

SALE



LAND

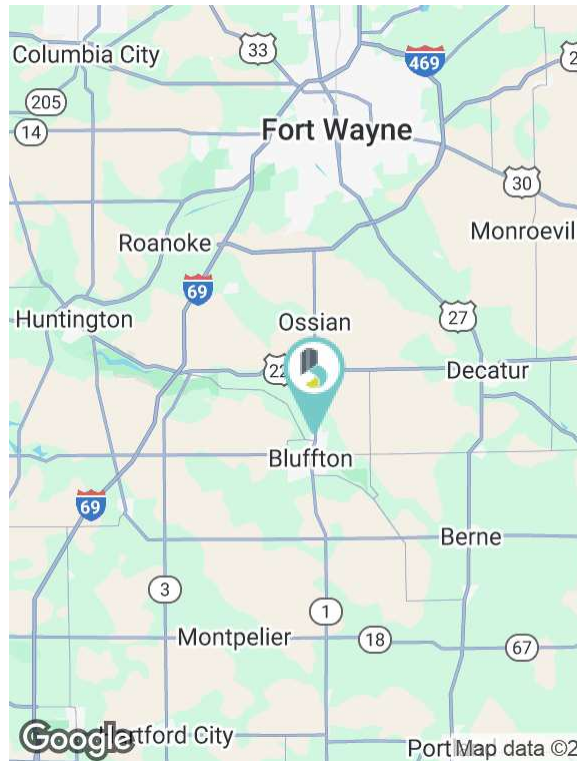
PROFED PARK / VACANT LAND



1644 N. MAIN ST., BLUFFTON, IN 46714

PROPERTY HIGHLIGHTS

- Less than one 1/2 mile from Lowe's and Walmart
- Perfect land site in ProFed Park for medical, office, or quality commercial users
- Within one mile of Northwood subdivision and Pine Grove apartment complex
- Access to all utilities
- Currently zoned B-3
- Located in high growth, northside market



SALE PRICE	\$210,000
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Lot Size:	2.1 Acres
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BRADLEY COMPANY **STANLEY C. PHILLIPS**
 127 W. Wayne St., Suite 400 Executive Vice President
 Fort Wayne, IN 46802 260.466.5950
 260.423.4311 sphillips@bradleyco.com



BRADLEYCO.COM



1644 N. MAIN ST., BLUFFTON, IN 46714

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EXCELLENT OPPORTUNITY

This vacant land in Bluffton, Indiana is conveniently located less than half a mile from Lowe's and Walmart, providing excellent proximity to major retail establishments. It is an ideal choice for medical or office users, offering a convenient and central base of operations. The property is also within a mile of the sought-after Northwood subdivision and Pine Grove apartment complex, potentially attracting a steady flow of customers from these nearby residential areas. Moreover, the lot has access to all utilities, removing any concerns about infrastructure development and making it ready for immediate use or construction.

Overall, this parcel presents a great opportunity for investors or business owners seeking a well-connected and accessible site adjacent to an established, well-known financial institution.

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sphilips@bradleyco.com



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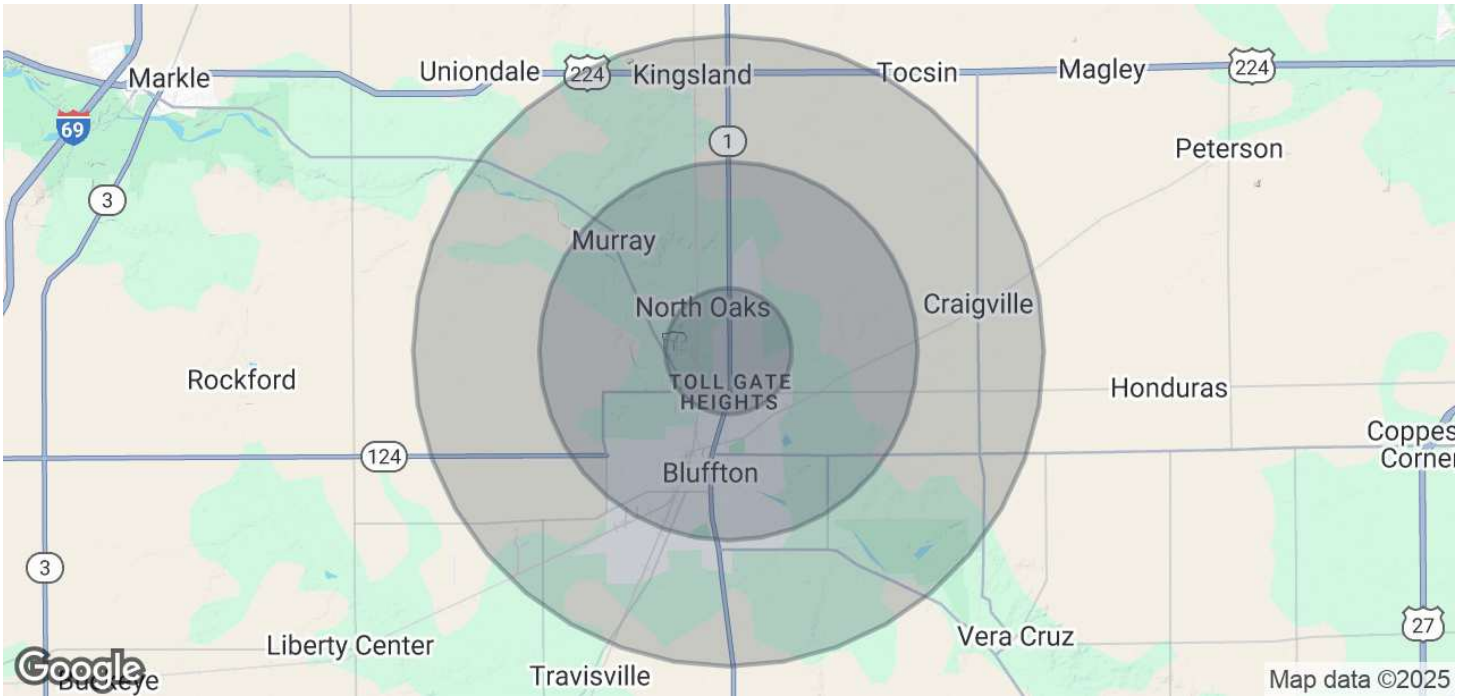
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	847	10,350	13,811
Average Age	49.6	40.1	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	414	4,683	6,043
Average HH Income	\$64,088	\$55,064	\$60,201
Average House Value	\$170,175	\$123,577	\$133,240

TRAFFIC COUNTS

N. Main Street 15,033 VPD

2020 American Community Survey (ACS)

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