

For Lease

Office / Medical - 1,500-7,500 SF Available
SEC Gump & Lima Rds.



Huntertown Wellness Park/SEC Gump & Lima Rds. 1707 W. Gump Rd.

Huntertown, IN 46748 (Fort Wayne)

This spacious 7,500 SF commercial property with build-to-suit opportunities for office or medical use offers endless possibilities for potential tenants. Steppin' Up Physical Therapy is the anchor tenant. 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.

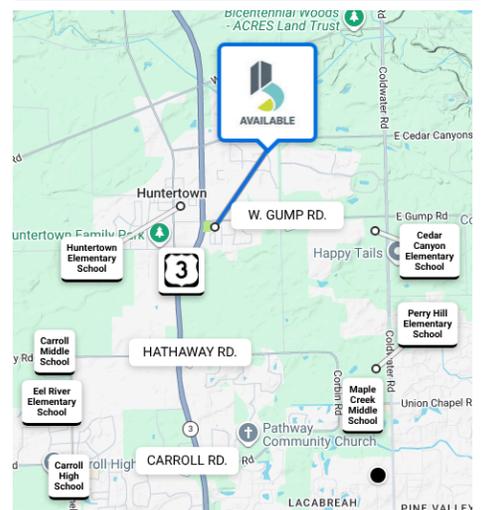
Highlights

- Build-to-suit suites 1,500 to 7,500 SF
- Move in ready by 4th Quarter 2026
- Anchor tenant and developer is Steppin Up Physical Therapy
- Located in proximity of prestigious and growing neighborhoods, school system, and businesses

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

Avialable SF 1,500 - 7,500 sqft

Zoned C-3



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Property Details

1707 West Gump Road, Huntertown, IN 46748



Property Information

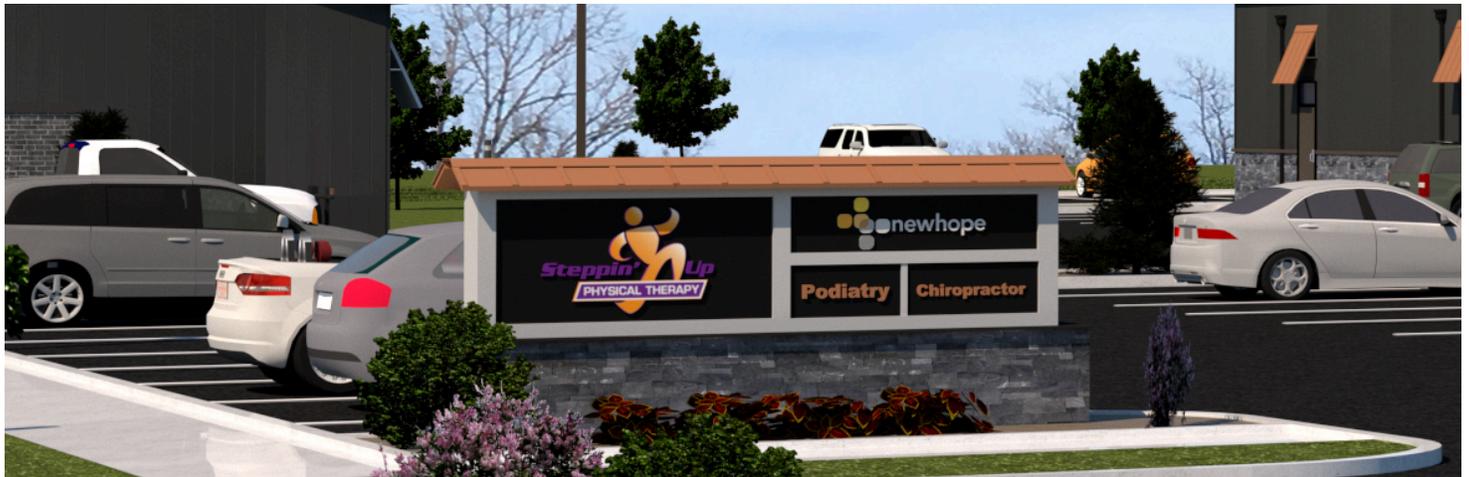
Property Type	Office / Medical
Property Subtype	Multi-tenant
Site Status	Completion Q4 2026
Zoning	C-3
Lot Size	2.71 Acres
Site Condition	Level
Anchor Tenant	Steppin' Up Physical Therapy
APN #	02-02-17-376-008.000-058

Building Information

Building Size	7,500 SF (1,500 SF Min.)
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

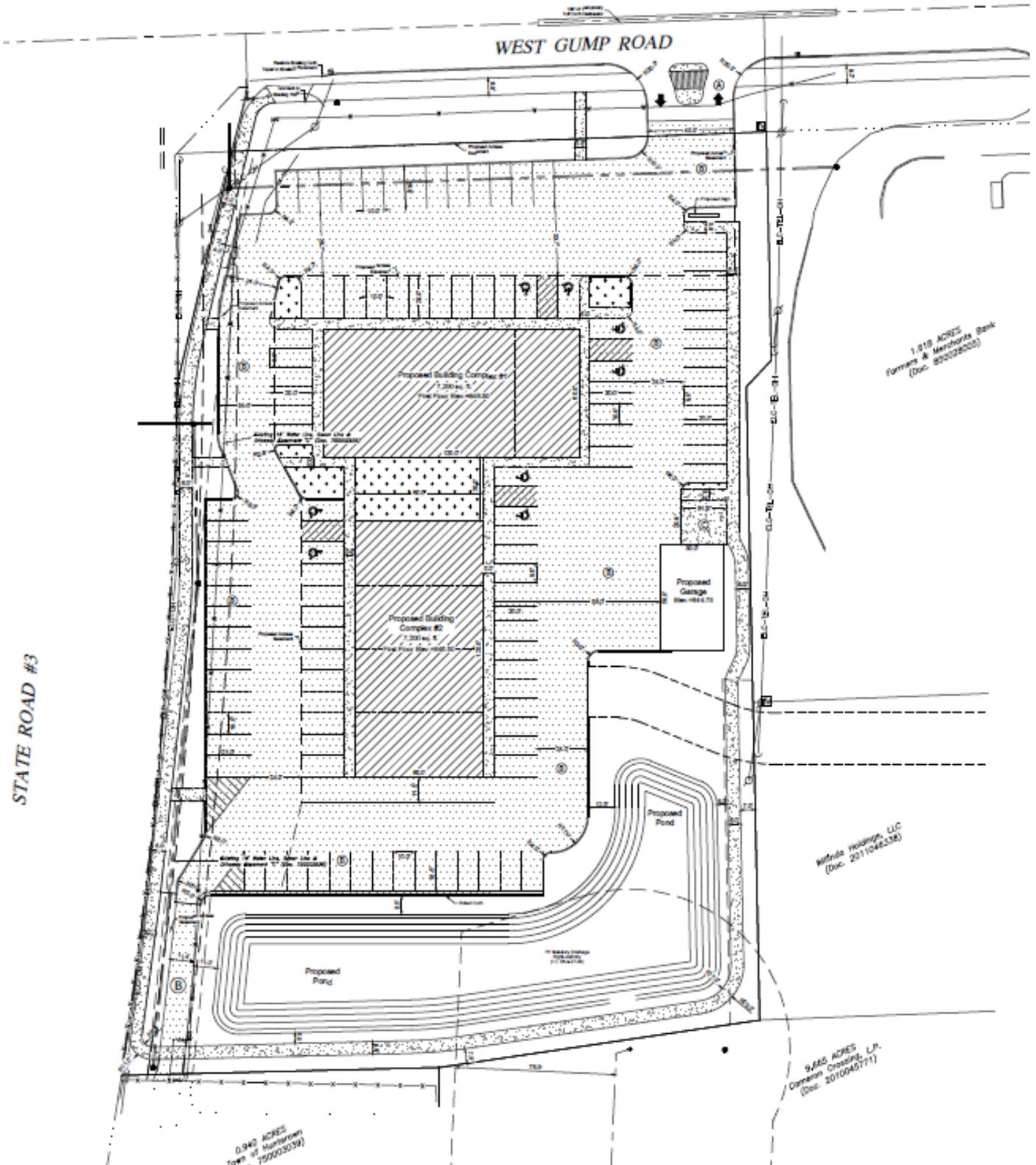
Parking & Transportation

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.)



Site Plan

1707 West Gump Road, Hometown, IN 46748



Photos

1707 West Gump Road, Huntertown, IN 46748



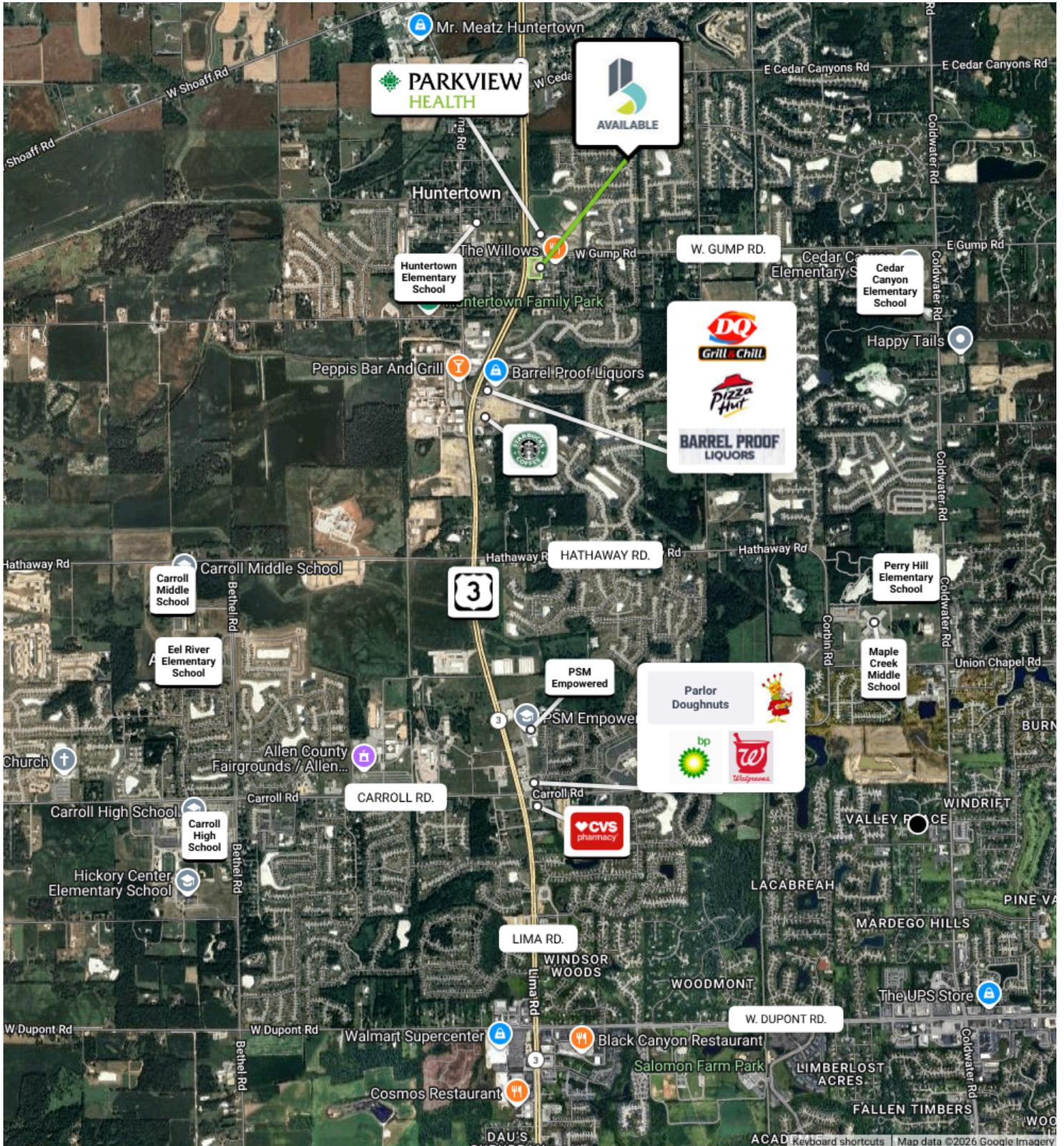
Proposed Elevation of Center



Proposed Elevation of Center

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

