

SALE



LAND

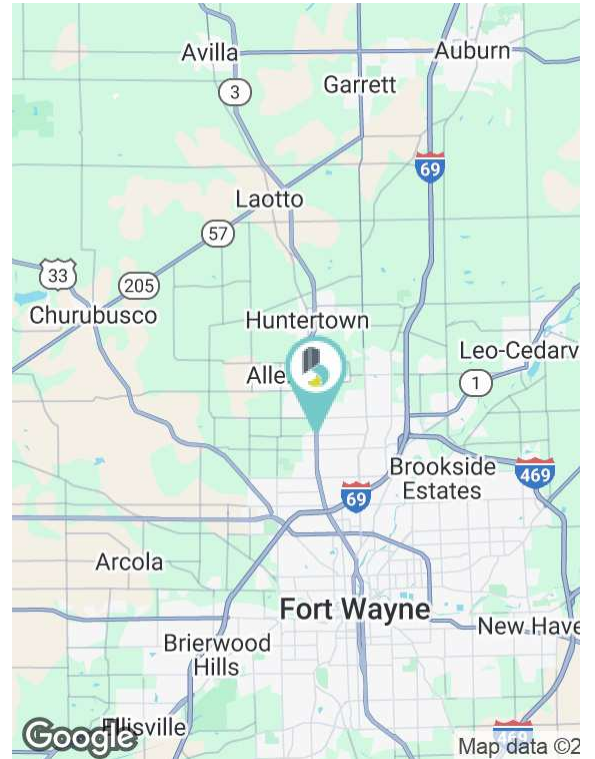
COMMERCIAL OUTLOT



PROPERTY HIGHLIGHTS

- ±0.8 Acre outlot
- Highly visible and accessible location on 6-lane Lima Rd./Hwy. 3
- Curb cut and utilities to site
- Zoning C2 - Limited Commercial
- ±169' of Lima Rd. frontage
- High-volume traffic count: Lima Rd. - 37,766 VPD
- 1 Mile to Interstate-69

SALE PRICE	\$575,000
Lot Size:	±0.8 Acres



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

CAROLYN SPAKE-LEEPER, SIOR
 Senior Broker & Managing Director, Northeastern Indiana
 260.437.8745
 carolyn@bradleyco.com



BRADLEYCO.COM



9000 BLOCK LIMA RD., FORT WAYNE, IN 46818

SALE

LAND



Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

CAROLYN SPAKE-LEEPER, SIOR
 Senior Broker & Managing Director, Northeastern Indiana
 260.437.8745
 carolyn@bradleyco.com

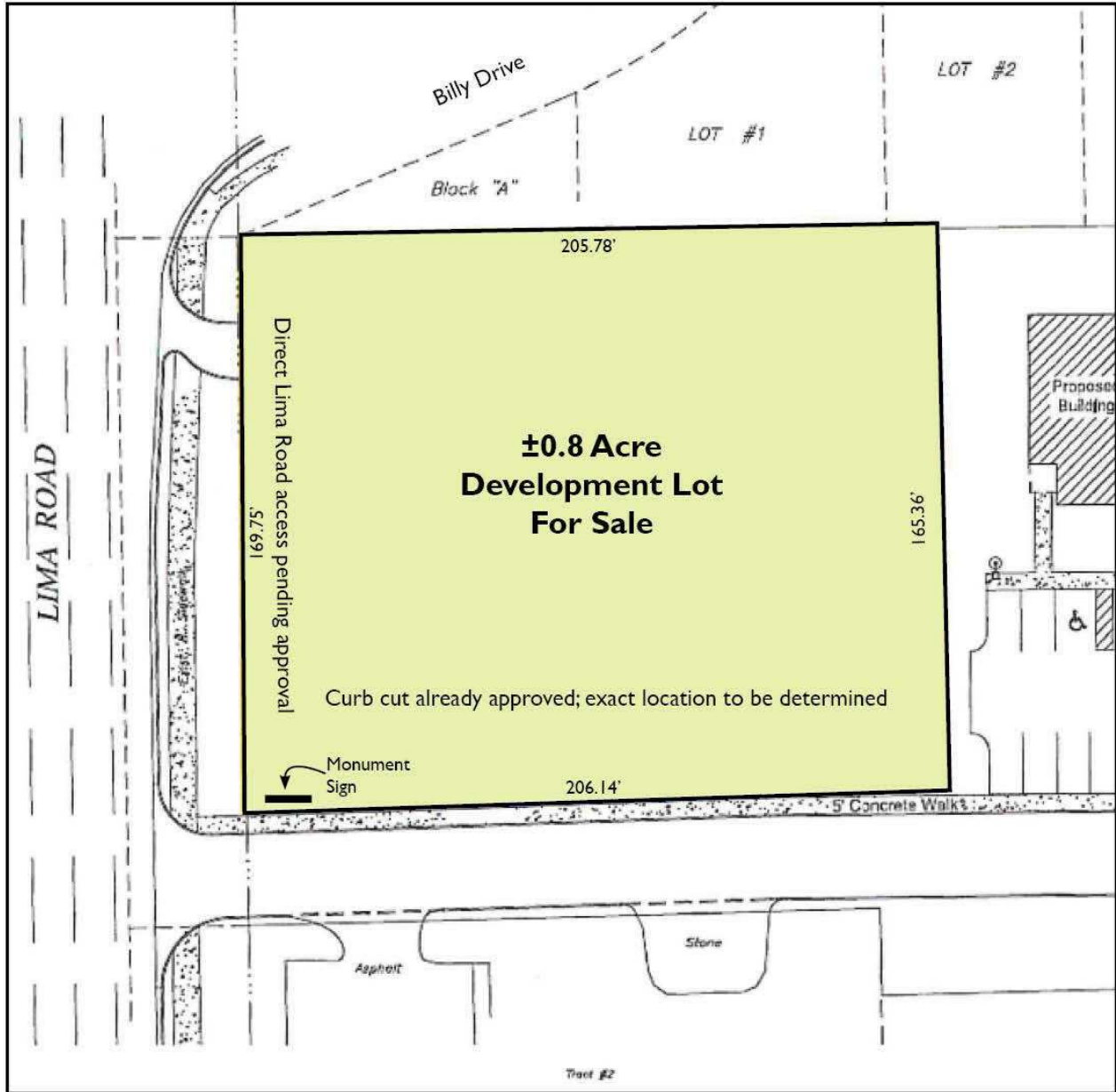
©2024 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



9000 BLOCK LIMA RD., FORT WAYNE, IN 46818

SALE

LAND



CAROLYN SPAKE-LEEPER, SIOR
Senior Broker & Managing Director, Northeastern Indiana
260.437.8745
carolyn@bradleyco.com



9000 BLOCK LIMA RD., FORT WAYNE, IN 46818

SALE

LAND



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,786	45,749	117,561
Average Age	43	39	38
Average Age (Male)	41	38	37
Average Age (Female)	44	40	39

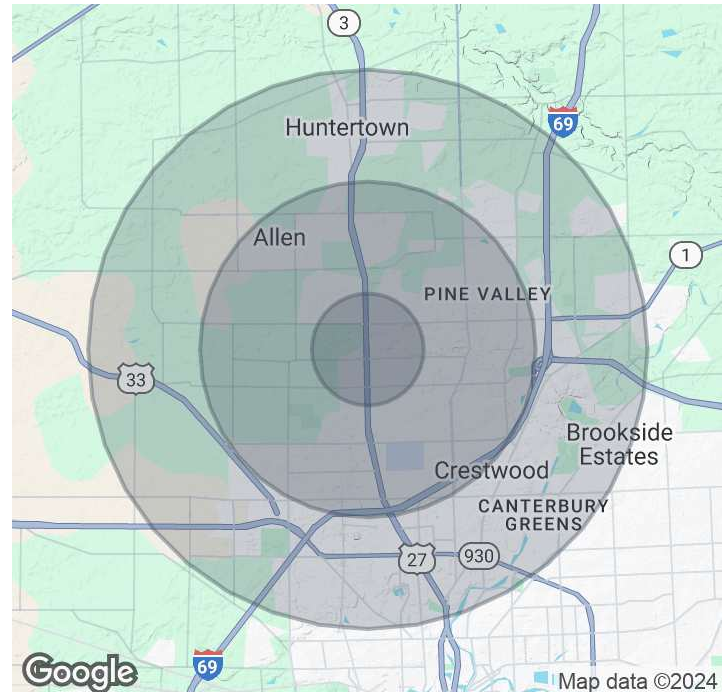
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,214	17,924	47,772
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$92,286	\$99,457	\$94,063
Average House Value	\$233,813	\$236,440	\$226,166

TRAFFIC COUNTS

Lima Road 27,766/day

Demographics data derived from AlphaMap



CAROLYN SPAKE-LEEPER, SIOR

Senior Broker & Managing Director, Northeastern Indiana
260.437.8745
carolyn@bradleyco.com