



Salomon Corner

12823 Lima Rd
Fort Wayne, IN 46818

Premier Retail Development Opportunity

Salomon Corner is a rare opportunity to acquire shovel-ready commercial lots within a Kroger-anchored retail development at the signalized intersection of Lima Road and Hathaway Road. With planned infrastructure, multiple access points, and strong area growth, the project is positioned to become a leading retail and service destination in northwest Allen County.

- ▶ Multiple lot sizes available - can be combined
 - ▷ ±0.909 AC - ±1.753 AC
- ▶ Future Kroger Marketplace & Fuel Center anchoring development at a signalized intersection
- ▶ Four planned access points providing excellent ingress/egress
- ▶ Developer to provide lots Zoned C3 with common access roads and utilities to site



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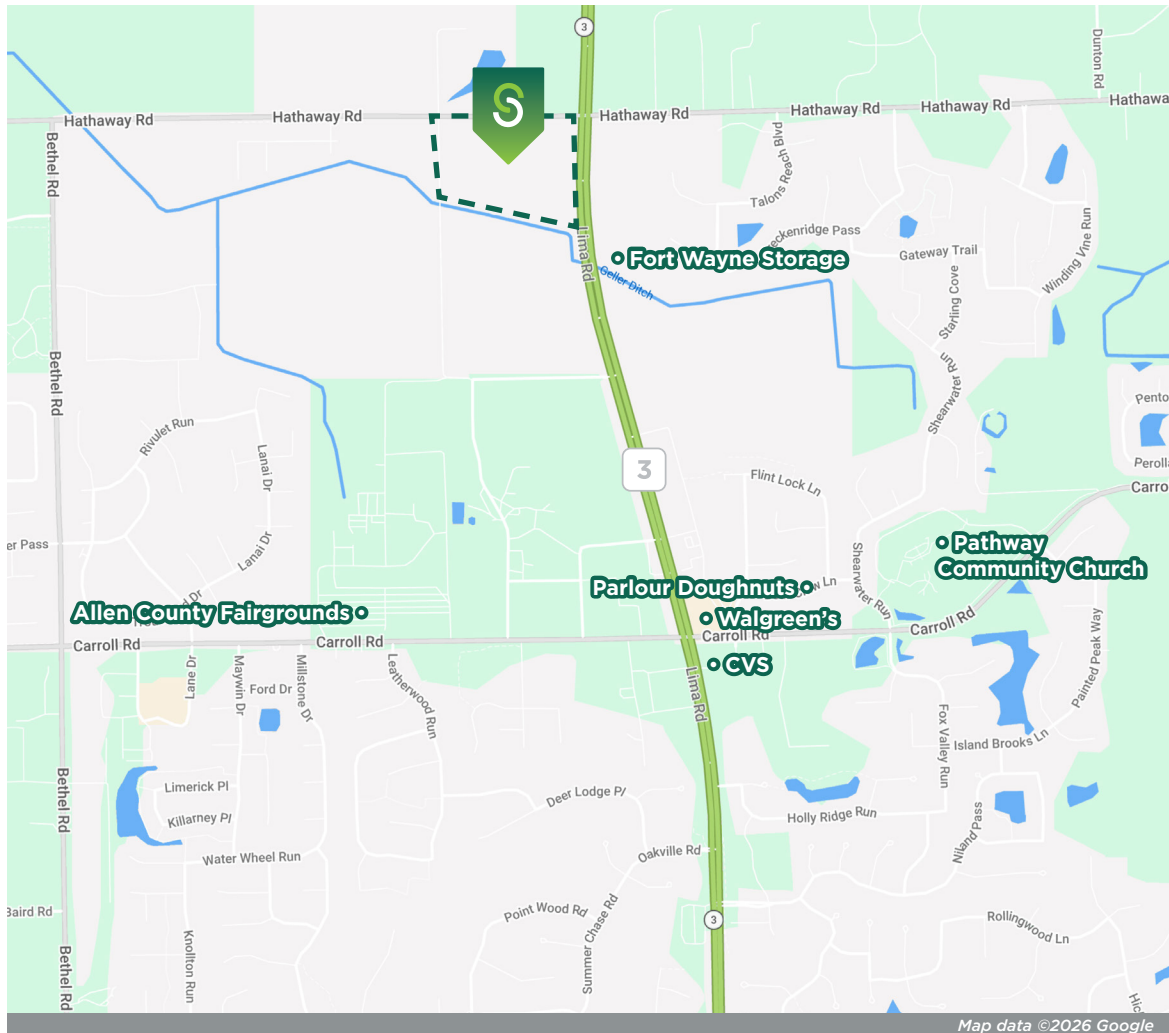
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Highly Visible Location

Located at the signalized intersection of Lima Road and Hathaway Road the property sits directly in the path of continued northward growth from Fort Wayne and expanding Huntertown. The surrounding area has experienced significant residential expansion over the past several years, with new housing developments and continued population growth making Lima Road one of the primary commercial corridors serving northwest Allen County and carries approximately $\pm 23,800$ VPD, providing strong visibility and accessibility for future users.

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Lots Available



Ideal Opportunity In a Fast Growing Corridor

Salomon Corner has multiple outlots available for sale and planned infrastructure incorporated into the overall development layout, the site provides an ideal opportunity for users seeking high-visibility commercial exposure and is poised to become a premier shopping and service destination for the expanding Huntertown and northwest Allen County trade area.

	DEMOGRAPHICS		
	1 Mile	5 Miles	10 Miles
Population	5,477	92,189	228,022
Median Age	38	38	42.6
Avg Household Income	\$88,312	\$72,367	\$80,973
Number of Households	2,003	36,897	97,093



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SALE INFORMATION

Price \$10.00 - \$25.00/SF

AVAILABLE LOTS Q1 2027 - CAN BE COMBINED

Lot Number	Size	Rate SF	Price Acre
• Lot 3	±1.136 AC	\$25.00	\$1,090,000
• Lot 4	±1.384 AC	\$25.00	\$1,090,000
• Lot 5	±1.709 AC	\$25.00	\$1,090,000
• Lot 6	±1.100 AC	\$19.00	\$829,000
• Lot 7	±1.753 AC	\$17.00	\$742,000
• Lot 8	±0.909 AC	\$17.00	\$742,000
• Lot 9	±1.204 AC	\$10.00	\$437,000
• Lot 10	±1.214 AC	\$12.00	\$524,000
• Lot 11	±1.243 AC	\$15.00	\$655,000

SITE DATA

Site Acreage	±32.55 AC
Zoning & Description	C3 - General Commercial
Traffic Counts	±23,800 VPD

PROPERTY INFORMATION

Address	12823 Lima Rd
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Township	Perry
Parcel Number	02-02-30-200-003.00-058

ADDITIONAL INFORMATION

- Planned Kroger grocery store and fuel center anchor
- Signalized corner intersection with approximately ±23,800 VPD
- Four planned access points providing excellent ingress/egress
- Located within one of Allen County's fastest-growing retail and residential corridors

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