

For Lease

Office / Medical - 1,500 - 14,400 SF Available
SEC Gump & Lima Rds.



Huntertown Wellness Park/SEC Gump & Lima Rds.

1707 W. Gump Rd.

Huntertown, IN 46748 (Fort Wayne)

This spacious 7,200 SF (each building) commercial property with build-to-suit opportunities for office or medical use offers endless possibilities for potential tenants up to 14,400 SF. With ample parking and excellent visibility in a prime location, this property is sure to attract businesses looking to establish or expand their presence in the area.

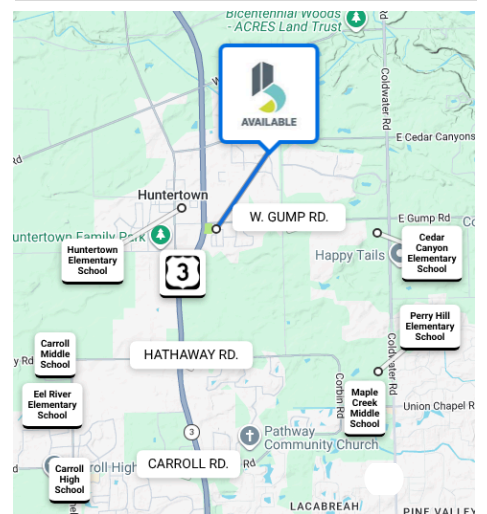
Highlights

- Build-to-suit suites 1,500 to 14,400 SF (combined buildings)
- Move-in ready by 4th Quarter 2026
- Located in proximity of prestigious and growing neighborhoods, school system, and businesses

Lease Rate \$30.00 - \$34.00/SF NNN

Available SF 1,500 - 14,400 SF

Zoned C-3



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Property Details

1707 West Gump Road, Huntertown, IN 46748



Property Information

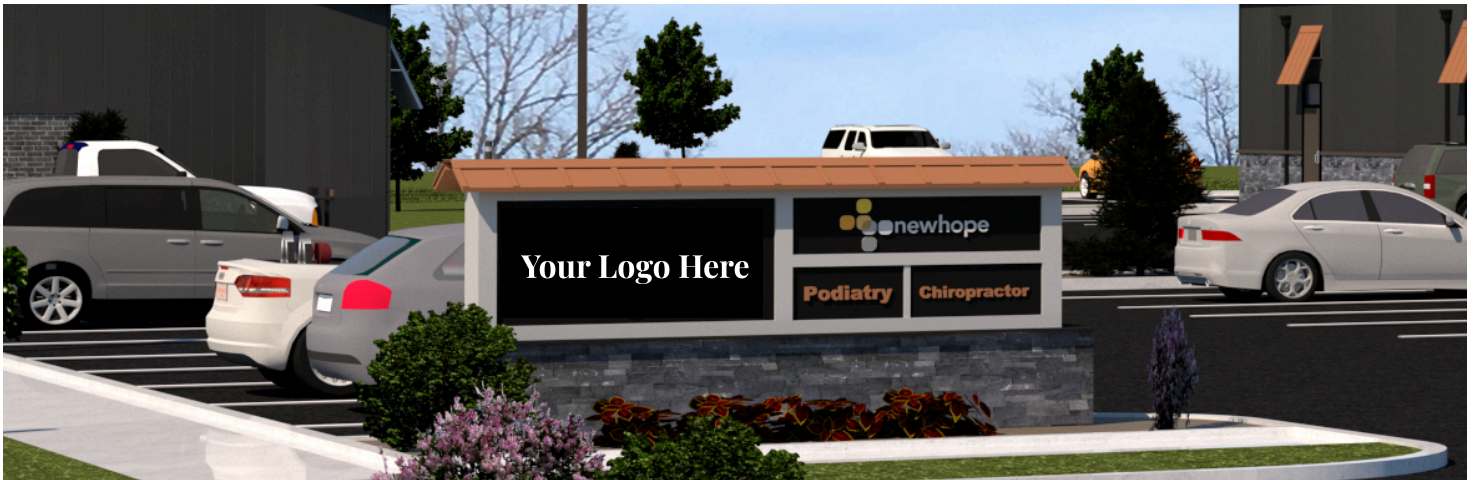
Property Type	Office / Medical
Property Subtype	Multi-tenant
Site Status	Completion Q4 2026
Zoning	C-3
Lot Size	2.71 Acres
Site Condition	Level
APN #	02-02-17-376-008.000-058

Parking & Transportation

Parking Type	Surface, paved lot
# of Parking Spots	77 Spaces
Signage	Pylon on corner of Lima and Gump Roads, and on Building
Traffic Counts	10,942/daily (Lima Rd.) 7,356/daily (W. Gump Rd.)

Building Information

Building Size	7,200 SF (per building) (1,500 SF min. / 14,400 SF max.)
Building Class	A
Tenancy	Multiple
Number of Floors	1
Construction Status	Available for Tenant Layout and Finishes Q4 2026
Framing	Metal Frame
Exterior	Metal with masonry veneer
Floor	4" Concrete
Drive-thru Capability	South end-cap



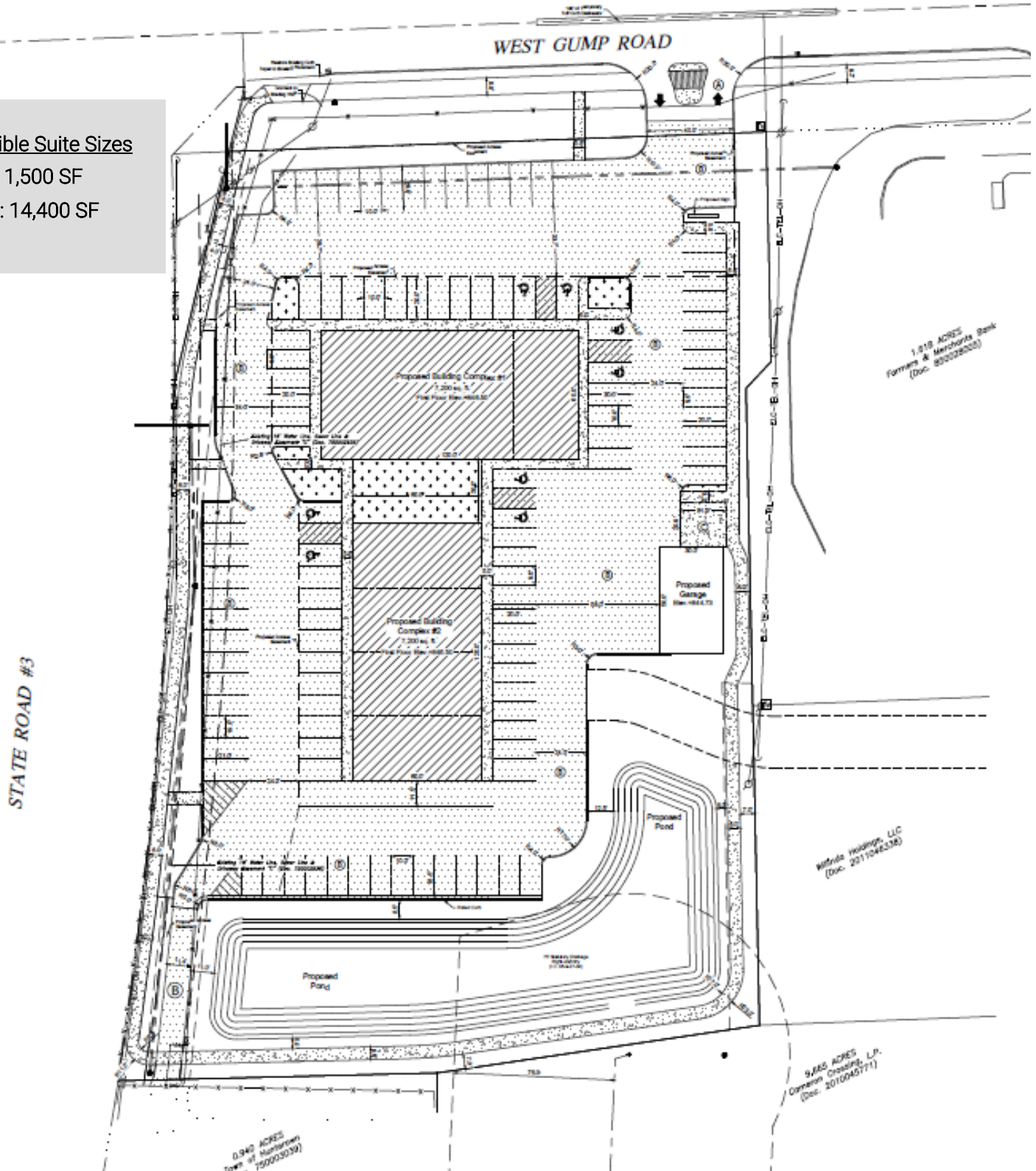
Site Plan

1707 West Gump Road, Huntertown, IN 46748

Flexible Suite Sizes

Min: 1,500 SF

Max: 14,400 SF



Photos

1707 West Gump Road, Hometown, IN 46748



Proposed Elevation of Center



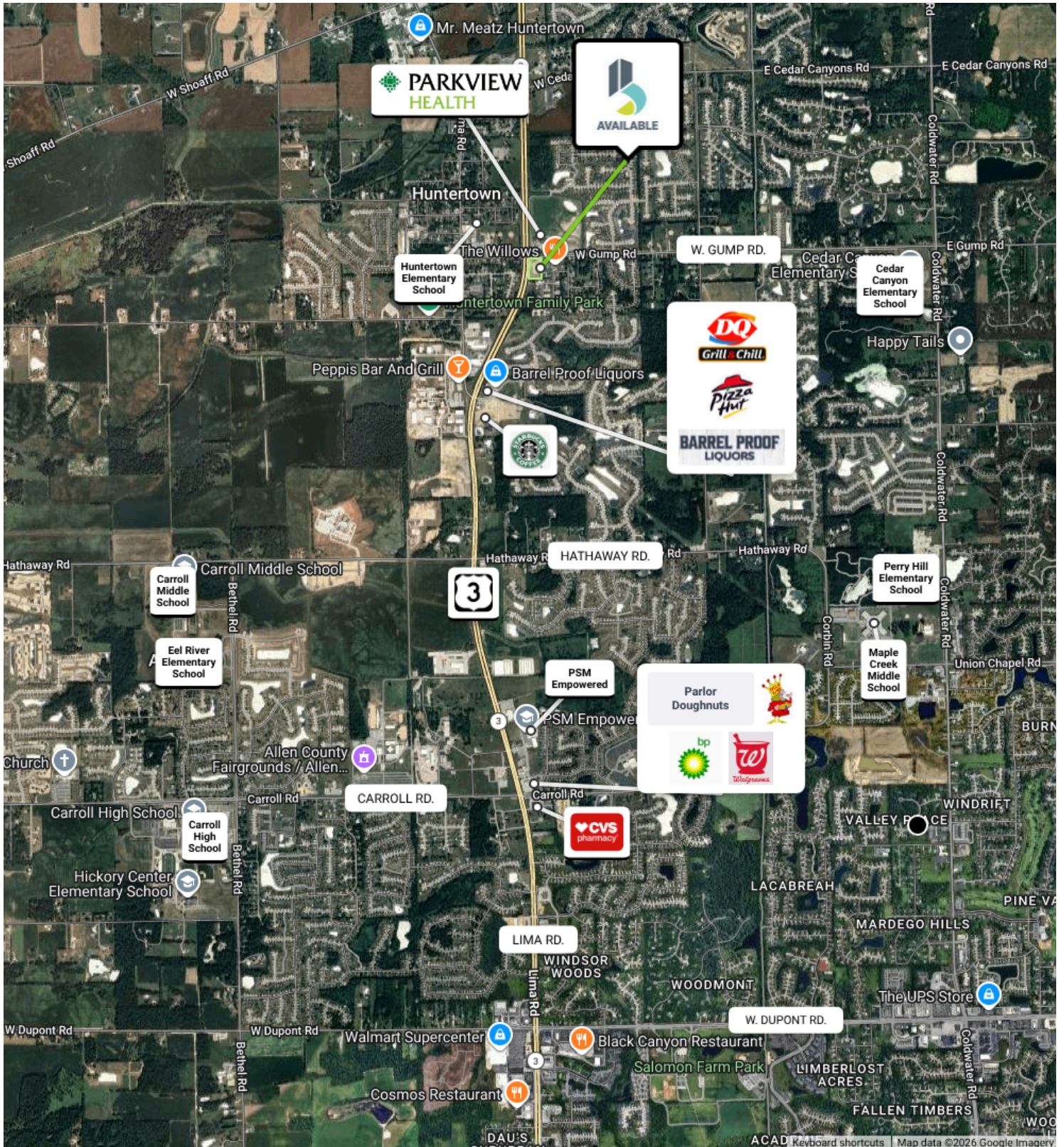
Current Construction (March 2026)



Current Construction (March 2026)

Area Map

1707 West Gump Road, Huntertown, IN 46748



Demographics

1707 West Gump Road, Hometown, IN 46748

Demographics Summary

Driven by Hometown's (Northeast Allen County) rapid residential and commercial growth, the proposed development at SEC of Gump and Lima Roads is well positioned to meet increasing demand and capitalize on the community's expanding population and infrastructure.

Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Population	5,304	28,882	56,060	213,458
Total Households	1,978	10,035	21,079	86,015
Average Household Income	\$153,208	\$147,356	\$135,725	\$93,867

