



## NE Corner of Dupont and Lima Rd

1614 West Dupont Road  
Fort Wayne, IN 46825

### Land For Sale- NEC of Dupont and Lima

Land available for sale at the northeast corner of Dupont and Lima Rd. This 1.4 acre parcel is situated at one of the busiest corners in Fort Wayne in a highly desirable retail trade area. Perry Township is one of the fastest growing townships in the state with new home developments within close proximity to the west and the north. Additional land available if necessary- see broker for details.

### Property Highlights

- 1.4 AC available for sale
- Situated on one of the busiest corners in Fort Wayne
  - › Lima Rd: 16,400 vehicles per day
  - › Dupont Rd: 21,100 vehicles per day
- Located in a quickly growing submarket



#### NEAL BOWMAN

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#### PHILIP HAGEE

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### Excellent Location

Land available for sale on one of the busiest corners in Fort Wayne, IN with Lima Road averaging around 16,400 VPD and Dupont Road averaging: 21,100 VPD. This location is also in one of the fastest growing submarkets.

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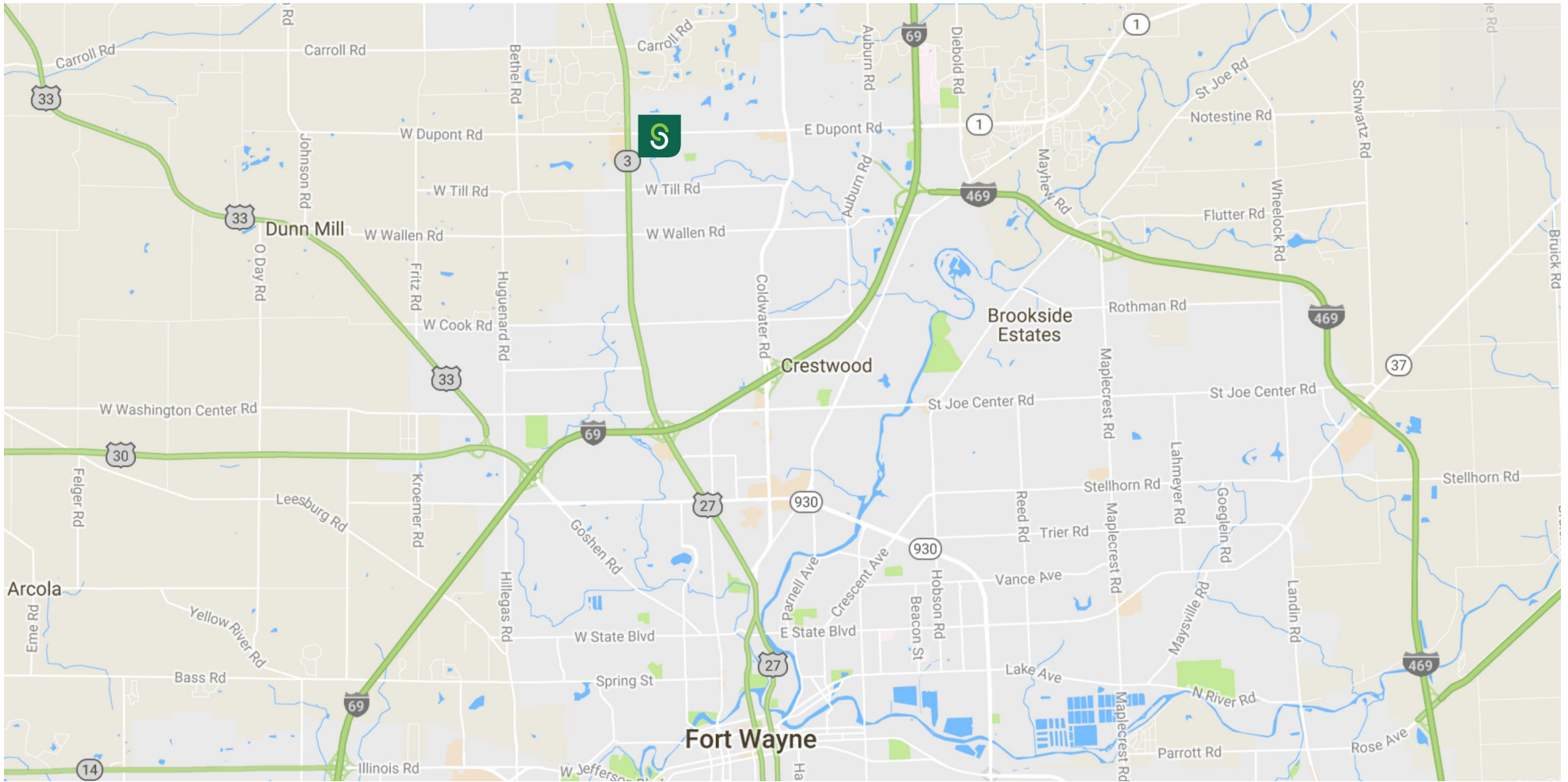
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### LAND FOR SALE

Property Name	NE Corner of Dupont and Lima
Address	1614 West Dupont Road
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Perry
Parcel No.	Multiple



### SALE INFORMATION

Price	1,500,000.00
Terms	Cash at Close

### SITE DATA

Site Acreage	1.4 AC
Zoning & Description	C2 & AR
Nearest Interstate	3.1 miles
Traffic Count	Lima: 34,700 VPD Dupont: 21,100 VPD

### UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	N/A

### AVAILABLE LOTS

Lot Number	Size	Total
- NEC of Dupont and Lima	1.44 AC	\$1,500,000
- Additional Land		See Broker

### ADDITIONAL INFORMATION

- Situated in one of the busiest corners of Fort Wayne
- Located in quickly growing submarket
- Additional land available- see broker for details

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## WHY INVEST IN FORT WAYNE?



As one of the fastest growing metropolitan areas in the Great Lakes region, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

seamlessly while still preserving the rich Fort Wayne history.

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true “sense of place” that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community’s culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces

**7** Million Visitors Annually

**#1** Voted Best Place to Move (Reader’s Digest, 2022)

**#2** Second Largest City in Indiana





**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman**  
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**Andrew Eckert**  
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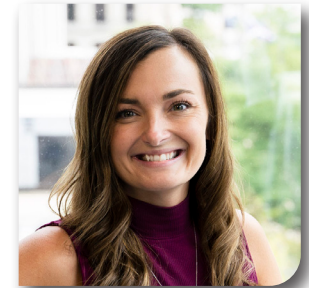
**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**

**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



### **Sturges Property Group**

**260 424 8448**

[SturgesProperty.com](http://SturgesProperty.com)

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



### **Nexus Technology Partners**

**260 425 2096**

[nexusfw.com](http://nexusfw.com)

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT Support services to digital directory boards, building card access systems, drone photography, and video security.



### **Maintenance Management**

**260 483 3123**

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers, from maintenance personnel to employees licensed in skilled trades.



### **Sturges Development**

**260 426 9800**

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.