



North Clinton Street Land

4810 N Clinton St (behind)

Fort Wayne, IN 46825



±0.97 AC Land Parcel For Sale

This ±0.97-acre parcel sits behind 4810 N Clinton Street in the Glenbrook retail submarket, one of the busiest commercial corridors in Fort Wayne. It's a good fit for a small freestanding retail user, a medical or service office, or a small multi-tenant building that wants Glenbrook traffic and co-tenancy without paying for a frontage lot. The shape is easy to plan around, and access comes through the signalized intersection at N Clinton Street and Fairington Drive.

Property Highlights

- ▶ ±0.97 AC available
- ▶ In the Glenbrook retail submarket, just north of Coliseum Blvd/SR 930
- ▶ Signalized access at Clinton St and Fairington Dr
- ▶ Close to Glenbrook Square and the Coliseum Blvd/SR 930 corridor
- ▶ Works for retail, medical, service, or office development
- ▶ **FOR SALE: \$330,000**

NEAL BOWMAN, SIOR

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PHILIP HAGEE

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IAN SMITH

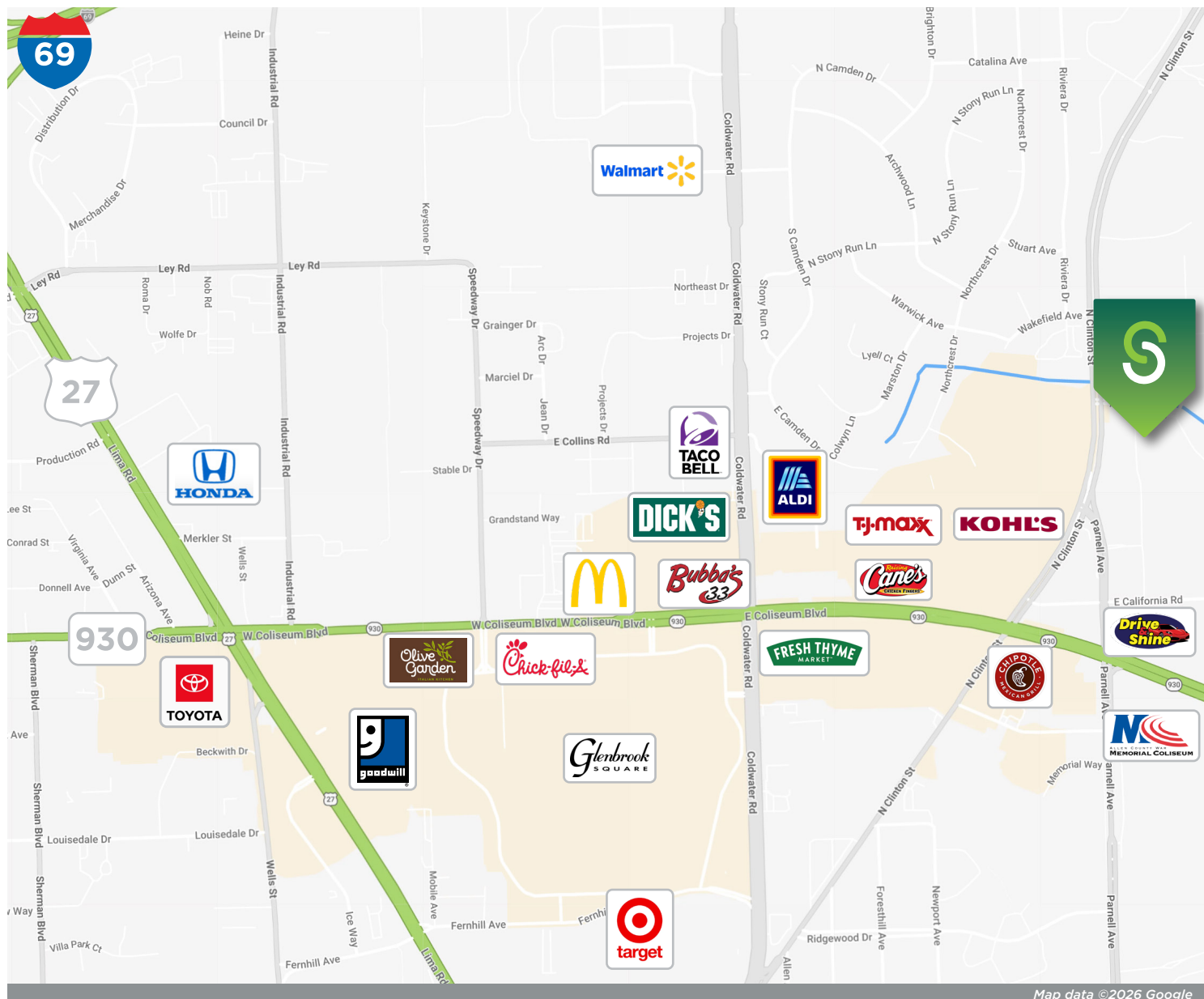
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Map data ©2026 Google

Glenbrook Trade Area

The property is on the north side of Fort Wayne, just north of Coliseum Boulevard along N Clinton Street. That puts it in the Glenbrook trade area, which pulls shoppers from across the region. National and regional retailers nearby include Kohl's, Best Buy, TJ Maxx, Dick's Sporting Goods, Target, Walmart, ALDI, and Applebee's. Coliseum Blvd and N Clinton St are two of the city's main east-west and north-south routes, so customers and employees can get to the site easily from anywhere in Allen County.

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Site Plan - ±0.97 AC



Site plan may not be to scale. Contact broker for details.

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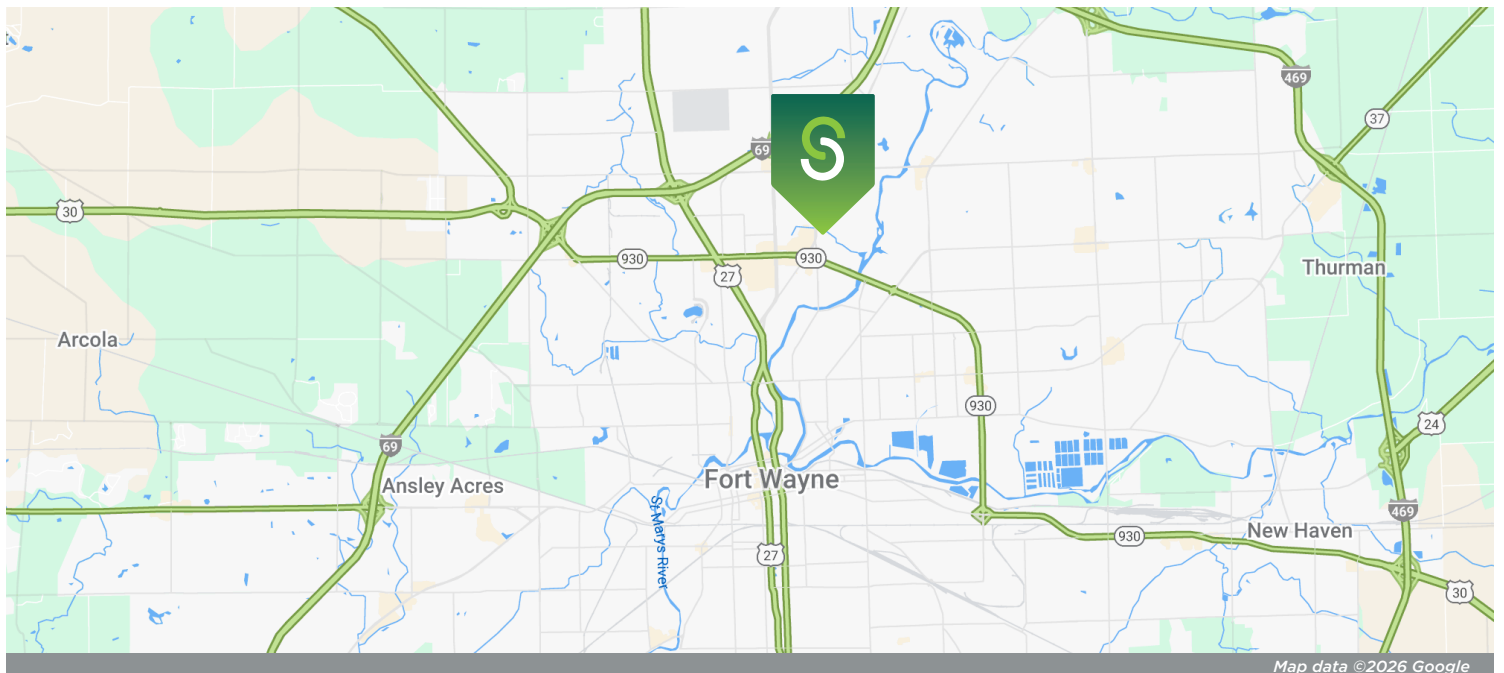
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PROPERTY INFORMATION

Address	4810 N Clinton St (behind)
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-24-451-002.001-073



SALE INFORMATION

Price	\$330,000
Terms	Cash at close

UTILITIES

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

SITE DATA

Site Acreage	±0.97 AC
Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69, 1.8 miles
Traffic Count	24,566 - N Clinton St

ADDITIONAL INFORMATION

- Accessed via signalized intersection at North Clinton Street and Fairington Drive
- C2 zoning allows for a wide variety of uses

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