

BND

COMMERCIAL

RETAIL/OFFICE LAND > FOR SALE

LOT 1 0.73 ACRES
11000 BLK LIMA ROAD
FORT WAYNE, INDIANA



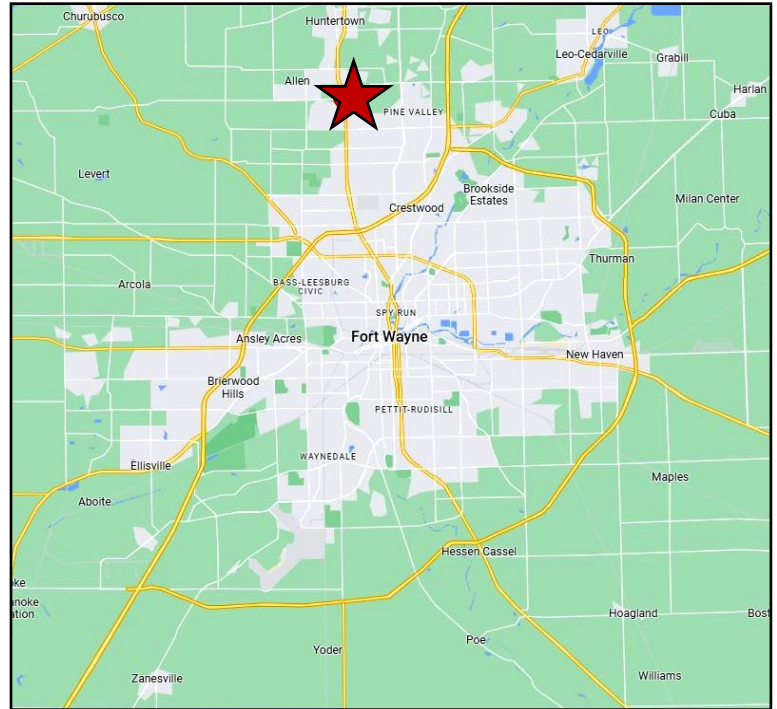
HIGHLIGHTS:

Land Available: 0.73 Acres

Zoning: C-2

- Stoplight access
- Off-site drainage available
- Fast growing and densely populated Carroll School District
- Shared access from Twin Creeks Drive available
- Visible from heavily traveled Lima Road
- Nearby businesses include Walmart, PetSmart, CVS, Walgreens, Office Depot, Community State Bank and Vision Care Ophthalmology
- Great location for office or retail usage

Sale Price: \$425,000



David W. Nugent, CCIM, SIOR
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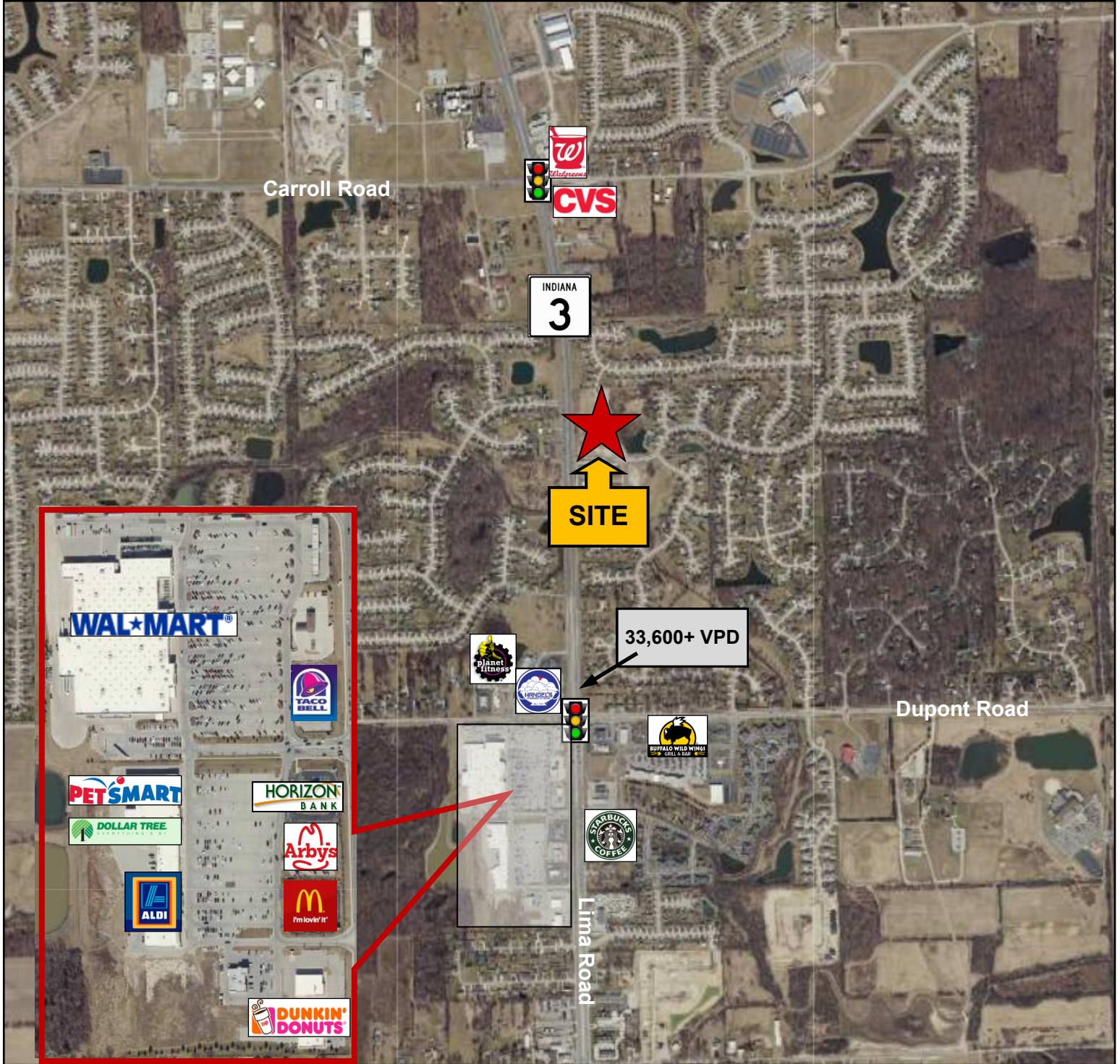
1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

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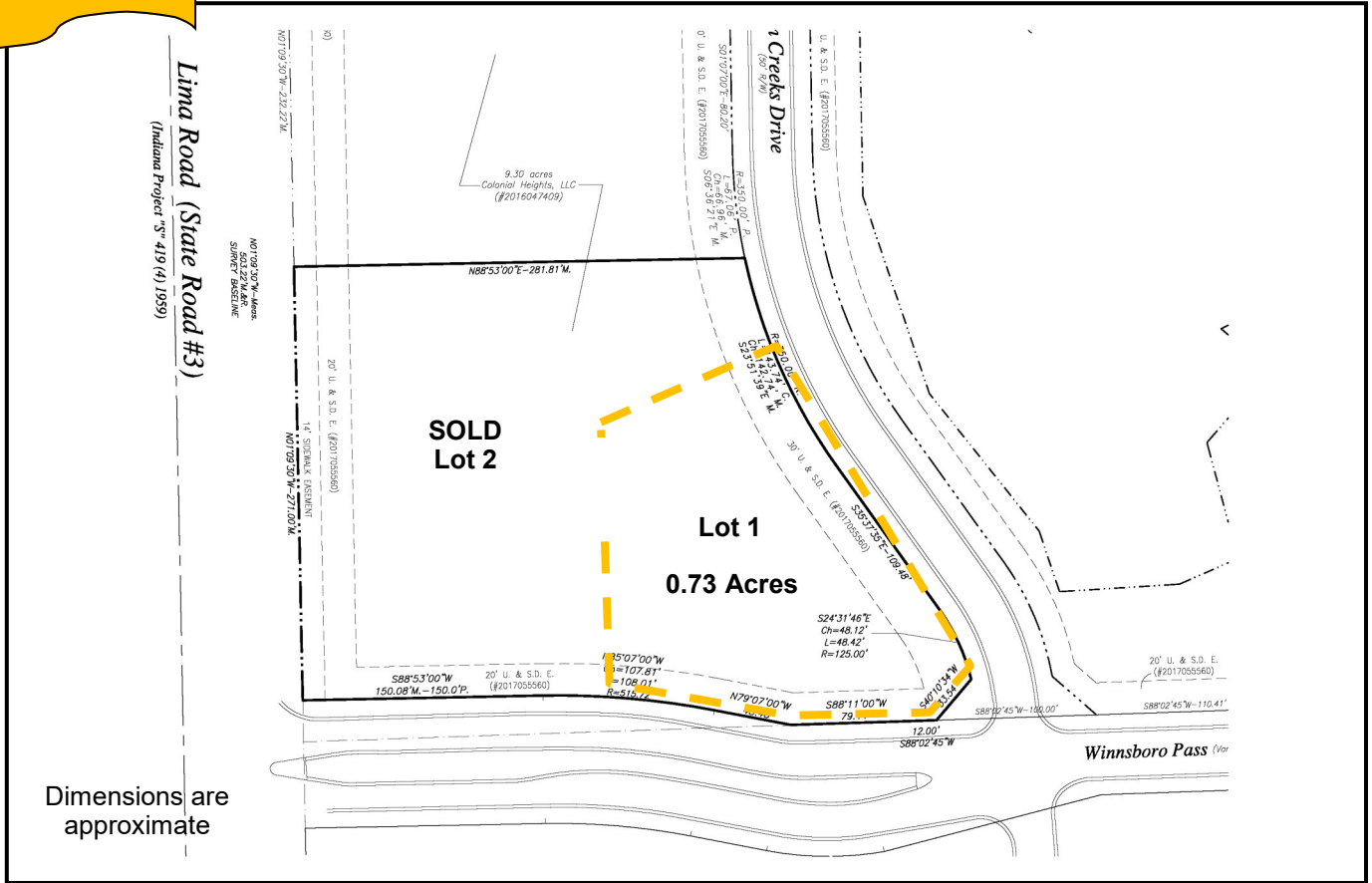
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Site Plan



2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,280	41,110	88,881
Avg. H/H Income	\$123,368	\$125,795	\$110,351

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Property Highlights

Parcel Number	02-02-32-326-001.000-091
Address	11000 Blk Lima Road
City / State / Zip	Fort Wayne / IN / 46845
Sale / Lease	Sale
Land Size	0.73 Acre
Zoning	C-2 General Commercial
Dimensions	Approx. 136' x 142' x 78' x 155' x 30'
Distance to Interstate	5 miles to I-69
Distance to Airport	+/- 18 miles to FW International Airport

Sale Information

Sale Price	\$425,000
Terms	Cash at Closing
Annual Taxes	\$1,395.12
Tax Year / Pay Year	2025 / 2026

Utilities

	Company
Gas	NIPSCO
Electric	I & M
Water	City of Fort Wayne
Sewer	City of Fort Wayne

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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