

Available

Walmart

CBRE

Commercial Land

Development Opportunity | 21.34 Acres

6330 Lincoln Highway | Fort Wayne, IN 46803 | Store #4280



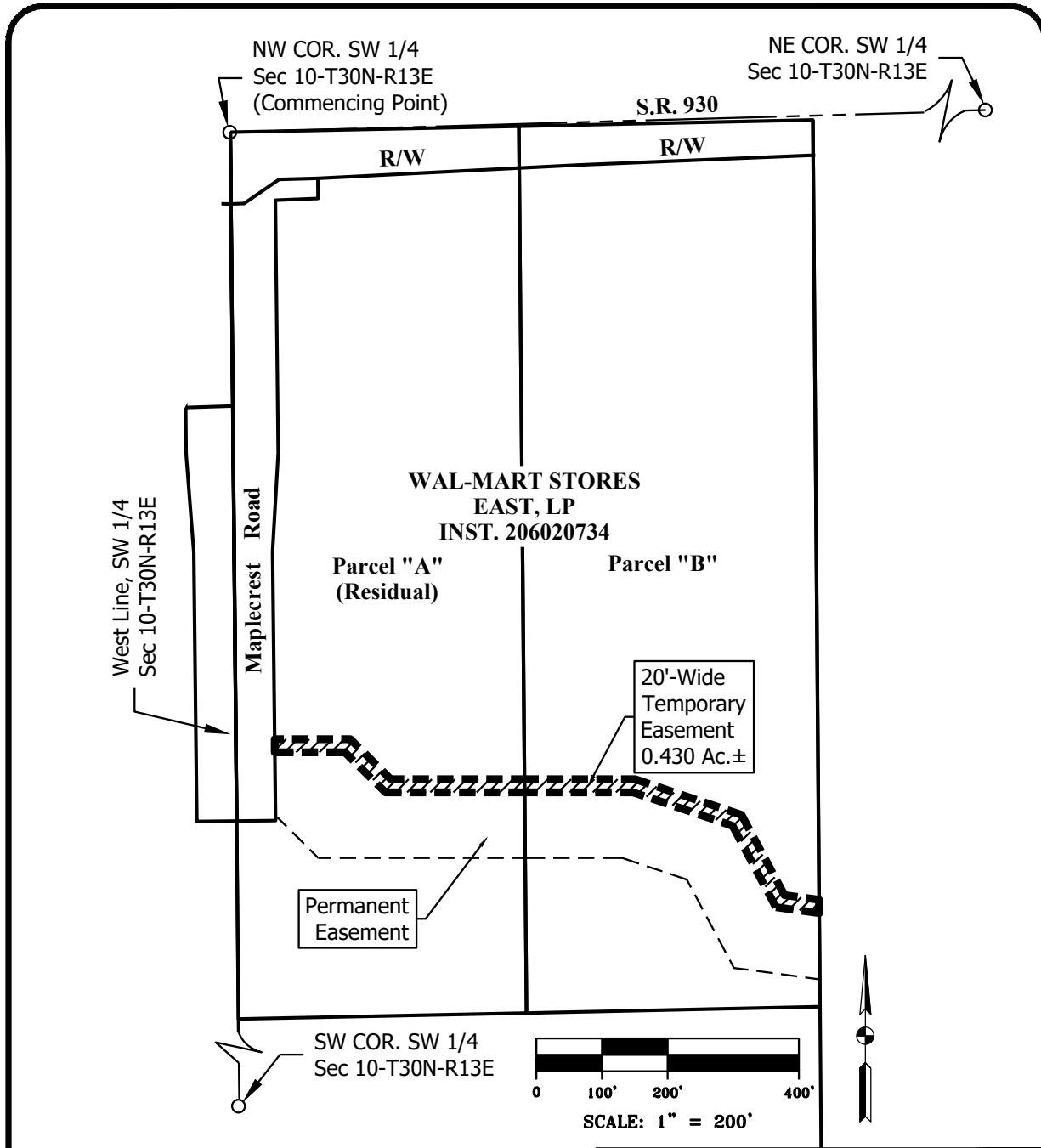
Property Overview

- + Total Acres: 21.34
 - Parcel #02-13-10-301-001.000-041 - 17.40 Acres
 - Parcel #02-13-10-301-001.002-041- 3.94 Acres
- + Located at the signalized intersection of E Lincoln Highway, SR-930, and Maplecrest Road(s)
- + Over 850 feet of frontage along SR-930, the most traveled corridor between Fort Wayne and New Haven.
- + Zoned C-2D, Regional Shopping Center District
- + Near many national retailers including: Kroger, Walgreens, McDonald's, Dollar General, Dollar Tree and others
- + The site is less than 10 minutes from Downtown Fort Wayne and only 20 minutes to Fort Wayne International Airport

Quadrant Roadway - Layout



Site Plan



This Temporary Easement Depiction was prepared by the undersigned for illustrative purposes only and is not intended to be represented or construed as a Retracement, or Original Boundary Survey, a Route Survey, or a Surveyor Location Report.

Date: 4 September 2024

Joshua G. Foster
Joshua G. Foster, P.S.

Indiana License No. LS20700093

20' Temporary Easement - Parcel 5A
Part SW 1/4 Sec. 10, T30N, R13E
WAL-MART STORES EAST, LP


Prepared By: LOCHMUELLER GROUP, INC.


1/x/a Bernardin Lochmueller & Associates, Inc.
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DRAWN BY: JGF	CHECKED BY: SLS	SCALE: 1" = 200'	DATE: 4 Sep 2024	BLA PROJECT NO.: 123-3084-00P
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Area Overview


The surrounding area is a mix of residential and commercial development, with nearby amenities including national retailers, restaurants, healthcare facilities, and schools. This a prime location for businesses seeking strong consumer exposure and accessibility.


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Businesses (5 mi)
5,039
- 

Employees (5 mi)
72,282
- 

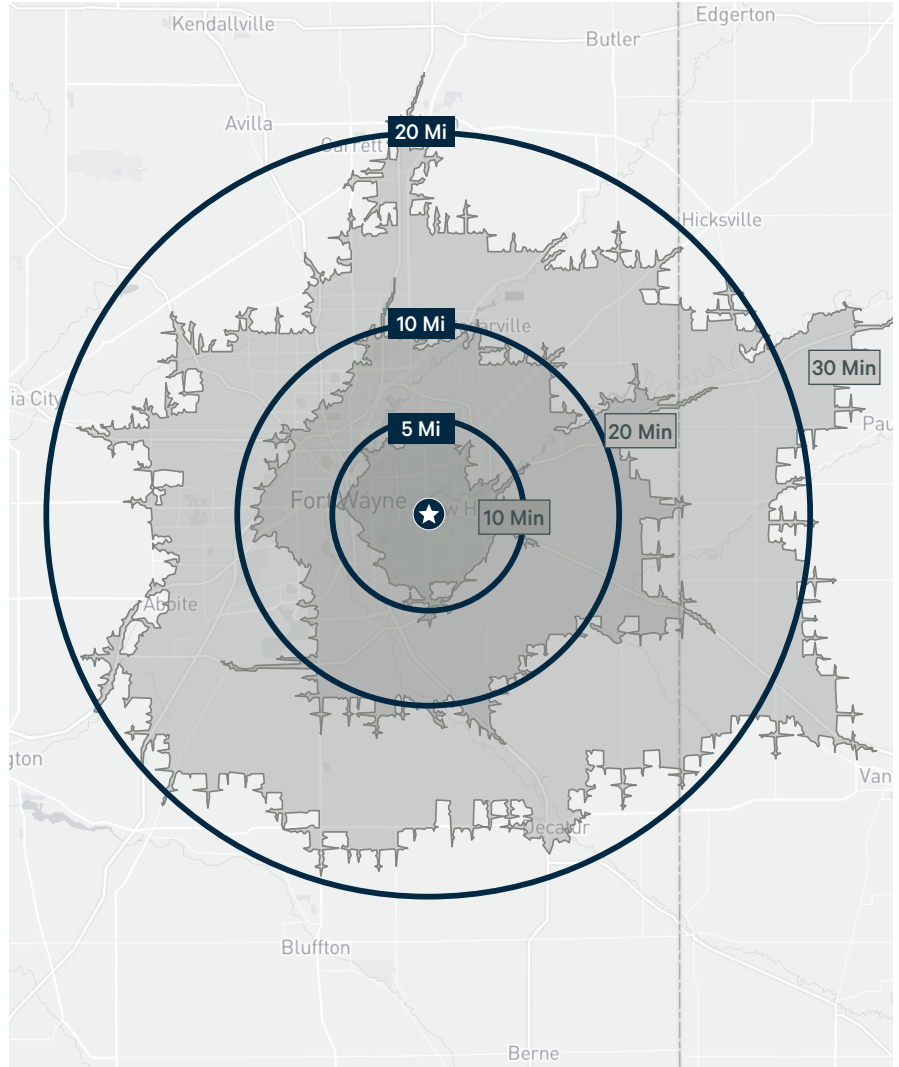
Major Employers

 - Parkview Health
 - Amazon
 - General Motors
- 

Hotels (5 mi)
13 / 1,325 Rooms
- 

Area Traffic Generators

 - Georgetown Square
 - Lincoln Plaza
 - Parkview Hospital



2025 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
5 Miles	155,302	150,575	62,224	\$55,123	34.8
10 Miles	305,687	341,914	125,500	\$61,427	36.6
20 Miles	460,580	465,784	184,142	\$69,602	37.6
10 Minutes	108,005	113,245	43,261	\$56,118	35.6
20 Minutes	296,859	329,812	121,894	\$60,742	36.4
30 Minutes	433,376	446,176	173,329	\$69,073	37.4

Available

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Trade Area



Contact Us

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