



Mayhew Road Retail/Office Land

9944 Mayhew Road
Fort Wayne, IN 46825

Commercial Land in the Dupont/Leo Corridor

Great retail or office land site available, zoned NC - Neighborhood Center. This site is located on Fort Wayne's north side in a high-demand area.

The growth in this area of Fort Wayne is on the rise, with nearby developments including national retailers and restaurants, commercial strip centers, medical offices, residential neighborhoods, and several infrastructure improvements.

Property Highlights

- ▶ 3.175 AC divisible
- ▶ Affluent demographics
- ▶ Easy access to the I-69/Dupont Rd, I-69/Union Chapel, and I-469/Maplecrest Road interchanges
- ▶ **FOR SALE: \$553,212**

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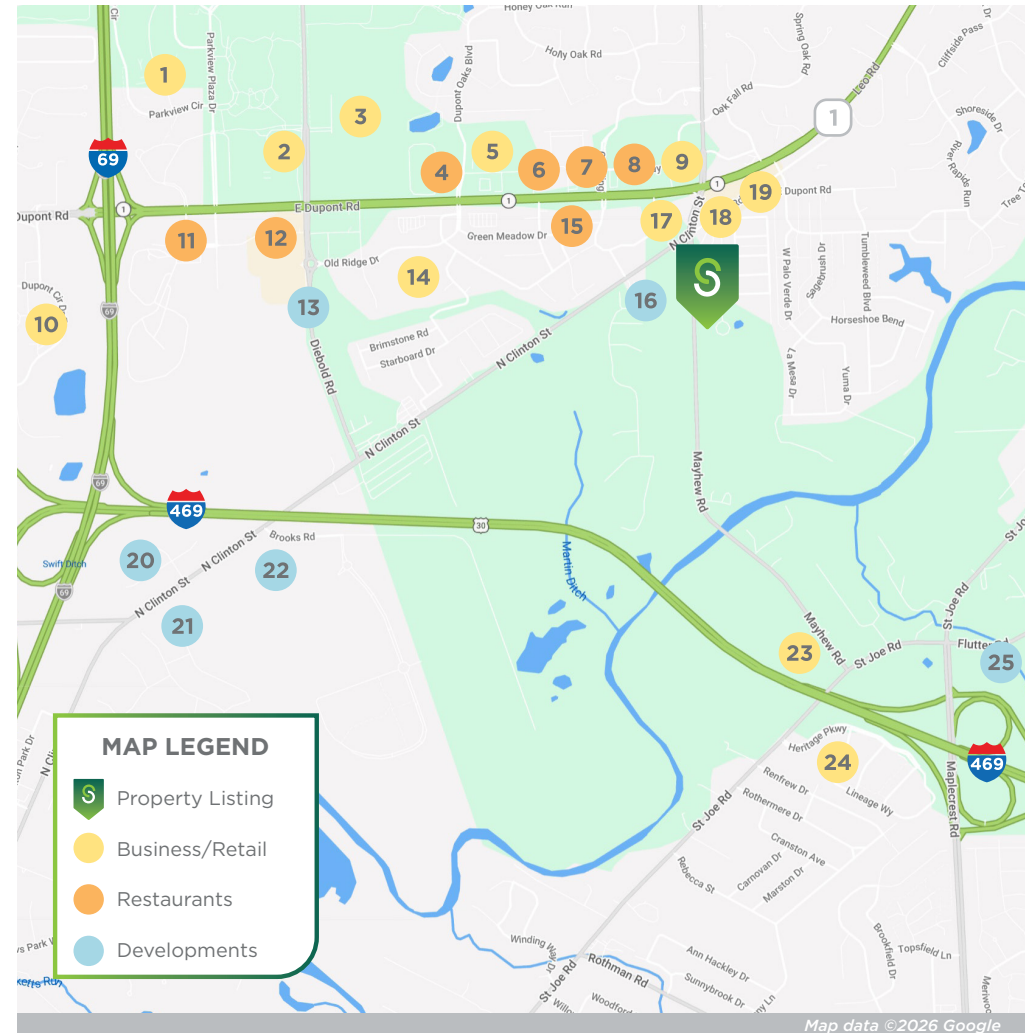
Excellent Location

Mayhew Road provides an excellent alternative route that connects northeast Fort Wayne to northern Fort Wayne across the St. Joseph River. Approximately 17,000 vehicles travel Mayhew Road daily between N Clinton Street and St. Joe Road, as it bypasses the need for interstate travel. I-69 is only 1.7 miles to the west and I-469 is 1.5 miles to the south.

There are several commercial, residential, and infrastructure developments along N Clinton Street, Diebold Road, and E Dupont Road, which highlight the tremendous growth and popularity of the area.

Nearby Businesses & Developments

- | | |
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| 1. Parkview Regional Medical Center | 14. Meijer |
| 2. Manchester University | 15. Starbucks Chipotle Five Guys |
| 3. Hilton Garden Inn | 16. Wood Creek Reserve (offices and residential) |
| 4. Panda Express | 17. Drive & Shine Car Wash and Oil Change |
| 5. ALDI | 18. Shell Williams Service Center |
| 6. Chick-fil-A | 19. Dollar Tree Marathon |
| 7. Dairy Queen Papa John's | 20. Tippmann Group HQ (2027) |
| 8. McDonald's | 21. Back 9 Golf & Entertainment |
| 9. Walgreens | 22. The Villages of Arneo (residential and commercial) |
| 10. Dupont Hospital | 23. Lawnganics |
| 11. Culver's Burger King | 24. Heritage Pointe Nursing Home |
| 12. Arby's Taco Bell | 25. Belmont Woods (residential) |
| 13. Infrastructure improvements along Diebold Road | |



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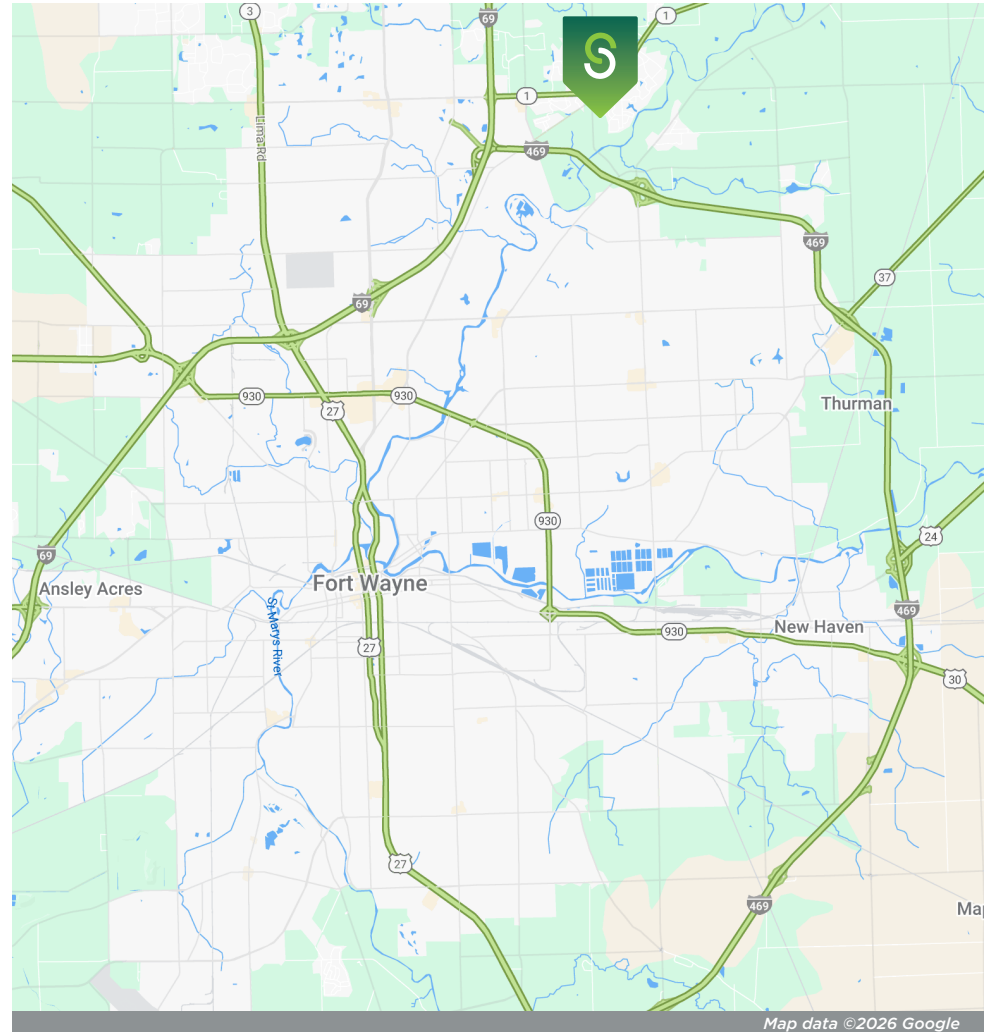
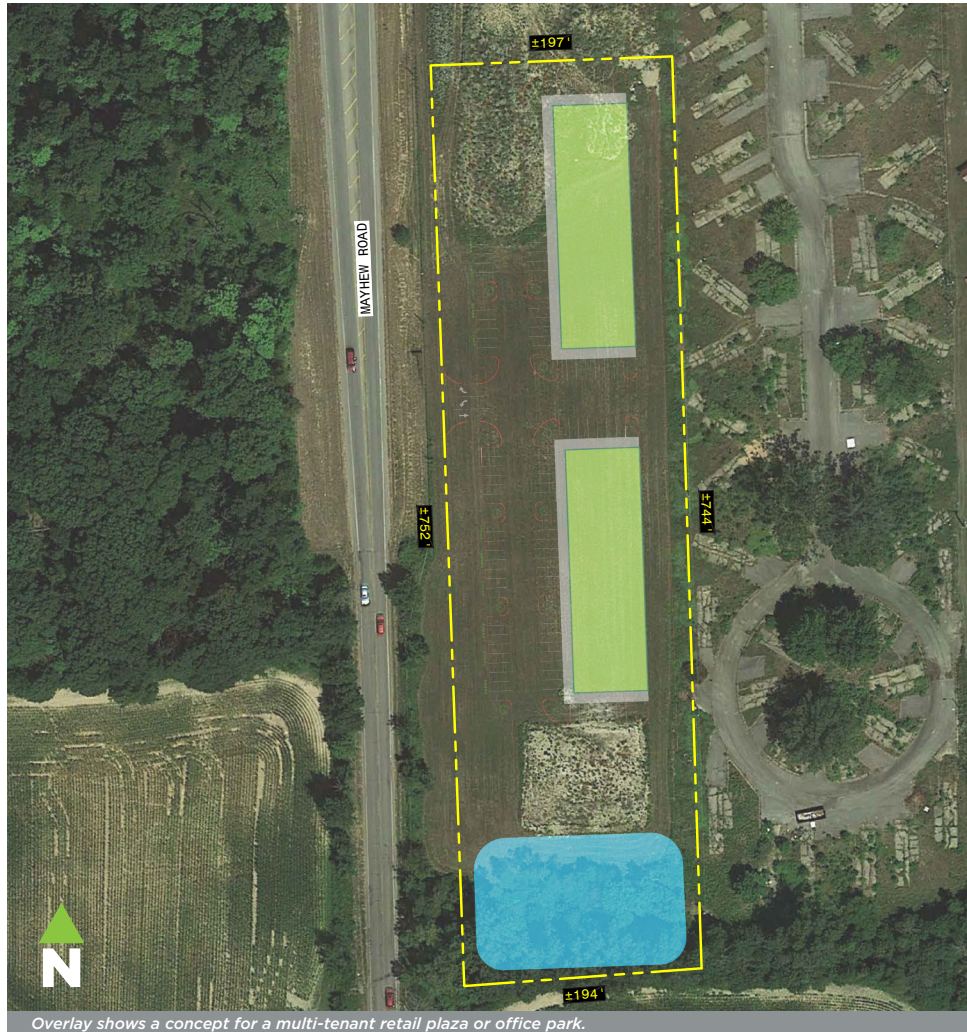
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PROPERTY INFORMATION

Address	9944 Mayhew Road
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	St. Joseph
Parcel Number	02-08-04-100-016.000-063

SALE INFORMATION

Price	\$553,212
Terms	Conventional Financing

AVAILABLE LOTS

Lot Number	Size (AC)	Rate	Total
• #9944	3.175	\$4.00/SF	\$553,212

UTILITIES

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

SITE DATA

Site Acreage	3.175
Zoning & Description	NC - Neighborhood Center
Nearest Interstate	I-69 - 1.7 miles I-469 - 1.5 miles
Traffic Count	16,695 - Mayhew Road 18,291 - Clinton St/Mayhew Rd intersection

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