

DEVELOPMENT LAND

1800 Block W. Washington Center Road
Fort Wayne, IN 46818

FOR SALE



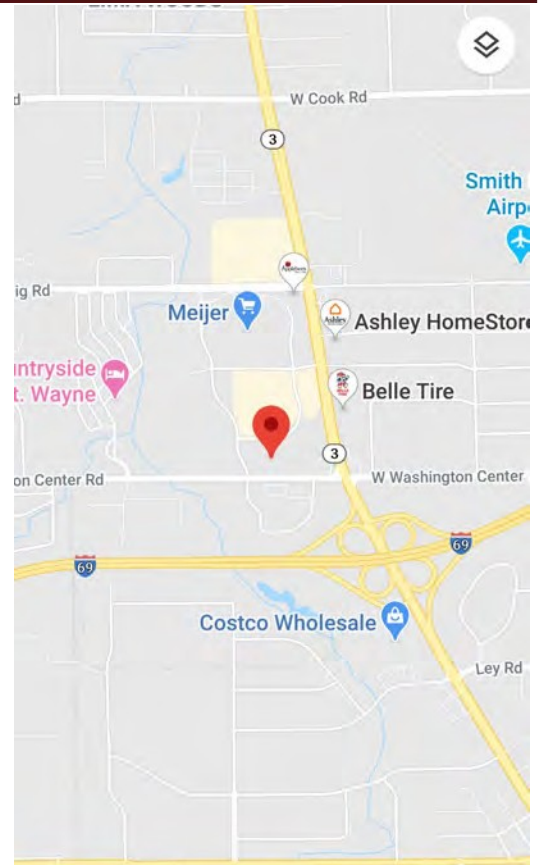
FEATURES:

- 0.744 acres commercial land
- Excellent Access to I-69, SR 3, US30
- Zoned C2 Retail/Commercial
- High Visibility
- Very Strong Growth Area
- 17,124 VPD Traffic Count
- Direct Access to W. Washington Center Rd
- Surrounded by Retail, Hospitality, Business
- **FOR SALE: \$99,000**

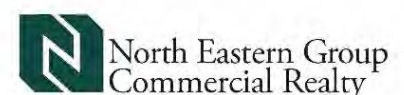
FOR MORE INFORMATION:

Greg Conkling
Vice President of Commercial Real Estate
260.750.4955
Greg@NorthEasternGroupCR.com

North Eastern Group
Commercial Realty
10808 La Cabreah Lane
Fort Wayne, IN 46845
NorthEasternGroupCR.com



©2018 North Eastern Group Commercial Realty 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. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and North Eastern Group Commercial Realty makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. 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.



DEVELOPMENT LAND

1800 Block W. Washington Center Road

Fort Wayne, IN 46818

FOR SALE



FOR MORE INFORMATION:

Greg Conkling
Vice President of Commercial Real Estate
260.750.4955
Greg@NorthEasternGroupCR.com

North Eastern Group
Commercial Realty
10808 La Cabreah Lane
Fort Wayne, IN 46845
NorthEasternGroupCR.com

©2018 North Eastern Group Commercial Realty 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. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and North Eastern Group Commercial Realty makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. 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.



DEVELOPMENT LAND

Property Name 1800 Block W. Washington Center Rd
 Street Address 1800 Block W. Washington Center Rd
 City/State Fort Wayne, IN
 Zip Code 46818
 County Allen
 Township Washington



SALE INFORMATION

Date Available Immediately
 Sale Rate \$99,000
 Terms Cash at Closing
 Lease Rate Negotiable, See Broker

SITE DATA

Land Size 0.744 acres
 Frontage Approximately 180'
 Depth Approximately 180'
 Zoning C2
 Former Use Land

TRANSPORTATION

Nearest Highway/Interstate I-69
 Distance .25 Miles

TRAFFIC COUNT

Street Name	Number of Vehicles per Day
W. Washington Center Rd	17,124

PROPERTY TAXES

Key Number 02-07-15-452-002.000-073
 Assessments:
 Land 74,900
 Improvements 0
 Total 74,900

Annual Taxes \$2,332.56
 Tax Year 2018 Payable 2019

2015 DEMOGRAPHICS

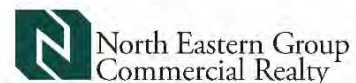
Population
 1 Mile TBD
 3 Miles
 5 Miles
 Households
 1 Mile TBD
 3 Miles
 5 Miles
 Average Household Income
 1 Mile TBD
 3 Miles
 5 Miles

ADDITIONAL INFORMATION

- High traffic counts
- Dense retail area
- Incredible visibility
- Lots of roof tops
- .25 miles to I-69
- Adjacent to Home Depot
- Zoned with Utilities
- Land lease available

FOR MORE INFORMATION:

Greg Conkling
 Vice President of Commercial Real Estate
 260.750.4955
 Greg@NorthEasternGroupCR.com



10808 La Cabreah Lane | Fort Wayne, IN 46845
 260.489.7095 | northeasterngroupcr.com