



Kroger Shadow-Anchored Land

1329 W State Blvd
Fort Wayne, IN 46808



Land For Sale on State Blvd

Development land available within the well-established West State Blvd corridor. The 1.2-acre lot sits adjacent to West State Plaza, home to Kroger, Dollar Tree, Rent-A-Center, and Pizza Hut.

The property is situated within a dense residential neighborhood on a major thoroughfare, not far from downtown Fort Wayne, the Fort Wayne Zoo, the University of Saint Francis, and several major employers.

Property Highlights

- ▶ Development land in established retail corridor
- ▶ Shadow-anchored by Kroger
- ▶ Zoned C2 - General Commercial
- ▶ 9,400 VPD - W State Blvd
- ▶ Utilities to site
- ▶ **FOR SALE: \$480,000**

NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

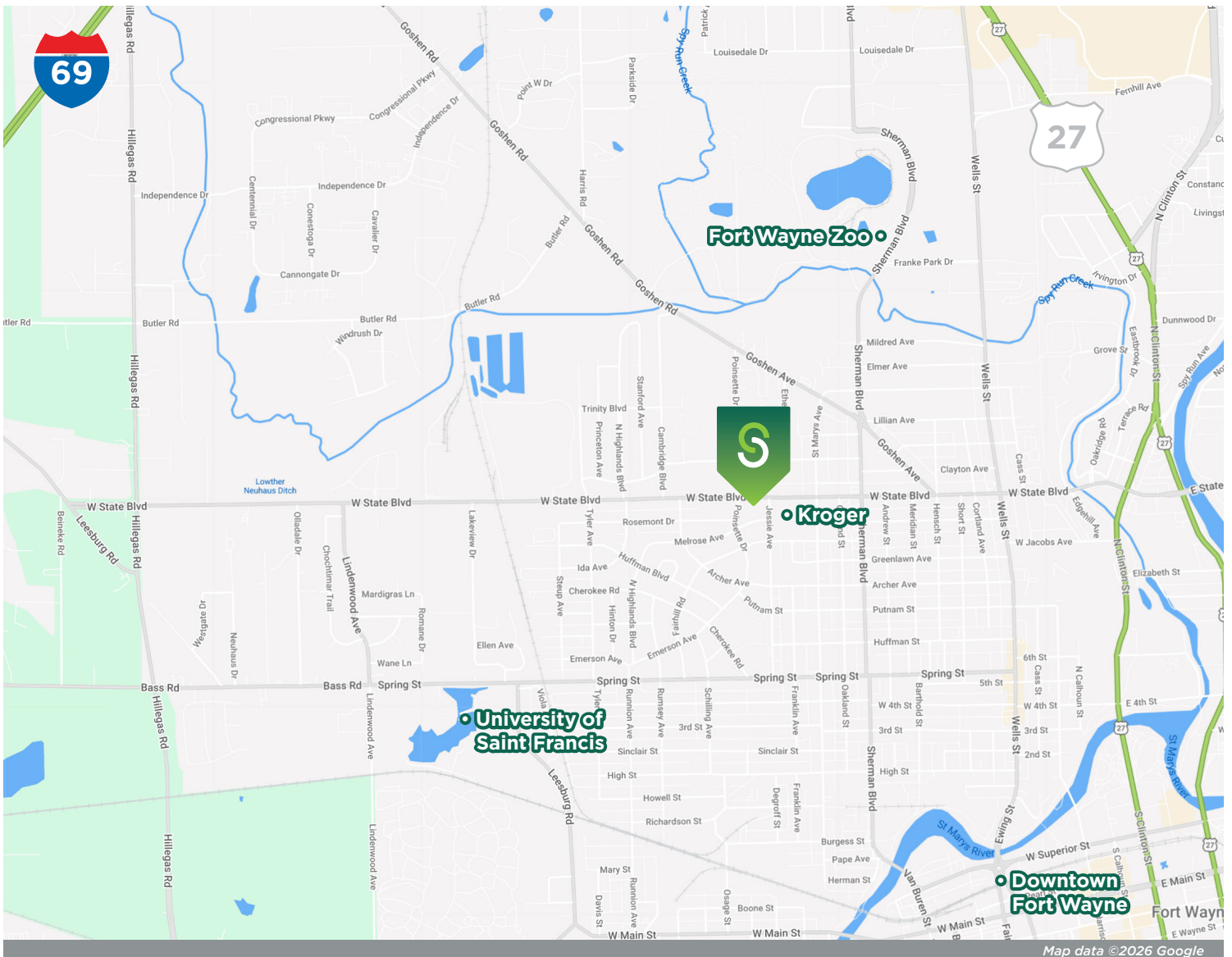
PHILIP HAGEE
Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH
Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



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Excellent Location

1329 W State Blvd is situated on Fort Wayne's northwest side, approximately 1.5 miles from downtown and about 2 miles from I-69, the region's primary interstate highway.

To the north lies the Fort Wayne Zoo, one of the region's most prominent recreational destinations and a consistent draw for families across the Fort Wayne metropolitan area. To the south, the University of Saint Francis adds an institutional anchor to the immediate trade area. Large residential neighborhoods extend in every direction, giving the site a dense and stable base of nearby consumers.

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Site Plan - 1.2 AC



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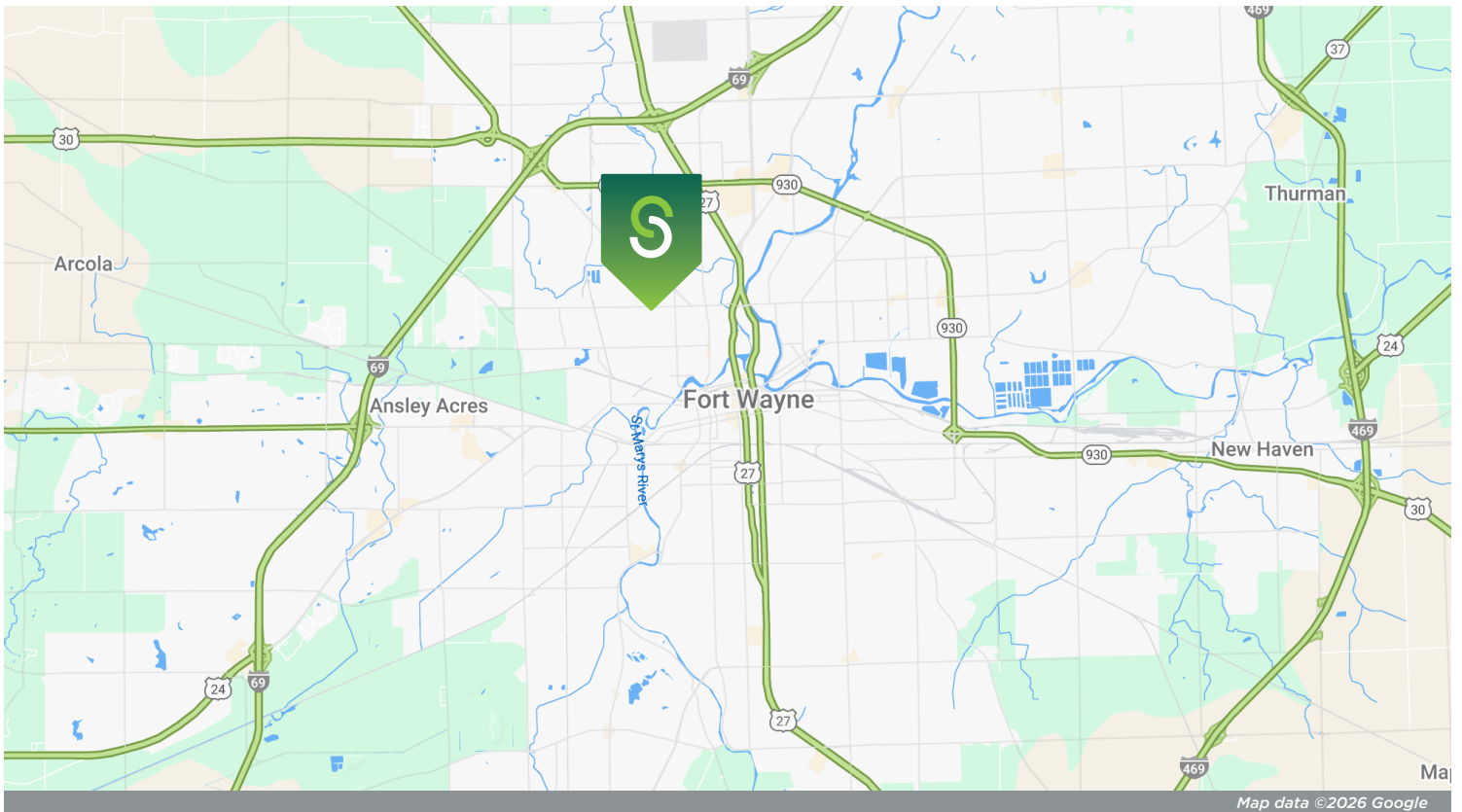
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PROPERTY INFORMATION

Address	1329 W State Blvd
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Wayne
Parcel Number	02-07-34-402-002.000-074 02-07-34-402-003.000-074 02-07-34-402-004.000-074
2025 Tax/Payable 2026	\$4,438.38



SALE INFORMATION

Price	\$480,000
Terms	Cash at close

SITE DATA

Site Acreage	1.2 AC
Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69, 2.3 miles
Traffic Count	9,486 VPD - W State Blvd

UTILITIES

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

ADDITIONAL INFORMATION

- 1.2-acre parcel for sale on State Blvd
- Shadow-anchored by Kroger
- Surrounded by large neighborhoods, close to downtown Fort Wayne

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