



AVAILABLE FOR SALE

NEC BLUFFTON RD & AIRPORT EXPRESSWAY

8500 BLK BLUFFTON ROAD
FORT WAYNE, IN 46809

TYLER BINKLEY

Vice President/Broker

M: 260.414.0617

E: tbinkley@xplorcommercial.com

919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 3.69 ACRES
SALE PRICE \$2.75 / SF

PROPERTY HIGHLIGHTS

- High traffic count corner of Bluffton Road (SR 1) and Airport Expressway
- Close to Fort Wayne International Airport, I-69 and I-469
- Great visibility and opportunity for restaurants, hotels, medical or office uses.
- Zoned C-4 with broad list of permitted uses
- Utilities are roadside along the site
- For sale at \$2.75/SF or \$442,025



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Corner property at lighted intersection surrounded by successful industrial and office users. The busy intersection offers high traffic volumes. Minutes away from Interstate 69, Interstate 469, and the Fort Wayne International Airport via Bluffton Rd and Airport Expressway.

OFFERING SUMMARY

Sale Price PSF:	\$2.75 / SF
Sale Price Total:	\$442,025.00
Lot Size	3.69 Acres
Zoning	C-4
Annual Taxes	\$5,785.06



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RETAILER MAP



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PROPERTY DETAILS

SALE PRICE		\$2.75 / SF	
LOCATION INFORMATION		PROPERTY DETAILS	
Building Name	NEC Bluffton Rd & Airport Expressway	Property Type	Land
Street Address	8500 blk Bluffton Road	Property Subtype	Office
City, State, Zip	Fort Wayne, IN 46809	Zoning	C4 - Intensive Commercial
County/Township	Allen/Wayne	Lot Size	3.69 Acres
Side Of Street	Northeast	APN#	02-12-34-300-007.000-074
Signal Intersection	Yes	Lot Frontage	492
Market Type	Large	Lot Depth	402
Nearest Highway	SR 1	Corner Property	Yes
Nearest Airport	Fort Wayne International Airport	Traffic Count Street	Airport Expw - 11,531 Bluffton Rd - 11,502 VPD
LAND		UTILITIES & AMENITIES	
Number Of Lots	1	Power	Yes
Best Use	Office or Retail	Utilities	Existing at Site
Irrigation	Yes		
Water	Yes		
Sewer	Yes		