



FOR **SALE** RETAIL
PROPERTY



5911 N. Clinton St.
Fort Wayne, IN 46825

2,740 SF Building On Prime 1 Acre Retail Site

About The Property

- Located at lighted, hard corner of W. Washington Center and N. Clinton
- 3 access points
- In close proximity to Bishop Dwenger High School, Northwood Middle School and Washington Square Shopping Center
- Great visibility and accessibility
- Ideal for a drive-thru or retail redevelopment
- Traffic counts - Washington Center: 21,280 VPD, N. Clinton: 22,735 VPD
- Sale Price: \$995,000



the
Zacher
company

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

PROPERTY INFORMATION

2,740 SF BUILDING ON PRIME 1 ACRE RETAIL SITE

BUILDING LOCATION/SIZE/ZONING

Street Address	5911 N. Clinton St.
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/Washington
City Limits	Inside
Total Building Size	2,740 SF
Land/Area	1 Acre
Zoning	C2/Limited Commercial

PRICE/AVAILABILITY

Sale Price	\$995,000.00
Availability	Immediately

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

BUILDING DATA

Condition	Good
Date of Construction	1963
A/C	Central
Roof	Sloped Mansard
Drive-Thru Lane	Yes

PARKING/TRANSPORTATION

Parking Spaces	35
Major Road Nearest Site	Washington Ctr. Rd.
Distance to Interstate	I-69 - .8 Mile
Traffic Counts:	
N. Clinton St.	22,735 VPD
Washington Ctr. Rd.	21,280 VPD

PROPERTY TAXES

Assessment: Land	\$217,800
Improvements	\$122,300
Total Assessment	\$340,100
Annual Taxes	\$9,011.76 (\$3.29/SF)
Tax Year	2025 Payable 2026

POPULATION DEMOGRAPHICS

1 Mile	10,292
3 Miles	68,364
5 Miles	170,465

MISC.

- Deed restriction on gas station or convenience store
- Business and equipment available at an additional cost



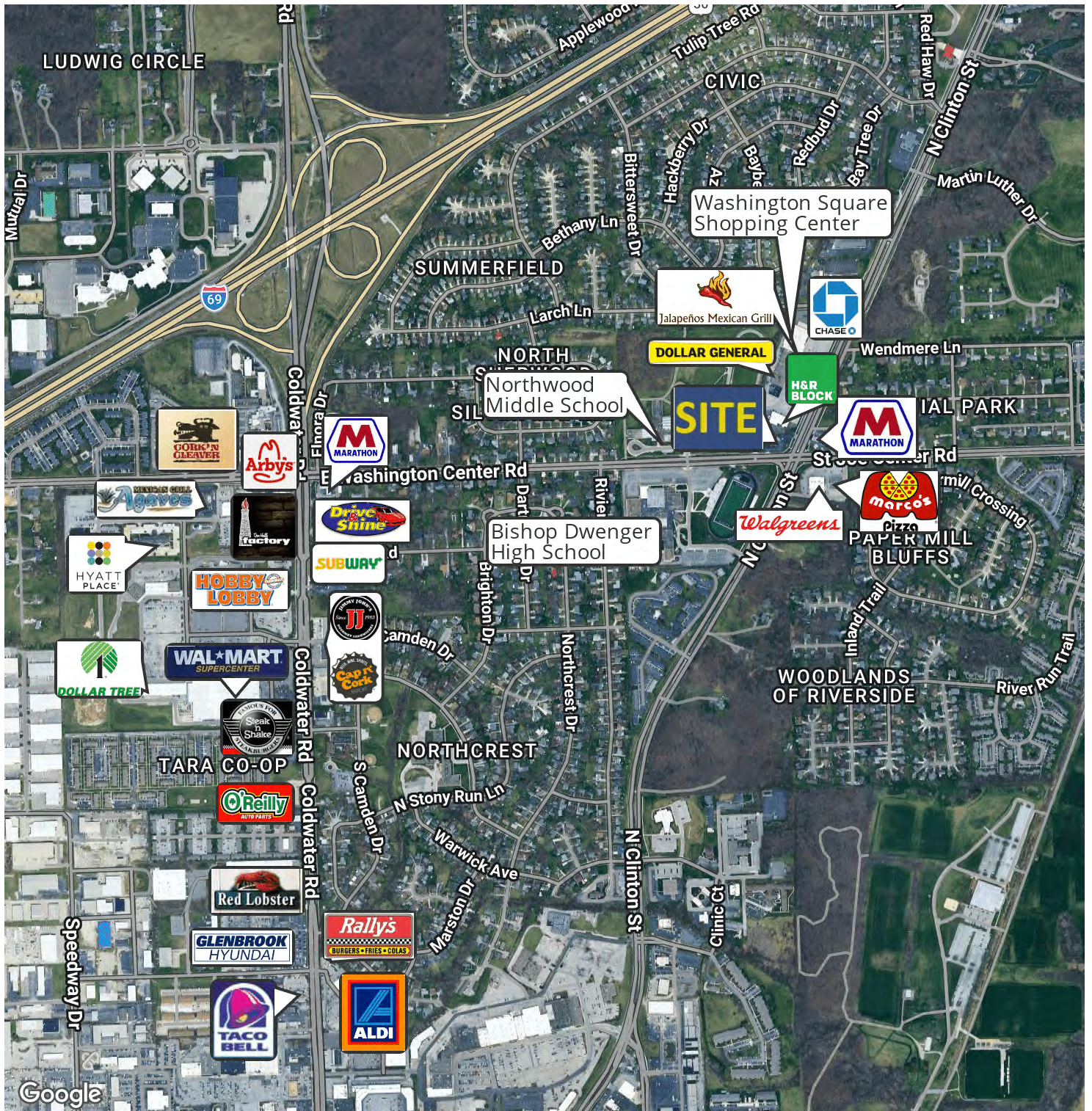
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RETAILER MAP

2,740 SF BUILDING ON PRIME 1 ACRE RETAIL SITE



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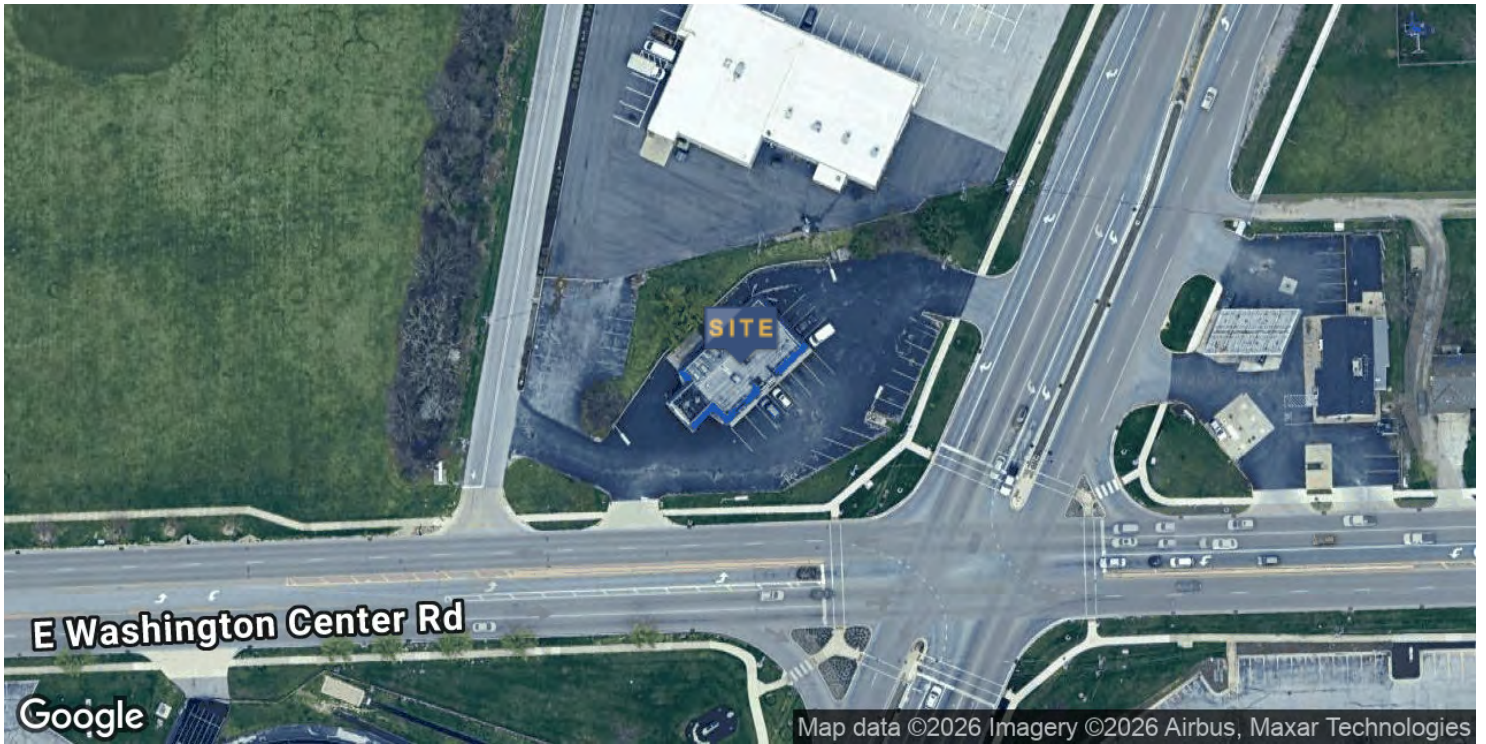
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LOCATION MAP

2,740 SF BUILDING ON PRIME 1 ACRE RETAIL SITE



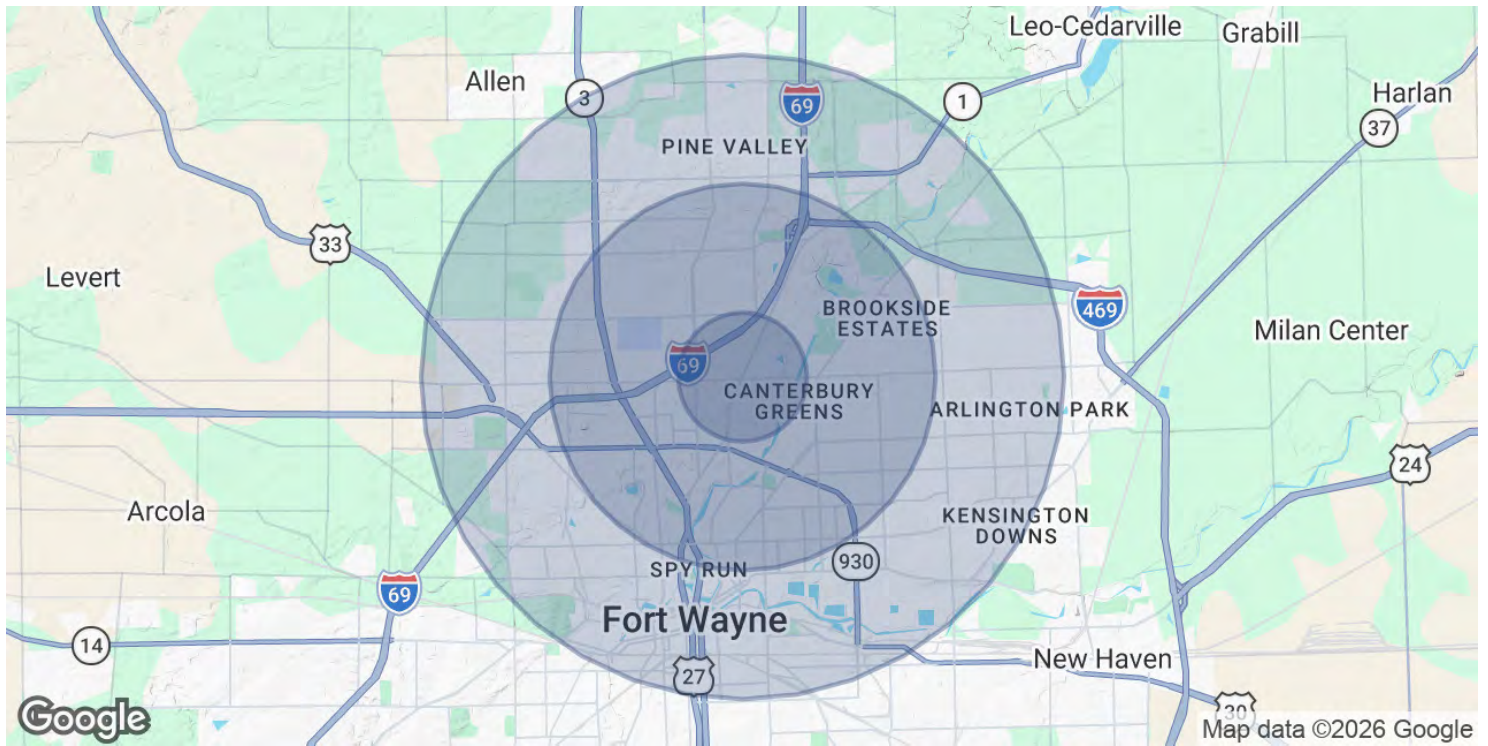
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DEMOGRAPHICS MAP & REPORT

2,740 SF BUILDING ON PRIME 1 ACRE RETAIL SITE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,292	68,364	170,465
Average Age	30.7	33.7	34.2
Average Age (Male)	28.5	32.1	33.3
Average Age (Female)	33.3	35.1	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,669	29,388	69,747
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$43,349	\$52,300	\$53,971
Average House Value	\$98,371	\$105,007	\$111,120

* Demographic data derived from 2020 ACS - US Census



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