STURGES PROPERTY GROUP

10000 Diebold Rd

Fort Wayne, IN 46825



Rapidly Growing Retail Area

Ideal 0.85-acre development site in north Fort Wayne, zoned SC (Shopping Center) for a variety of office and retail uses. Located at the corner of Diebold Road and Tanner Hill Run, the parcel is approximately 176' x 209' with utilities available nearby. Situated within a Tax Increment Financing (TIF) district and new development, the property is directly across from Parkview Regional Medical Center and approximately 0.7 miles from I-69. Traffic counts are approximately 4,570 VPD on Diebold Road and 34,900 VPD on Dupont Road, providing excellent exposure for future office and retail development.

Property Highlights

- .85 AC, Zoned SC - Shopping Center
- High-demand area with new retail and medical developments
- Across from Parkview Regional Medical Center and Dupont Hospital
- **FOR SALE: $750,000**

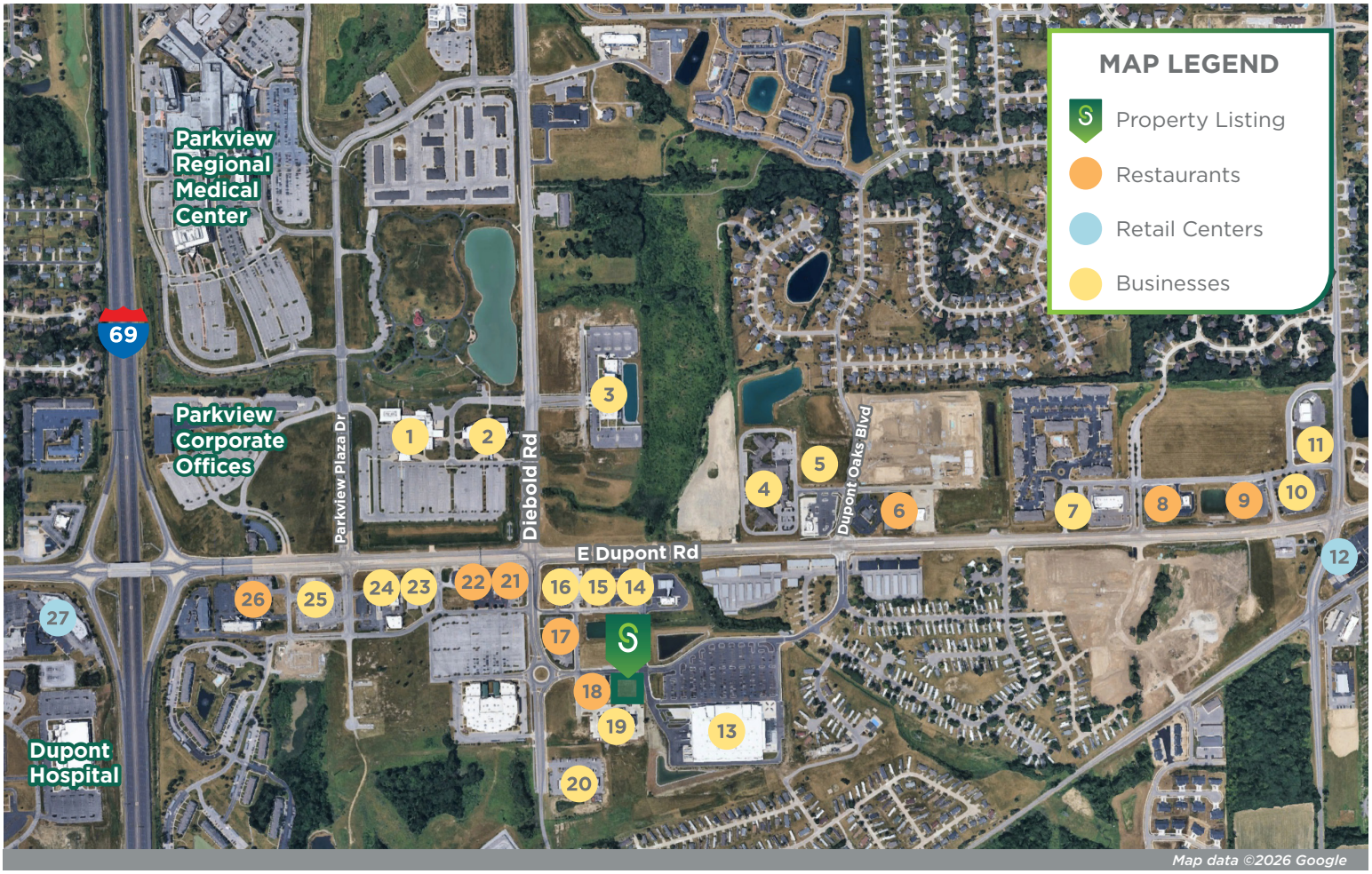
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Nearby Businesses

1. Parkview Mirro Center
2. Manchester University Fort Wayne
3. Hilton Garden Inn
4. Grey Stone Health & Rehabilitation Center
5. ALDI
6. Mocha Lounge
7. Fort Financial Credit Union
8. McDonald's
9. Dunkin'
10. Walgreens
11. Partners First Federal Credit Union
12. Leo Crossing
13. Meijer
14. Midwest Federal Credit Union
15. Valvoline Instant Oil Change
16. Mike's Carwash
17. Giordano's Pizza
18. Smoothie King/Qdoba Mexican Eats
19. Holiday Inn Express
20. McMahon's Best-One Tire & Auto
21. Taco Bell
22. Arby's
23. 3 Rivers Federal Credit Union
24. Shell
25. Lassus Handy Dandy
26. Culver's
27. Dupont Place Shopping Center

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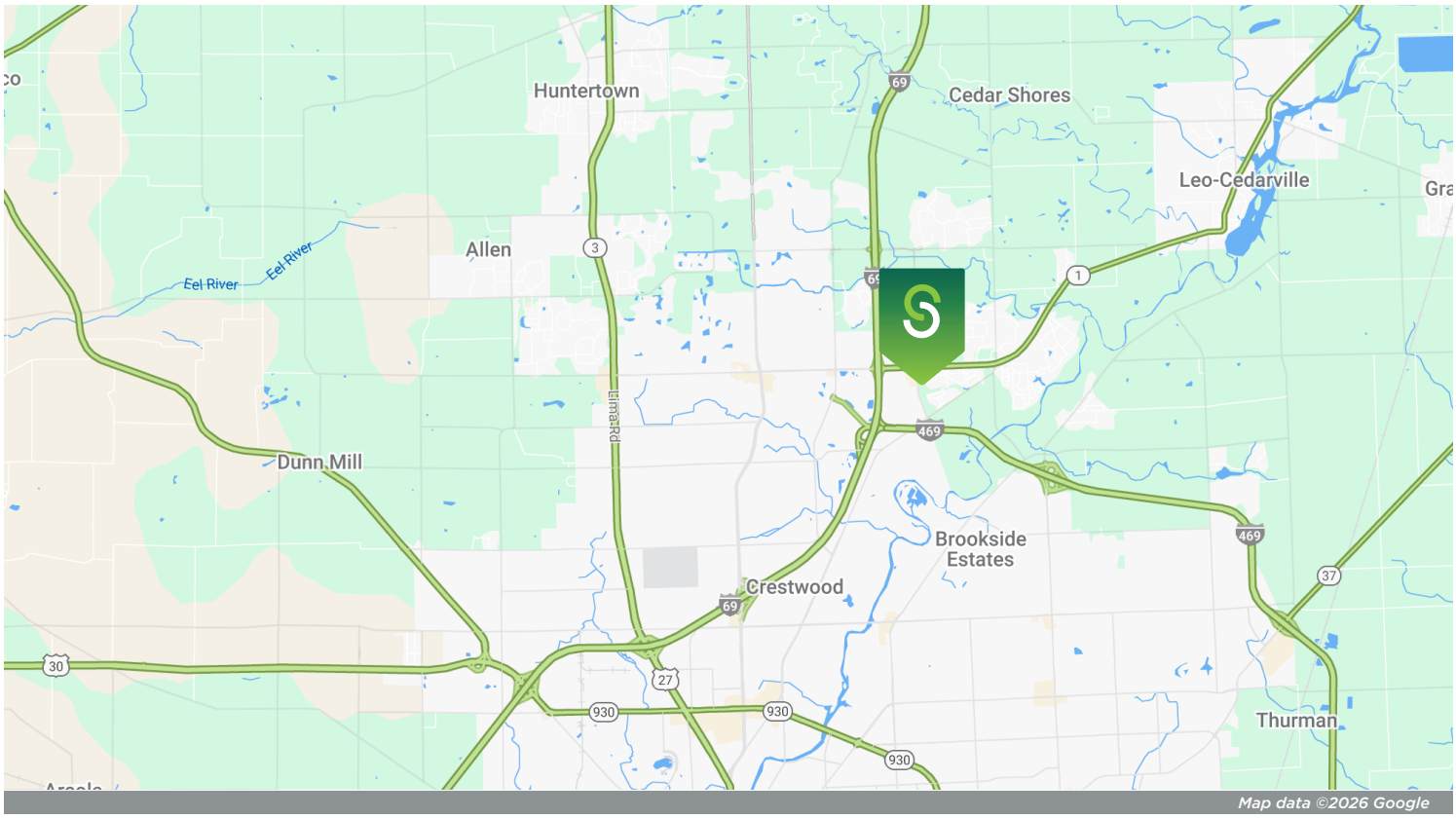
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Excellent Location

This 0.85-acre site is located in a new development across from Parkview Regional Medical Center, approximately 0.7 miles from I-69 on the north side of Fort Wayne. It is situated in front of Holiday Inn Express and next to Meijer Grocery Store. Nearby businesses include Smoothie King, Giordano's Pizza, Mike's Carwash, Berger Auto Service, Valvoline Oil Change, Midwest America Federal Credit Union, Taco Bell, Arby's, Belmont Beverage, 3 Rivers Federal Credit Union, Culver's Restaurant, Comfort Suites, and Hampton Inn.



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PROPERTY INFORMATION	
Address	10000 Diebold Rd
City, State, Zip	Fort Wayne, IN 46845
County	Allen
Township	St Joseph
Parcel Number	02-08-05-200-004.000-063
2025 Tax/Payable 2026	$8,515.08



SALE INFORMATION	
Price	$750,000
Terms	Cash at Closing

SITE DATA	
Site Acreage	0.85
Zoning & Description	SC - Shopping Center
Nearest Interstate	.7 miles to I-69
Nearest Rail Service	NA
Traffic Count	4,570 VPD - Diebold Rd 34,900 VPD - E Dupont Rd 26,100 VPD - W Dupont Rd 70,000 VPD - I-69 & Dupont Rd

AVAILABLE LOTS

Lot Number	Size	Total
• 1	0.85	$750,000

UTILITIES	
Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

ADDITIONAL INFORMATION

- Prime retail land in thriving area
- High traffic counts
- Ideal location for retail, restaurant, bank, or office
- Easy access to the site and I-69

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