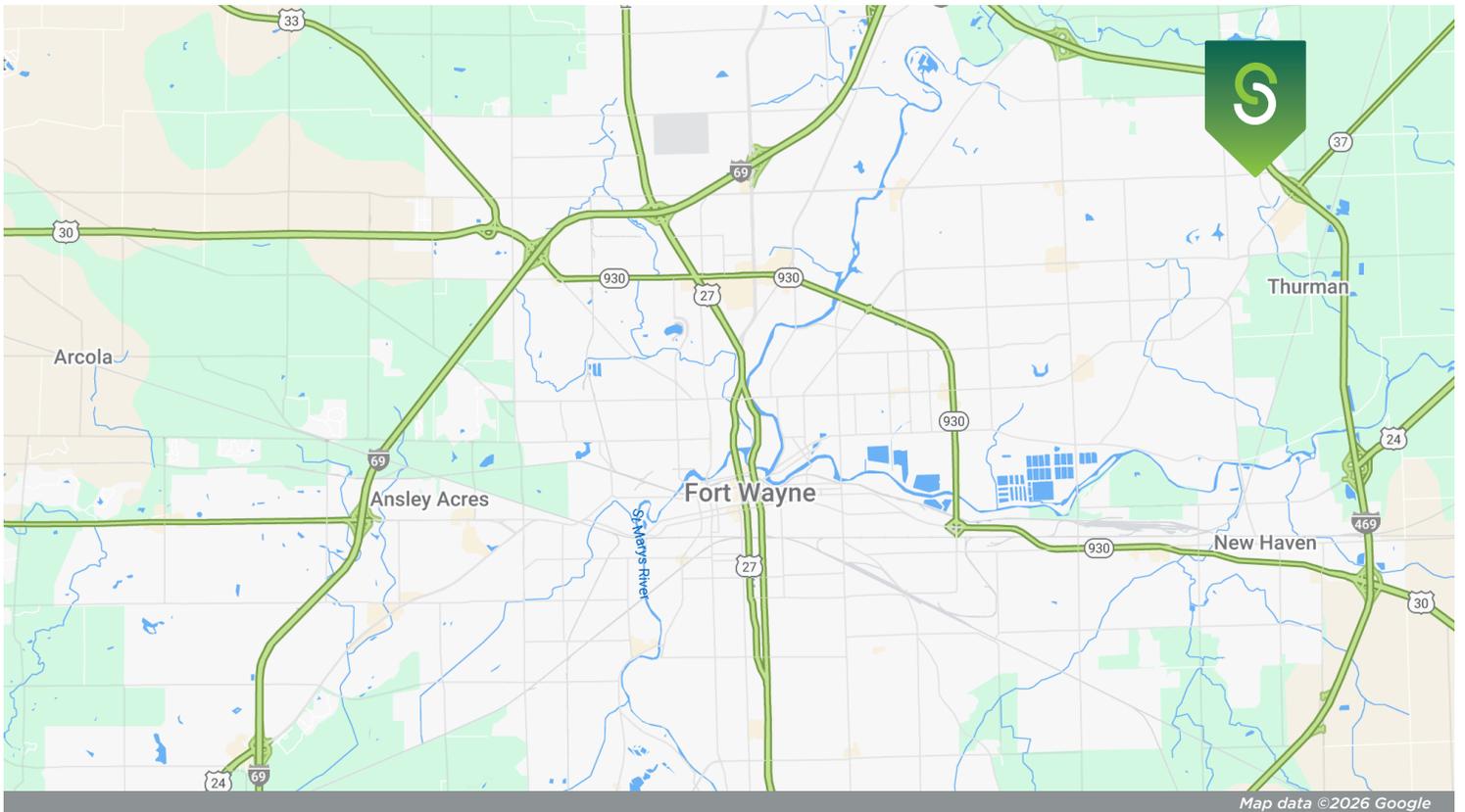
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PROPERTY INFORMATION

Address	9832 - 9866 St Joe Center Rd
City, State, Zip	Fort Wayne, IN 46835
County	Allen
Township	St Joseph
Parcel Number	02-08-24-126-006.000-072 02-08-24-126-007.000-072 02-08-24-126-008.000-072
2025 Tax/Payable 2026	\$5,043.74



SALE INFORMATION

Price	\$990,000
Terms	Cash at close

UTILITIES

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

SITE DATA

Site Acreage	±2.6 AC
Zoning & Description	C1 - General Commercial
Nearest Interstate	I-469/I-69, 0.5 miles
Traffic Count	9,000 VPD - St Joe Center Rd

ADDITIONAL INFORMATION

- Hard corner site on St Joe Center Rd and Meijer Dr
- Located just north of Chapel Ridge Shopping Center

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