



FOR **SALE** LAND PROPERTY



10510 Maysville Road
Fort Wayne, IN 46835

1.75 Acres Available In Chapel Ridge Shopping Center

About The Property

- Located in busy Chapel Ridge Shopping Center, anchored by Walmart, Kohl's and Marshalls
- Ideal for stand alone or multi-tenant building
- 105 parking spaces; previous building was demolished; site ready
- High traffic location
- Sale price \$1,100,000



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

1.75 ACRES AVAILABLE IN CHAPEL RIDGE SHOPPING CENTER

BUILDING LOCATION/ZONING/SIZE

Street Address	10510 Maysville Road
City, State, Zip	Fort Wayne, IN 46835
County/Township	Allen/St. Joseph
City Limits	Inside
Zoning	SC/Shopping Center
Total Land Area	1.75 Acres

POPULATION DEMOGRAPHICS

1 Mile	3,614
3 Miles	24,082
5 Miles	66,976

PRICE/AVAILABILITY

Sale Price	\$1,100,000
Sale Price/Acre	\$628,571
Available	Immediately

PROPERTY TAXES

Parcel Number	02-08-24-426-002.008-072
Assessment: Land	\$495,500
Improvements	\$12,200
Total Assessment	\$507,700
Annual Taxes	\$13,484.16 (\$7,705.23/Acre)
Tax Year	2025 Payable 2026

TRANSPORTATION

Major Road Nearest Site	Maysville Road
Distance to Interstate	0.3 Mile to I-469
Maysville Road at Site	18,500 vpd



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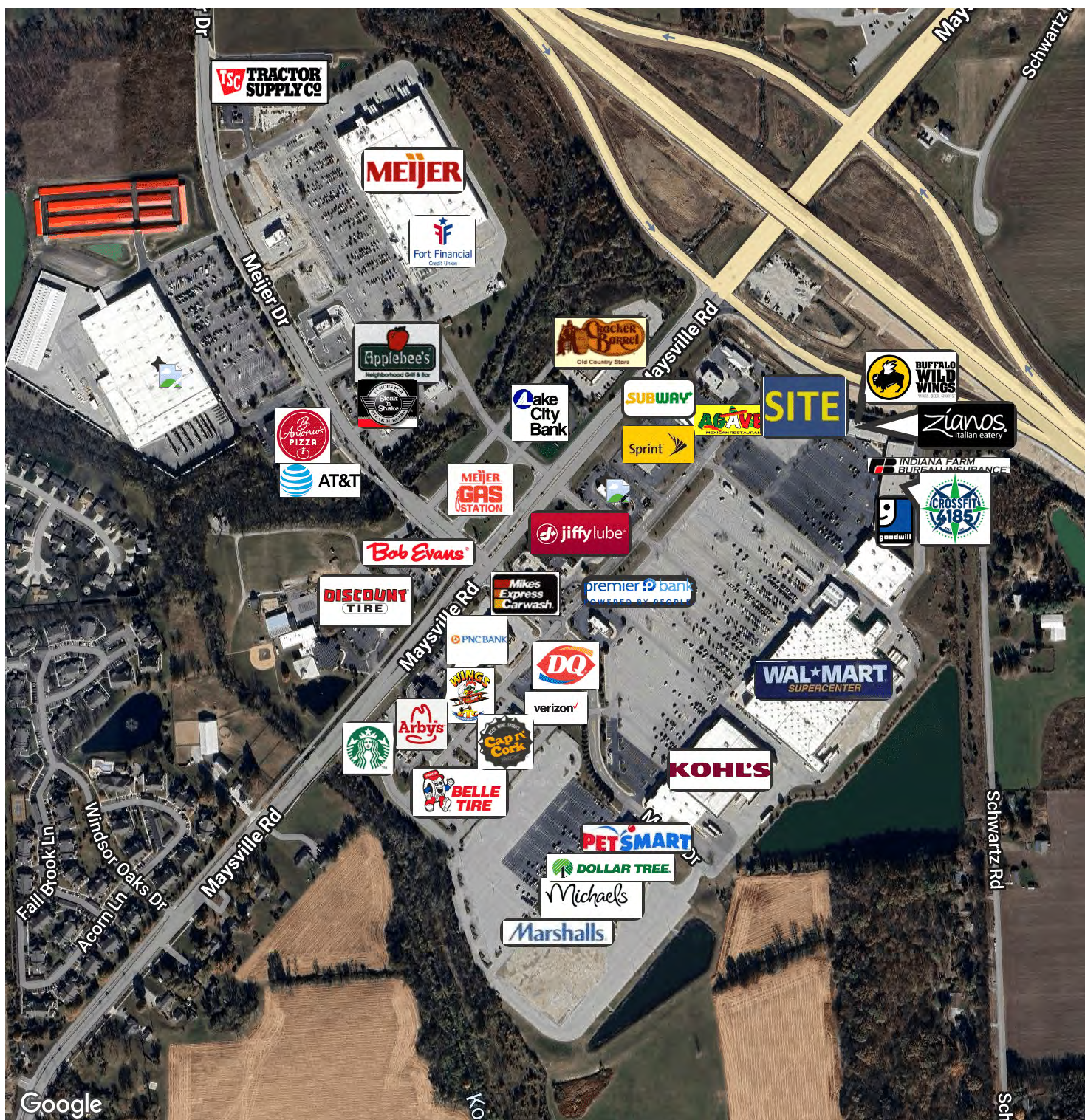
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RETAILER MAP

1.75 ACRES AVAILABLE IN CHAPEL RIDGE SHOPPING CENTER



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LOCATION MAP

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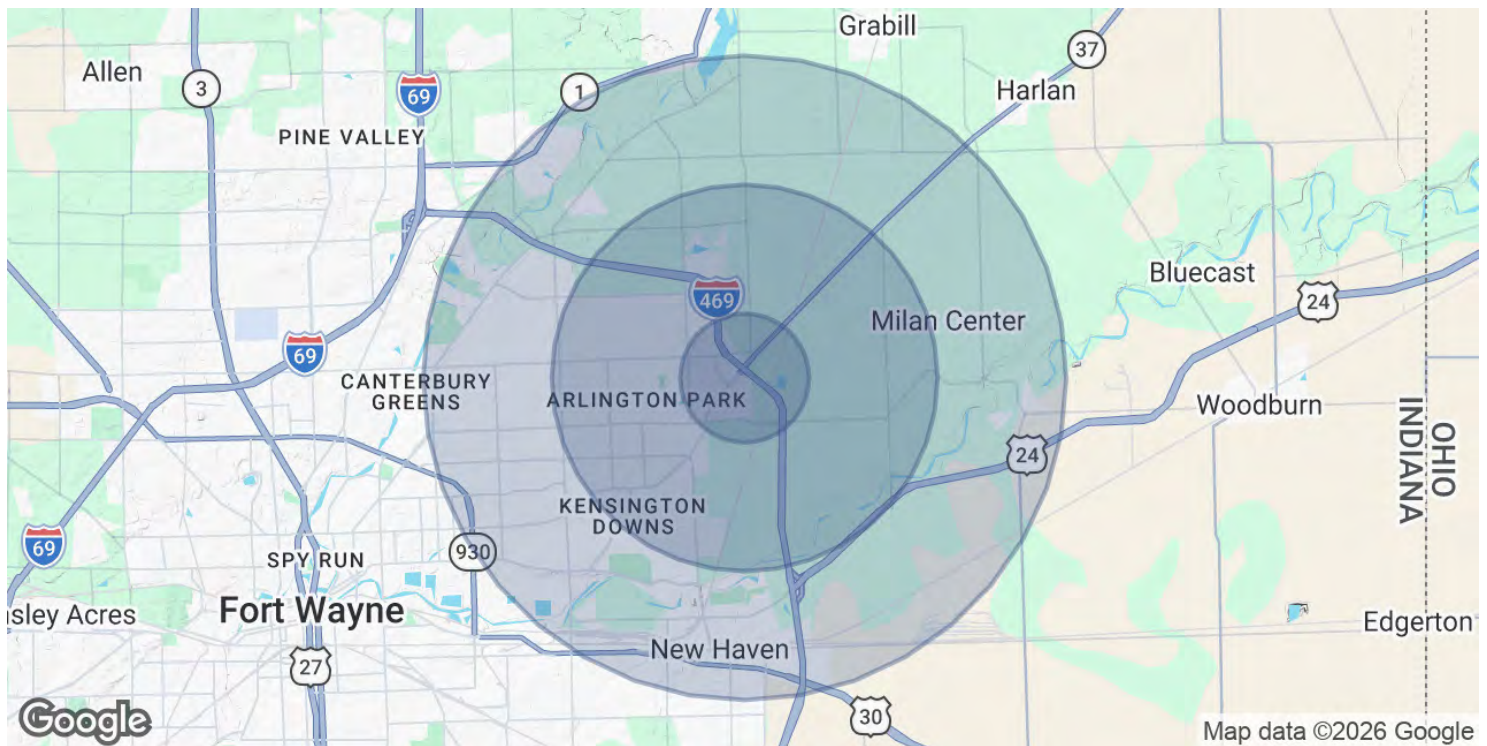
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DEMOGRAPHICS MAP & REPORT

1.75 ACRES AVAILABLE IN CHAPEL RIDGE SHOPPING CENTER



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,614	24,082	66,976
Average Age	38.0	38.1	37.9
Average Age (Male)	37.4	37.3	36.4
Average Age (Female)	38.8	39.2	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,330	8,972	25,427
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$78,573	\$77,355	\$70,078
Average House Value	\$159,183	\$150,860	\$138,611

* Demographic data derived from 2020 ACS - US Census



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