

**5525 ST. JOE ROAD**  
FT. WAYNE, IN 46835



For Sale - \$460,000

**WHAT'S  
NEXT**  
IN RETAIL



# 5525 ST. JOE ROAD




FT. WAYNE, IN 46835

## PROPERTY HIGHLIGHTS

- Great visibility & accessibility
- 4 drive-thru lanes
- 2,626 square foot building on 1.20 acres
- 22 dedicated parking spaces
- Building is in great shape
- Ideal for restaurant/office or owner-occupier
- Very close proximity to Purdue University and Ivy Tech both in Ft. Wayne



## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	10,953	\$64,743	2,672
3 Miles	77,111	\$72,932	48,632
5 Miles	172,879	\$74,150	149,226



# AERIAL

