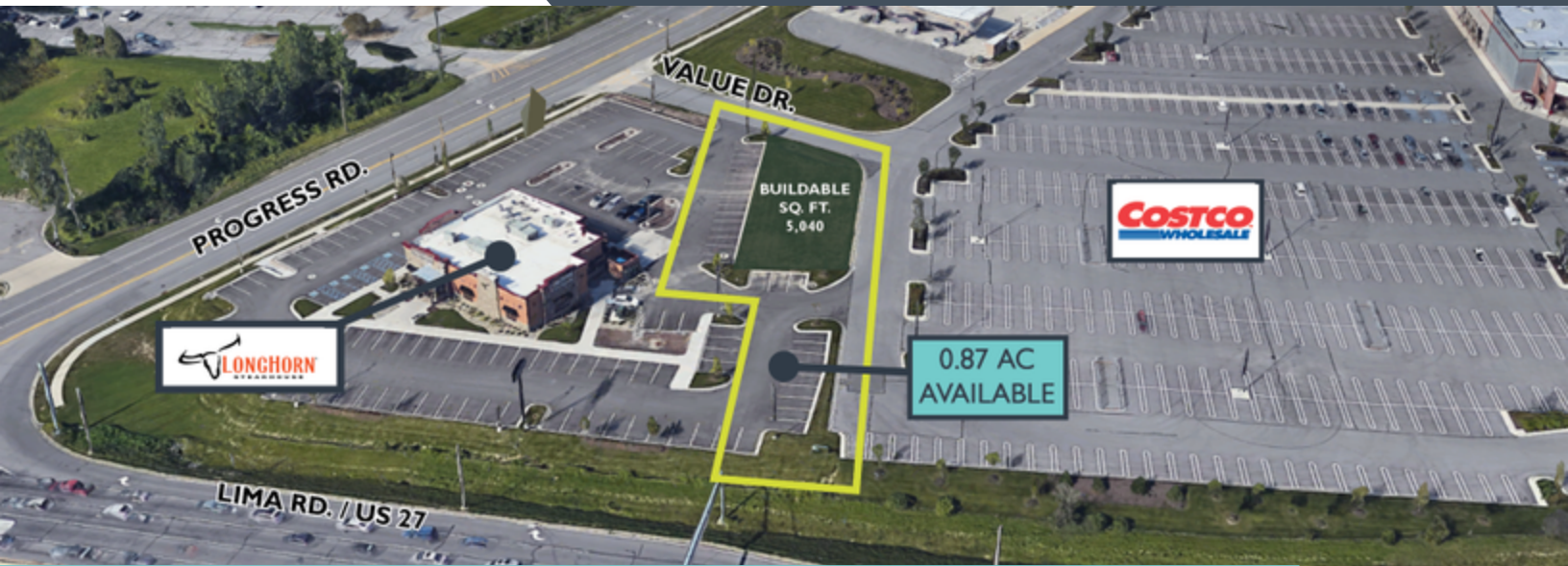


SALE

RETAIL | HOSPITALITY



OUTLOT ADJACENT TO LIMA RD./US 27



5050 VALUE DR., FORT WAYNE, IN 46825

PROPERTY OVERVIEW

Sitting in Costco's shadow, and next door to LongHorn Steakhouse, this parcel is ideal for retail or a fast-casual or drive-thru restaurant.

The site offers great visibility, including 60 feet of frontage on heavily traveled Lima Road/US 27.

Just moments from I-69, this is a major corridor to nearby downtown Fort Wayne. Local attractions that are just minutes away include Glenbrook (one of Indiana's largest indoor malls), the nationally recognized Fort Wayne Children's Zoo, Science Central, Sky Zone, Memorial Coliseum, and Parkview/SportONE Fieldhouse & Icehouse.

This stretch of road also serves as a car shopping corridor. Within one mile of the center, you'll find Kelley Chevrolet, Don Ayres Honda, Fort Wayne Nissan, Infiniti of Fort Wayne, Bob Rohrman Subaru, Vorderman Volkswagen, Glenbrook Dodge, Evans Toyota, Bob Thomas Ford, and numerous used car dealers.

And within that same general area, you will find nearly 15 hotels serving travelers staying in the "Summit City".

In short, this is a great location. Call one of our brokers for more details.

PROPERTY HIGHLIGHTS

- Highly visible site
- High traffic area
- Located next to Costco
- Easy access to Interstate 69
- Adjacent to signaled intersection
- I-69 - 70,885 vehicles per day
- Lima Rd. / US 27 - 51,084 vehicles per day
- Progress Dr. - 4,122 vehicles per day

SALE PRICE **\$650,000**

Lot Size:	0.87 Acres
Zoning:	I-2 General Industrial
Market	Allen County

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

STANLEY C. PHILLIPS
Executive Vice President
260.423.4311
sphillips@bradleyco.com

BROOK STEED, EDFP
Broker | Economic Development Specialist
260.755.7810
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BRADLEYCO.COM



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SALE

HOSPITALITY

Sale Price **\$650,000**

LOCATION INFORMATION

Street Address	5050 Value Dr
City, State, Zip	Fort Wayne, IN 46825
County	Allen County
Township	Washington
Signal Intersection	Adjacent
Nearest Highway	Lima Road/US 27

SITE INFORMATION

Property Type	Hospitality
Zoning	I-2 General Industrial
Property Subtype	Retail
Lot Size	0.87 Acres
APN #	02-07-22-276-002.000.073
Lot Frontage	±70'
Lot Dimension	Irregular
Condition	Good
Topography	Flat

UTILITIES

Gas Source	NIPSCO
Electric Source	AEP / I&M
Water/Sewer Source	Municipal

CUSTOM TABLE

3 MILES 5 MILES 10 MILES

Total Population	52,598	143,246	347, 203
Total Households	22,605	58,276	136,020
Average HH Income	\$55,665	\$62,754	\$70,710

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