



**10000 Diebold Rd**  
Fort Wayne, IN 46825



## Rapidly Growing Retail Area

The Diebold land parcel is zoned SC (Shopping Center), permitting various office and retail uses. The parcel is 0.85 acres, measuring 176' deep and 209' wide. It is located at the corner of Diebold Road and Tanner Hill Run. The area experiences a traffic volume of 4,570 VPD on Diebold Road and 32,035 VPD on Dupont Road. The site is level and has all utilities available nearby. This parcel is situated in a Tax Increment Financing (TIF) district within a new development, directly across Dupont Road from Parkview Regional Medical Center. It is just 0.7 miles from I-69, on the north side of Fort Wayne.

## Property Highlights

- ▶ .85 AC, Zoned SC - Shopping Center
- ▶ High-demand area with new retail and medical developments
- ▶ Across from Parkview Regional Medical Center and Dupont Hospital
- ▶ **FOR SALE: \$750,000**

### JOHN CAFFRAY

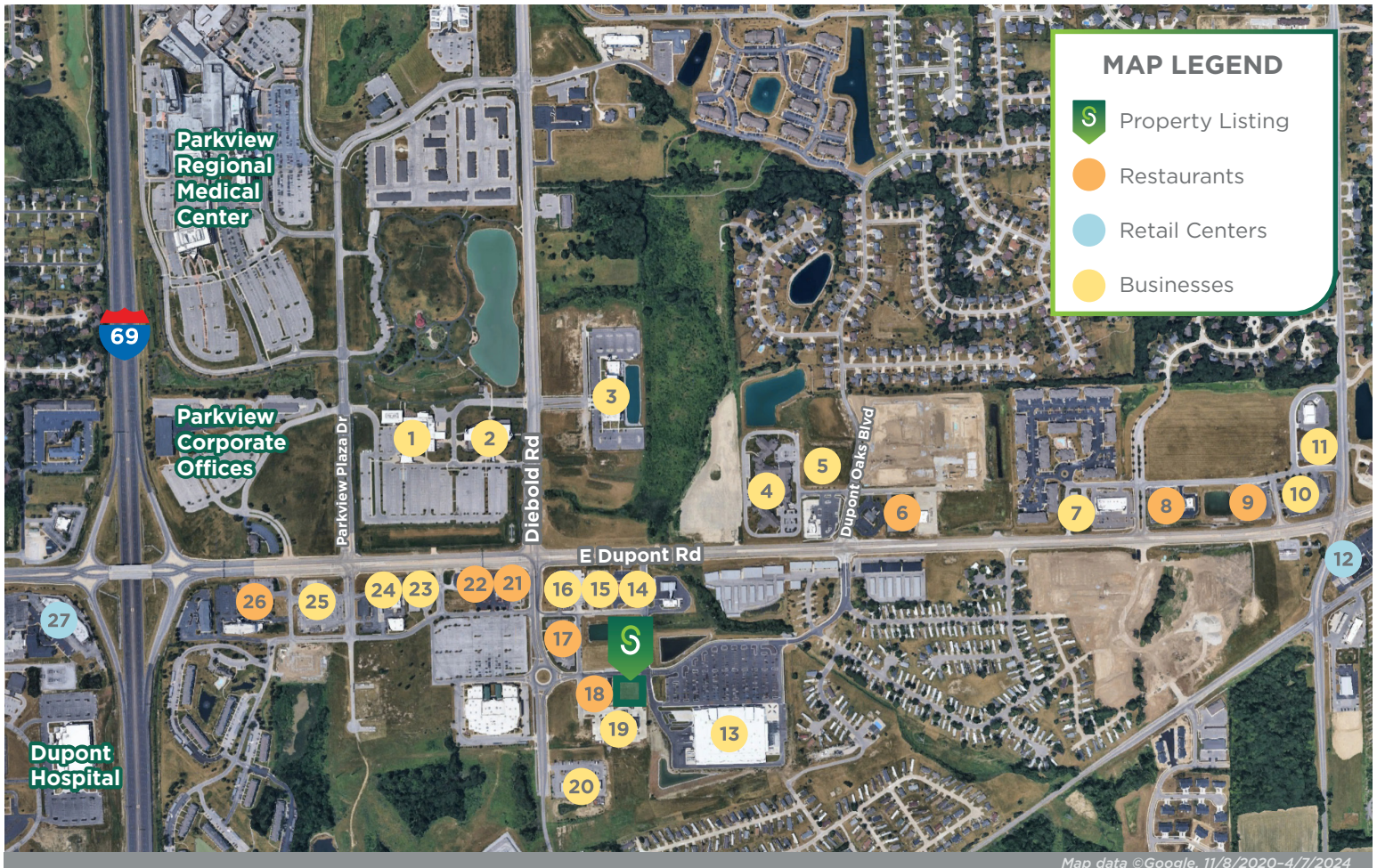
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## Nearby Businesses

- |   |  |   |
|---|--|---|
| <b>1.</b> Parkview Mirro Center                     | <b>10.</b> Walgreens                           | <b>19.</b> Holiday Inn Express            |
| <b>2.</b> Manchester University Fort Wayne          | <b>11.</b> Partners First Federal Credit Union | <b>20.</b> McMahon's Best-One Tire & Auto |
| <b>3.</b> Hilton Garden Inn                         | <b>12.</b> Leo Crossing                        | <b>21.</b> Taco Bell                      |
| <b>4.</b> Grey Stone Health & Rehabilitation Center | <b>13.</b> Meijer                              | <b>22.</b> Arby's                         |
| <b>5.</b> ALDI                                      | <b>14.</b> Midwest Federal Credit Union        | <b>23.</b> 3 Rivers Federal Credit Union  |
| <b>6.</b> Mocha Lounge                              | <b>15.</b> Valvoline Instant Oil Change        | <b>24.</b> Shell                          |
| <b>7.</b> Fort Financial Credit Union               | <b>16.</b> Mike's Carwash                      | <b>25.</b> Lassus Handy Dandy             |
| <b>8.</b> McDonald's                                | <b>17.</b> Giordano's Pizza                    | <b>26.</b> Culver's                       |
| <b>9.</b> Dunkin'                                   | <b>18.</b> Smoothie King/Qdoba Mexican Eats    | <b>27.</b> Dupont Place Shopping Center   |

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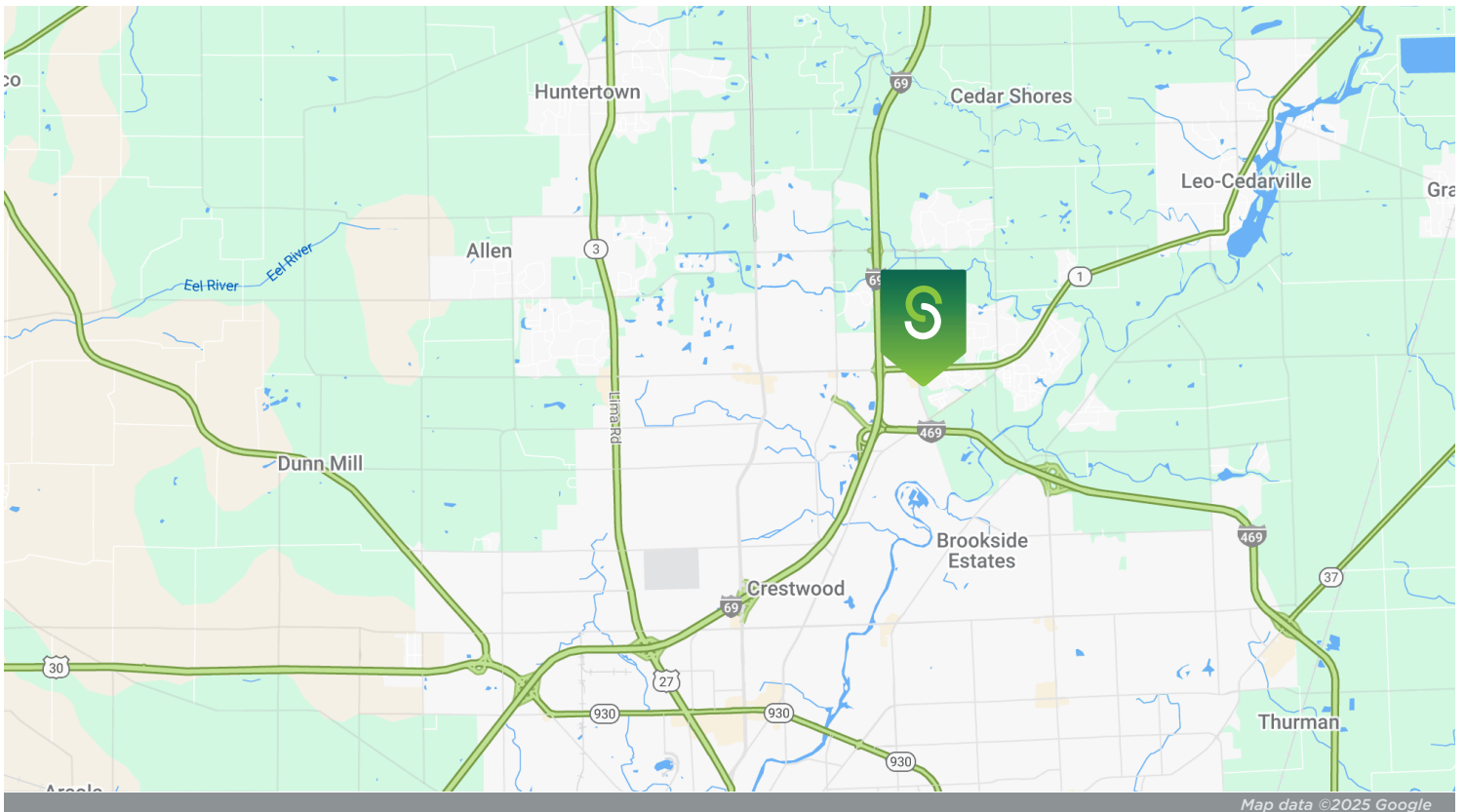


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## Excellent Location

This 0.85-acre site is located in a new development across from Parkview Regional Medical Center, approximately 0.7 miles from I-69 on the north side of Fort Wayne. It is situated in front of Holiday Inn Express and next to Meijer Grocery Store. Nearby businesses include Smoothie King, Giordano's Pizza, Mike's Carwash, Berger Auto Service, Valvoline Oil Change, Midwest America Federal Credit Union, Taco Bell, Arby's, Belmont Beverage, 3 Rivers Federal Credit Union, Culver's Restaurant, Comfort Suites, and Hampton Inn.



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**10000 Diebold Rd**

Fort Wayne, IN 46825

**PROPERTY INFORMATION**

Address	10000 Diebold Rd
City, State, Zip	Fort Wayne, IN 46845
County	Allen
Township	St Joseph
Parcel Number	02-08-05-200-004.000-063
2024 Tax/Payable 2025	

**SALE INFORMATION**

Price	\$750,000
Terms	Cash at Closing

**SITE DATA**

Site Acreage	.85
Zoning & Description	SC - Shopping Center
Nearest Interstate	.7 miles to I-69
Nearest Rail Service	NA
Traffic Count	4,570 VPD - Diebold Rd 32,035 VPD - E Dupont Rd 25,900 VPD - W Dupont Rd 73,000 VPD - I-69 & Dupont Rd

**AVAILABLE LOTS**

Lot Number	Size	Total
• 1	.85	\$750,000

**UTILITIES**

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

**ADDITIONAL INFORMATION**

- Prime retail land in thriving area
- High traffic counts
- Ideal location for retail, restaurant, bank, or office
- Easy access to the site and I-69

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## About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



2<sup>nd</sup>

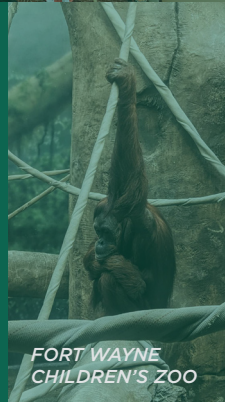
Largest City  
in Indiana



#1

Best Place  
to Move

(Reader's Digest,  
2022)



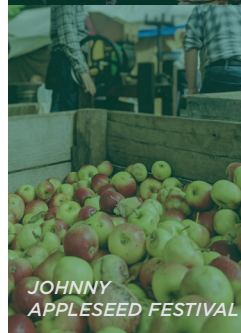
FORT WAYNE  
CHILDREN'S ZOO



ELECTRIC WORKS



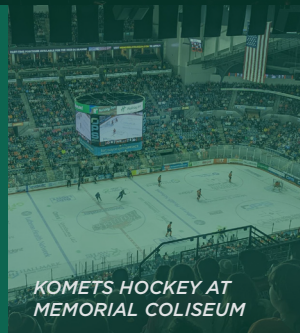
GRAND WAYNE CONVENTION CENTER



JOHNNY  
APPLESEED FESTIVAL



7+  
Million  
Visitors  
Annually



KOMETES HOCKEY AT  
MEMORIAL COLISEUM



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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MaintainFortWayne.com

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### Sturges Development

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