

RETAIL LAND

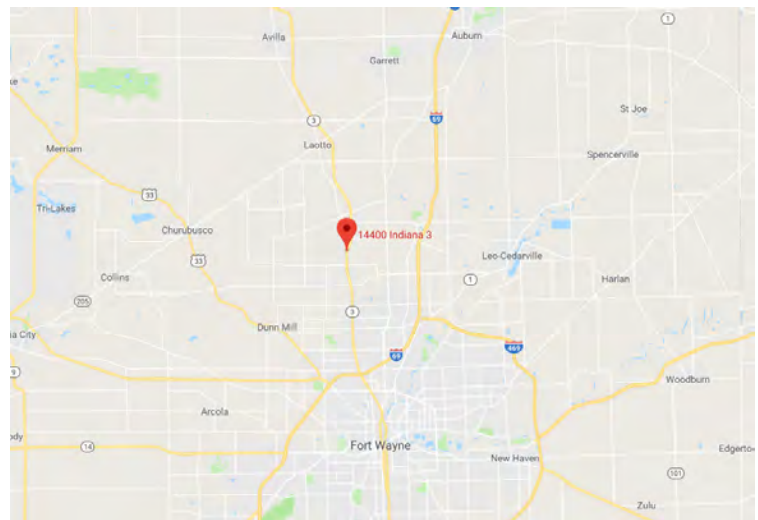
14510 LIMA ROAD, HUNTERTOWN, IN

FOR SALE



FEATURES:

- 5 acre parcel
- Traffic signal
- Zoned C-3 retail
- Utilities on site
- Will build to suit
- Will subdivide
- 900 homes to be built adjacent
- **FOR SALE: \$1,089,000**



FOR MORE INFORMATION:

Greg Conkling

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North Eastern Group Commercial Realty

10808 La Cabreah Lane

Fort Wayne, IN 46845

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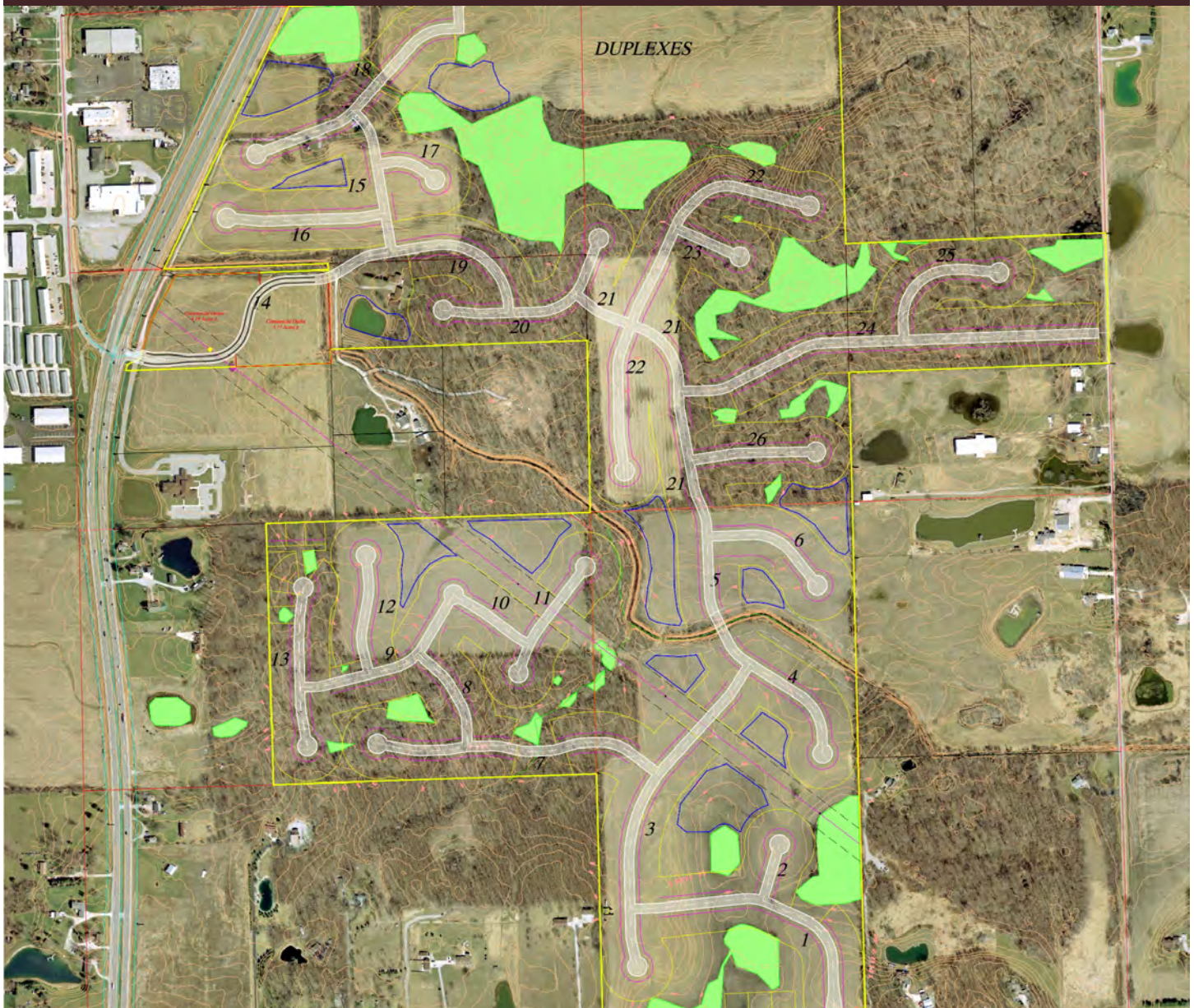
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LAND FOR SALE

Property Name Copper Creek Commercial
 Street Address 14510 Lima Road
 City/State Fort Wayne, IN
 Zip Code 46818
 County Allen
 Township Perry

SALE INFORMATION

Date Available Immediately
 Sale Rate \$1,089,000
 Term Cash at Closing

SITE DATA

No. of Parcels One (will divide)
 Land Size 5 Acres
 Zoning C-3 Commercial
 Additional Land Available NO

TRANSPORTATION

Nearest Highway/Interstate SR3
 Distance Adjacent
 Distance to Commercial Airport 7 Miles

TRAFFIC COUNT

Street Name Lima Road
 Number of Vehicles per Day 21,000 VPD

PROPERTY TAXES

Key Number TBD
 TBD
 Assessments
 Land TBD
 Improvements TBD
 Total TBD
 Annual Taxes TBD
 Tax Year 2018 payable 2019



2015 DEMOGRAPHICS

Population

1 Mile 19,001
 3 Miles 52,884
 5 Miles 111,903

Households

1 Mile 7,301
 3 Miles 20,318
 5 Miles 44,577

Average Household Income

1 Mile \$85,551
 3 Miles \$87,440
 5 Miles \$70,220

ADDITIONAL INFORMATION

- Future Traffic Signal
- Great visibility
- Excellent traffic counts
- Huge growth area
- Convenient to I-69
- Heavy retail zoning
- Utilities on site

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