

# PROPERTY SUMMARY 7405/7409 WAYNE TRCE

Fort Wayne, IN 46816



## PROPERTY SUMMARY

Unique opportunity to acquire a 1.27-acre C2 zoned property featuring both a 2,947 SF restaurant/bar and a 2,736 SF, 4-bedroom residential home, all positioned at 7405/7409 Wayne Trace in Fort Wayne, Indiana.

The commercial building operates as an income-producing bar/restaurant, while the residential home offers additional rental income or owner-occupant flexibility. The home has received recent updates including renovated kitchen and bathrooms, and both the house and bar feature new roofs, reducing near-term capital expenses.

Strategically located next to the new Google Data Center, this property is ideally positioned to benefit from continued area growth, increased employment density, and long-term appreciation.

Zoned C2, the site allows for a wide range of commercial uses, offering investors future redevelopment potential or owner/users the ability to operate their business while generating supplemental income from the residence.

This is a rare mixed-use opportunity combining stable income, with some updates already completed/ room for value add, and strong upside potential in a rapidly expanding corridor.

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# HIGHLIGHTS

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## PROPERTY HIGHLIGHTS

- 1.27 Acre Mixed-Use Parcel Zoned C2
- 2,947 SF Restaurant/Bar – Income Producing
- 2,736 SF Residential Home – 4 Bedroom, 1 bath, 1 Half bath
- Strong Value-Add Opportunity
- Positioned in High-Growth Southeast Fort Wayne Corridor



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# ADDITIONAL PHOTOS

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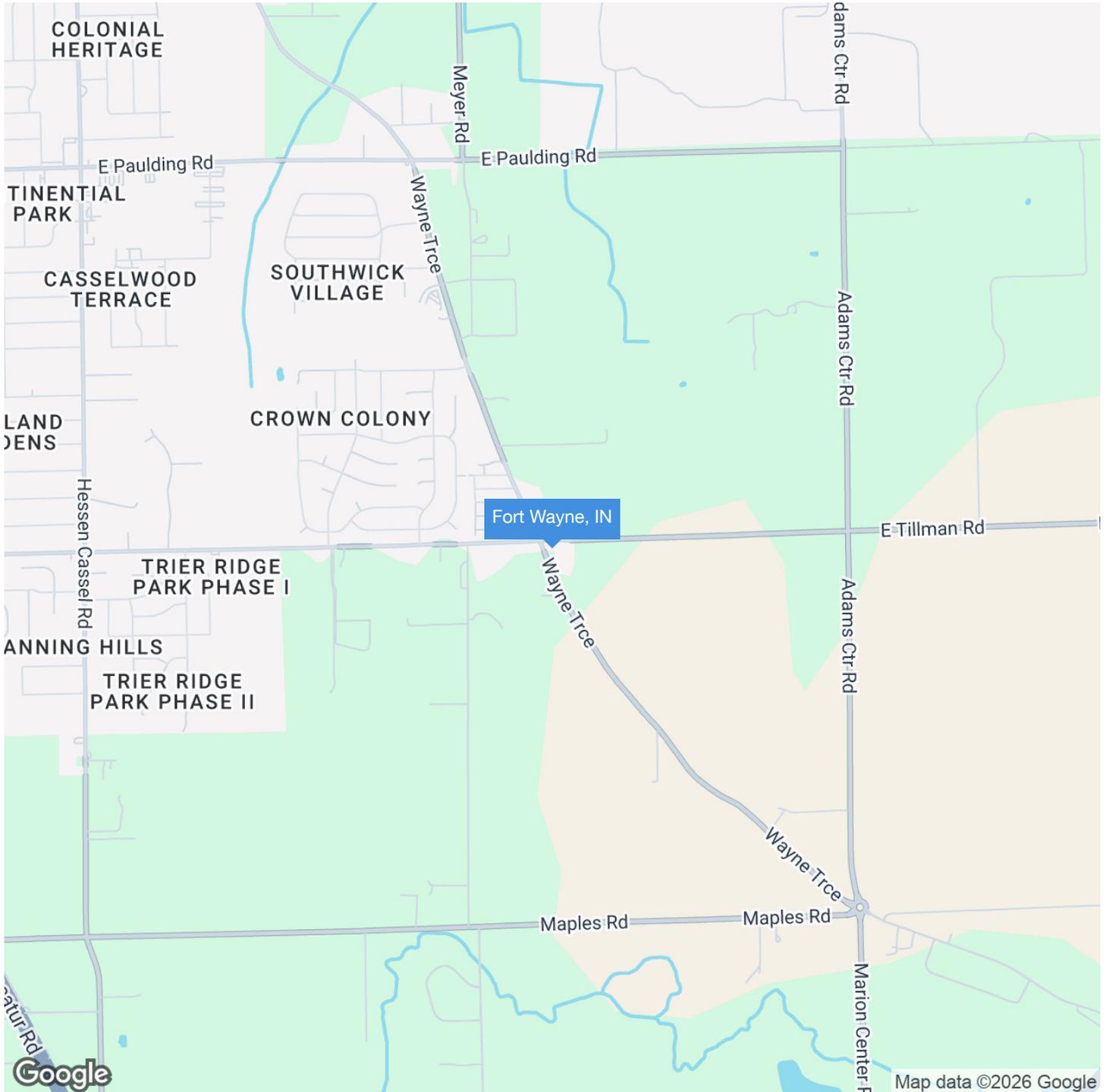


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# REGIONAL MAP

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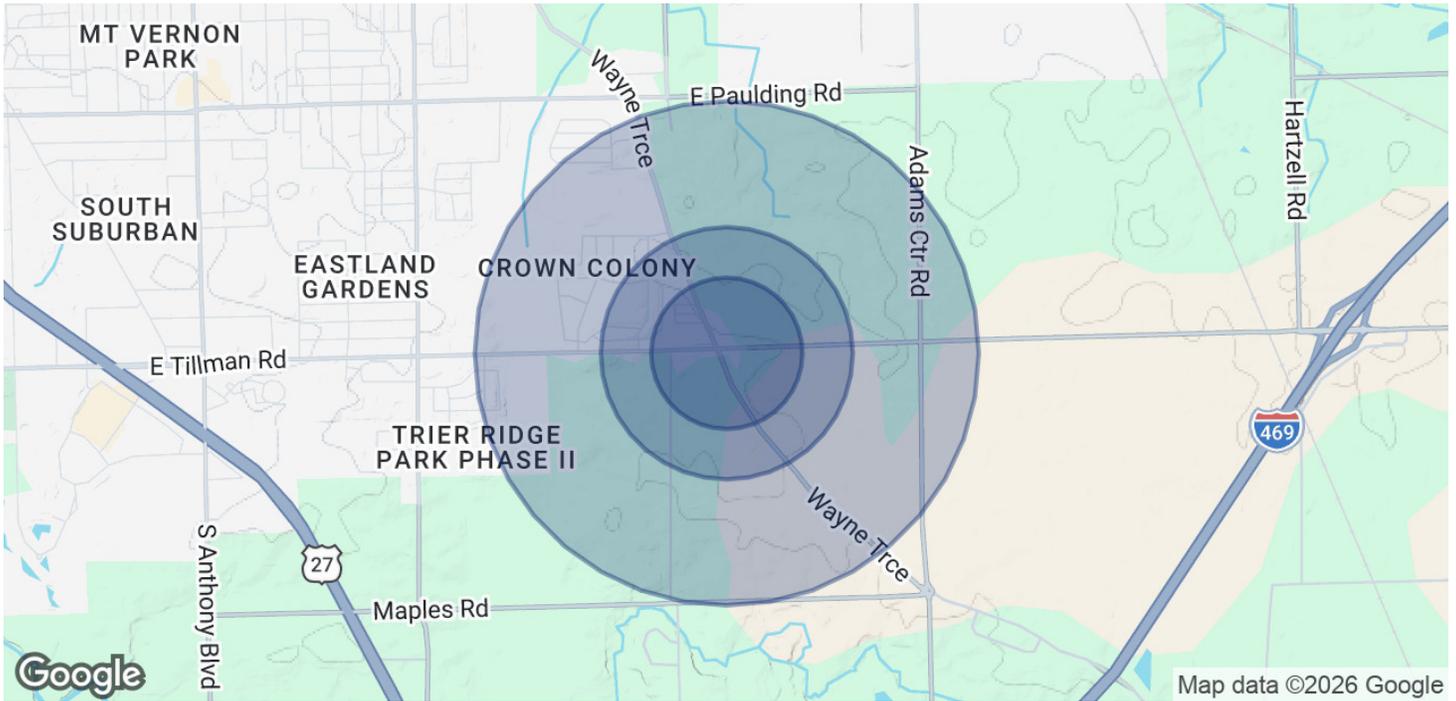


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# DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	390	981	2,556
Average Age	38	38	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	135	340	894
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$66,337	\$66,638	\$68,551
Average House Value	\$163,498	\$163,965	\$167,417

Demographics data derived from AlphaMap

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