

FOR SALE

SAWYER ROAD PLAZA

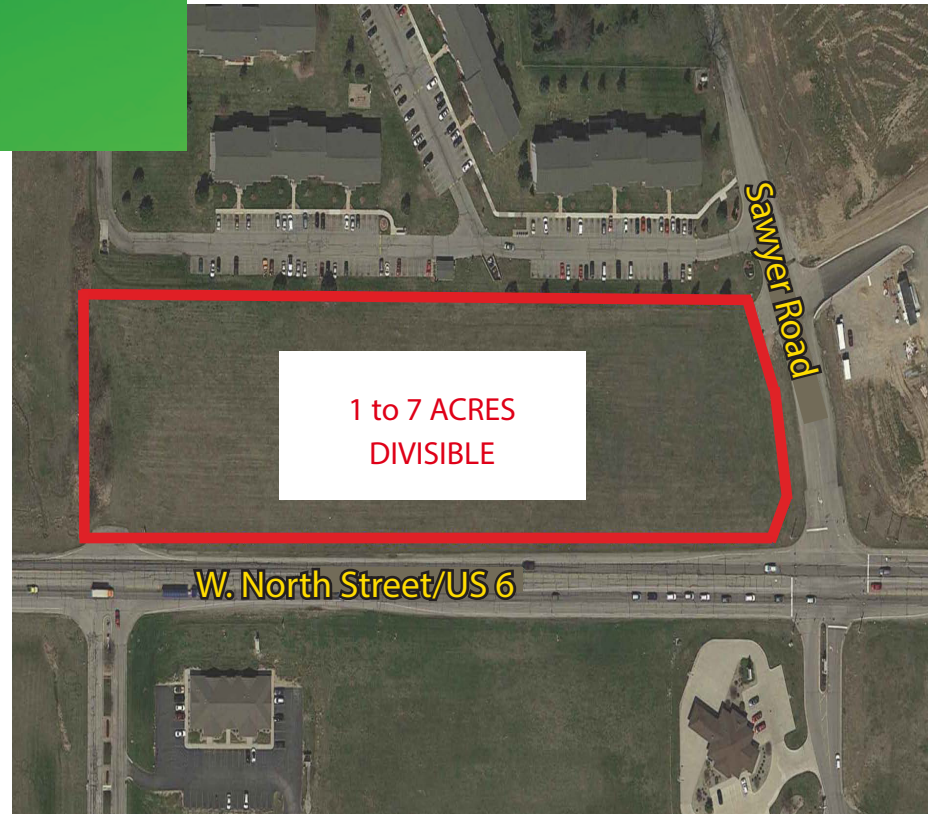
7.1 ACRES - DIVISIBLE

US 6 & SAWYER ROAD
KENDALLVILLE, IN 46755



PROPERTY FEATURES

- + 7.1 Acres - Divisible 1 AC to 7 AC
- + Excellent visibility on US 6
- + Across from Parkview Noble Hospital/First Care, and next to Orchard Pointe Health Campus
- + High traffic area
- + Located on the northwest corner of US 6 and Sawyer Road; east of SR 3
- + Fast growing area in Kendallville



CONTACT US

NEAL BOWMAN

Senior Broker
+1 260 424 8448
neal.bowman@cbre-sturges.com

REBECCA WORRELL

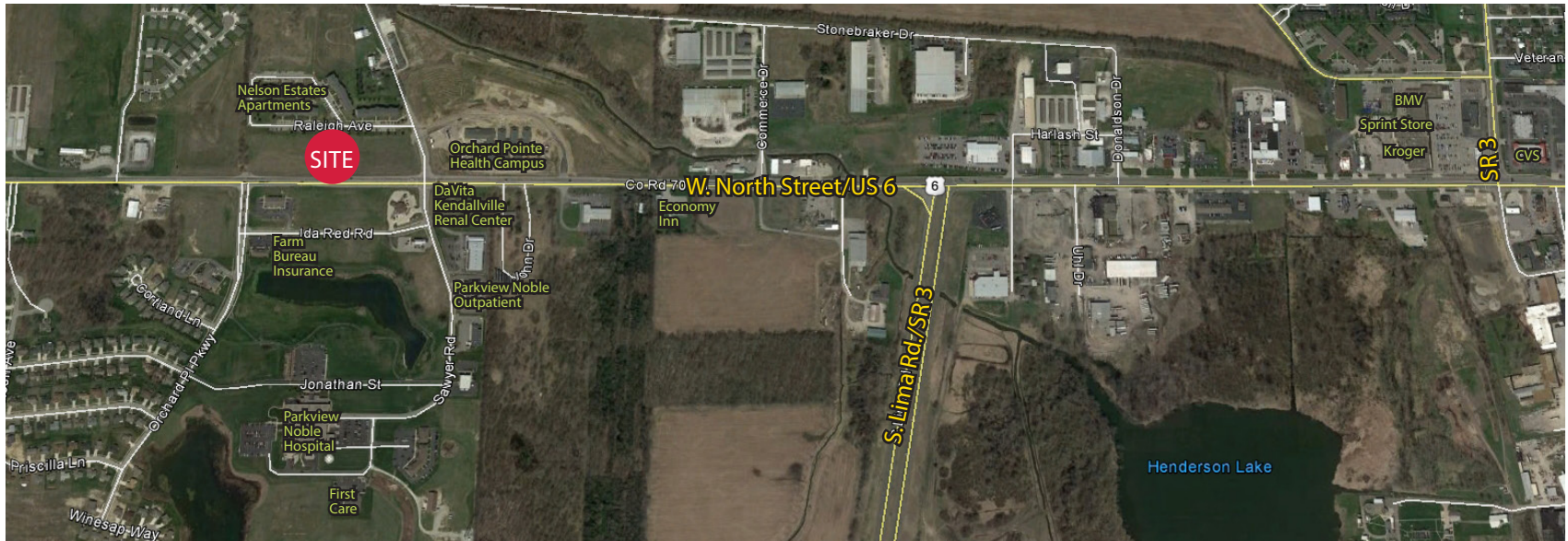
Brokerage Services
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www.cbre.com/fortwayne

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FOR SALE ~ 7.1 ACRES - DIVISIBLE SAWYER ROAD PLAZA

US 6 &
SAWYER ROAD
KENDALLVILLE, IN 46755



DEMOGRAPHICS

Estimated Demographics	1 Mile	3 Miles	5 Miles
Population	983	10,800	16,072
Households	382	4,404	6,547
Average Home Value	\$166,519	\$128,181	\$143,043
Average Household Income	\$51,042	\$58,146	\$61,174

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Commercial Land Sale

Project Name: Sawyer Road Plaza

Address: US Hwy 6 & Sawyer Rd
Kendallville, IN 46755

County: Noble

Township: Wayne

Zone: Out of County

SALE INFORMATION

Sale Price: See Page 3

Sale Terms: Cash at Closing

SITE DATA

Land Area: 7.1 AC 309,276 SF

Zoning: C-2A, General Business

MISCELLANEOUS DATA

Traffic Count: 13,270 VPD

Nearest Interstate: US Hwy 6/SR 3

Former Use: Vacant Land

TAX DATA

Parcel No: 57-07-30-200-012.
000-020

Annual Tax: \$ 182

Tax/Pay Year: 2015 / 2016

For more information contact:

Neal Bowman

Brokerage Associate

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Rebecca Worrell

Brokerage Assistant

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ENVIRONMENTAL DATA

Available:

UTILITIES

	Provider	Size	Location
Sewer:	Public		to site
Water:	Public		to site
Gas:	AEP		to site
Electric:	AEP		to site

High Speed Data:

COMMENTS

Entire 7.1 acre parcel can be purchased for \$610,000, or can be divided into seven 0.81 to 1.33 acre lots. See page 3 for details.

For more information, please call Neal Bowman or Rebecca Worrell at 260.424.8448.

Lot Availability

Sawyer Road Plaza

Lot Number	<u>Status</u>	<u>Size</u>	<u>Rate</u>	<u>Total</u>
1	Available	1.33 Acre(s)	\$285,000	\$285,000
2	Available	.81 Acre(s)	\$100,000	\$100,000
3	Available	.81 Acre(s)	\$100,000	\$100,000
4	Available	.81 Acre(s)	\$100,000	\$100,000
5	Available	.81 Acre(s)	\$100,000	\$100,000
6	Available	.81 Acre(s)	\$100,000	\$100,000
7	Available	.81 Acre(s)	\$100,000	\$100,000
1 thru 7 Combined	Available	7.1 Acre(s)	\$610,000	\$610,000

