

RETAIL LAND

4606 E. WASHINGTON BLVD., FORT WAYNE, IN

FOR SALE



FEATURES:

- 2.03 acres available
- 225 ft. of prime frontage on US 930
- Located within New Haven industrial corridor
- Just over a mile from the new Maplecrest Rd. extension
- Proximal to the intersection of Coliseum Blvd. and US 930
- **FOR SALE: \$499,900**



FOR MORE INFORMATION:

Stanley C. Phillips
Executive Vice President
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LAND FOR SALE

Property Name **4606 E. Washington Blvd.**
 Street Address **4606 E. Washington Blvd.**
 City/State **Fort Wayne, IN**
 Zip Code **46803**
 County **Allen**
 Township **Adams**



SALE INFORMATION

Date Available **Immediately**
 Sale Rate **\$499,900**
 Term **Cash at closing**

UTILITIES

Water / Sewer **On-Site**
 Gas **On-Site**
 Electric **On-Site**

SITE DATA

Land Size **2.03 Acres**
 Fron Frontage **225'**
 Dep'l Depth **460.5'**
 Zoning **IN-3**

2016 DEMOGRAPHICS

Population
 1 Mile **2,270**
 3 Miles **67,423**
 5 Miles **181,333**

Households
 1 Mile **943**
 3 Miles **26,064**
 5 Miles **71,373**

Average Household Income
 1 Mile **\$45,142**
 3 Miles **\$48,321**
 5 Miles **\$50,562**

TRANSPORTATION

Nearest Highway/Interstate **I-469 via US 930 East**
 Distance **4.8 Miles**

TRAFFIC COUNT

<u>Street Name</u>	<u>Number of Vehicles Per Day</u>
Highway US 930	21,800 VPD
Coliseum Blvd	22,000 VPD
Meyer Road	26,200 VPD

PROPERTY TAXES

Key Number **02-13-08-200-019.000-077**

Assessments:

Land	\$88,700
Improvements	\$0
Total	\$88,700

Annual Taxes **\$2,661**
 Tax Year **2015 payable 2016**

ADDITIONAL INFORMATION

- * Located within New Haven industrial corridor
- * 225 ft. of frontage along US 930 East
- * Close to intersection of Coliseum Blvd and US 930 East
- * Just over a mile from new Maplecrest Rd. extension

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