

COMMERCIAL LAND

3800 E. DUPONT RD., FORT WAYNE, IN

FOR SALE



FEATURES:

- 0.67 acres commercial land located in the fast expanding medical epicenter of the city
- Exploding new retail area
- Near the lighted intersection of Dupont Road and Diebold Road; Adjacent to Parview Hospital
- Proximal to I-69 & I-469
- Full access easement through Carmike Theatre which offers 35 parking spaces

FOR SALE: \$395,000

FOR MORE INFORMATION:

Stanley C. Phillips
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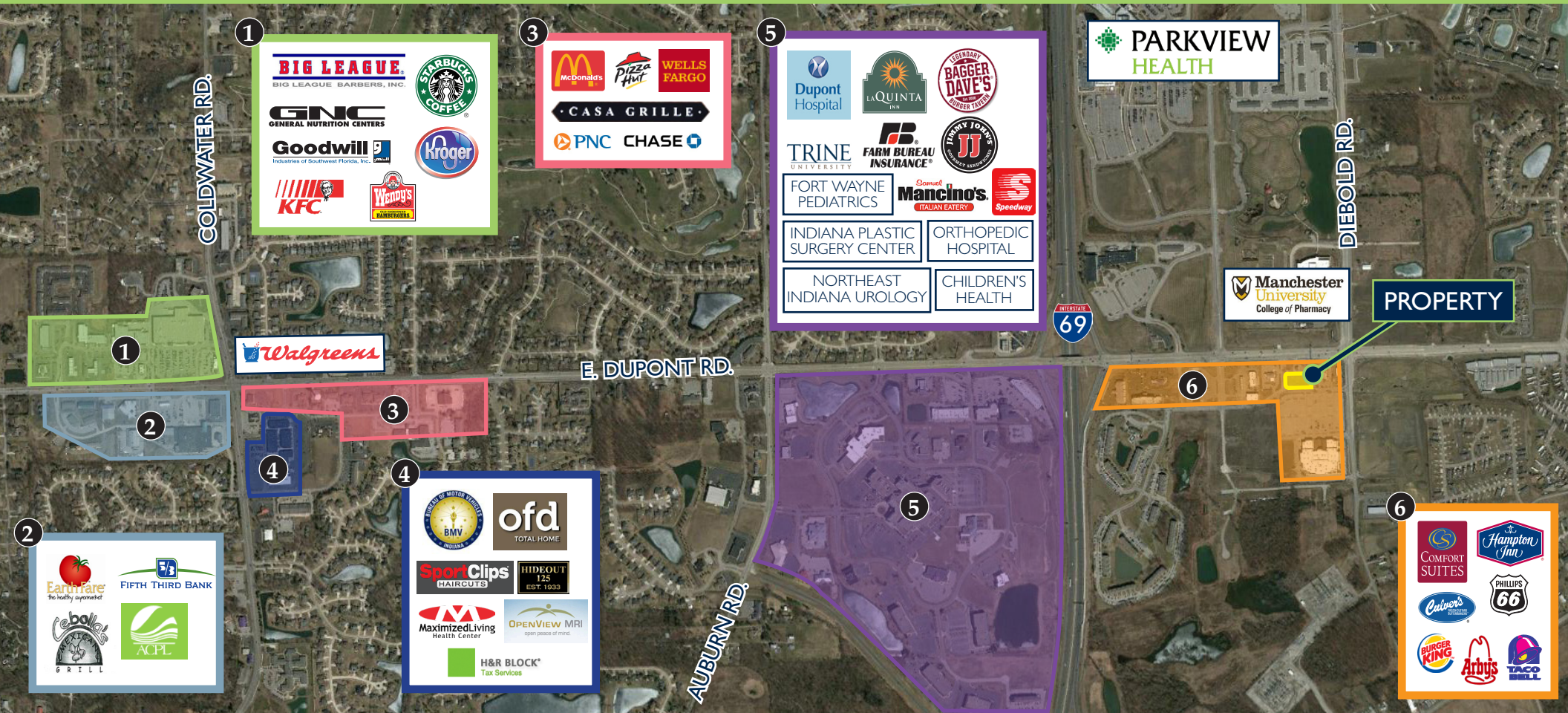
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FORT WAYNE, INDIANA



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LAND FOR SALE

Property Name **Prime Dupont Land**
 Street Address 3800 E. Dupont Road
 City/State Fort Wayne, IN
 Zip Code 46825
 County Allen
 Township St. Joseph



SALE INFORMATION

Date Available Immediately
 Sale Rate \$395,000
 Terms Cash at closing

SITE DATA

No. of Parcels One (1)
 Land Size .67 Acres
 Zoning CM-3
 Description General Commercial

TRANSPORTATION

Nearest Highway/Interstate I-69 | I-469
 Distance 0.5 Mile | 0.75 Mile
 Dist. to Commercial Airport 13 Miles

TRAFFIC COUNT

Street Name Number of Vehicles Per Day
 E. Dupont Road 19,400 VPD

UTILITIES ON SITE

Electricity & Natural Gas Sources Available
 Water / Sewer Source Available

PROPERTY TAXES

Key Number 02-08-05-100-012.000-072
 Assessments:
 Land \$223,800
 Improvements \$6,200
 Total **\$230,000**
 Annual Taxes \$7,385.16
 Tax Year **2013 payable 2014**

2015 DEMOGRAPHICS

Population
 1 Mile 3,358
 5 Miles 107,842
 10 Miles 272,071
 Households
 1 Mile 1,349
 5 Miles 41,861
 10 Miles 105,517
 Average Household Income
 1 Mile \$89,005
 5 Miles \$76,145
 10 Miles \$60,992

ADDITIONAL INFORMATION

- * Exploding new retail area
- * Corner lot at the lighted intersection of Dupont and Diebold Roads
- * Adjacent to Carmike Theatre with full access to easement rights through all Carmike Theatre entrances. Easement offers 35 parking spaces in Carmike's Parking Lot

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