



AVAILABLE FOR SALE

1706-1835 GETZ RD, FORT WAYNE, IN

PETER BOBECK

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9601 Coldwater Road

Fort Wayne, IN 46825

A MIKE THOMAS AFFILIATE

AVAILABLE 0.65 - 4.55 ACRES
SALE PRICE \$8.00 - \$14.00 / SF

PROPERTY HIGHLIGHTS

- Excellent southwest Fort Wayne location with easy access to Downtown and Interstate 69
- Fully divisible lots ranging from 0.65 up to 4.55 acres
- High traffic counts, clear visibility, and excellent frontage along Getz Rd
- Potential for a multi-family development
- South parcel is located at the lighted intersection of Constitution Dr and Getz Rd
- Located adjacent to Meijer and minutes from three major shopping centers, Lutheran Hospital, I-69, and major office parks
- Centrally situated between the W Jefferson Blvd and Illinois Rd retail corridors

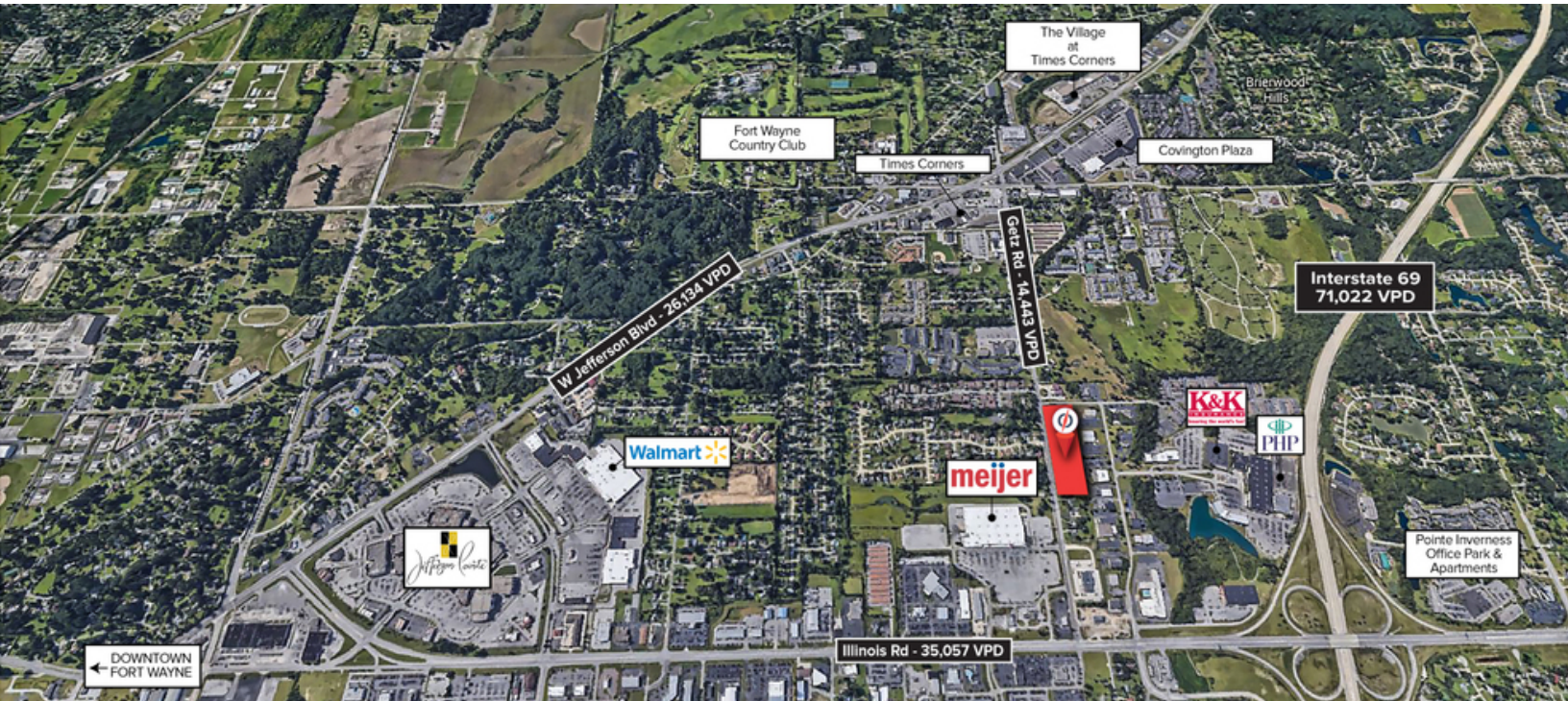


1706-1835 GETZ RD

Fort Wayne, IN 46804



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Utility Provider Information

Electrical - AEP

Gas - NIPSCO

Water - City of Fort Wayne

Sewer - City of Fort Wayne



OFFERING SUMMARY

Sale Price:	\$8.00 - \$14.00 / SF
Available:	0.65 - 4.55 Acres
Maximum Contiguous	3.9 Acres
Lots Available	Up to 7

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RETAILER MAP | 1/2 MILE RADIUS



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RETAILER MAP | 1 MILE RADIUS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,450	10,390	35,994
Total Population	3,192	25,470	88,206
Average HH Income	\$65,924	\$75,857	\$63,613
TRAFFIC COUNT			
Traffic Count Street	Getz Rd - 14,443 VPD		

Map data ©2019 Imagery ©2019, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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SALE PRICE \$8.00 - \$14.00 /SF



LOCATION INFORMATION

Street Address	1706-1835 Getz Rd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Side Of The Street	West
Signal Intersection	Yes

PROPERTY DETAILS

Number Of Lots	7
Best Use	Office & Retail
Property Type	Land
Zoning	C-1 & R-1
APN #	Various
Traffic Count	Getz Rd - 14,443 VPD
Minimum Divisible	0.65 Acres
Maximum Contiguous	3.9 Acres

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