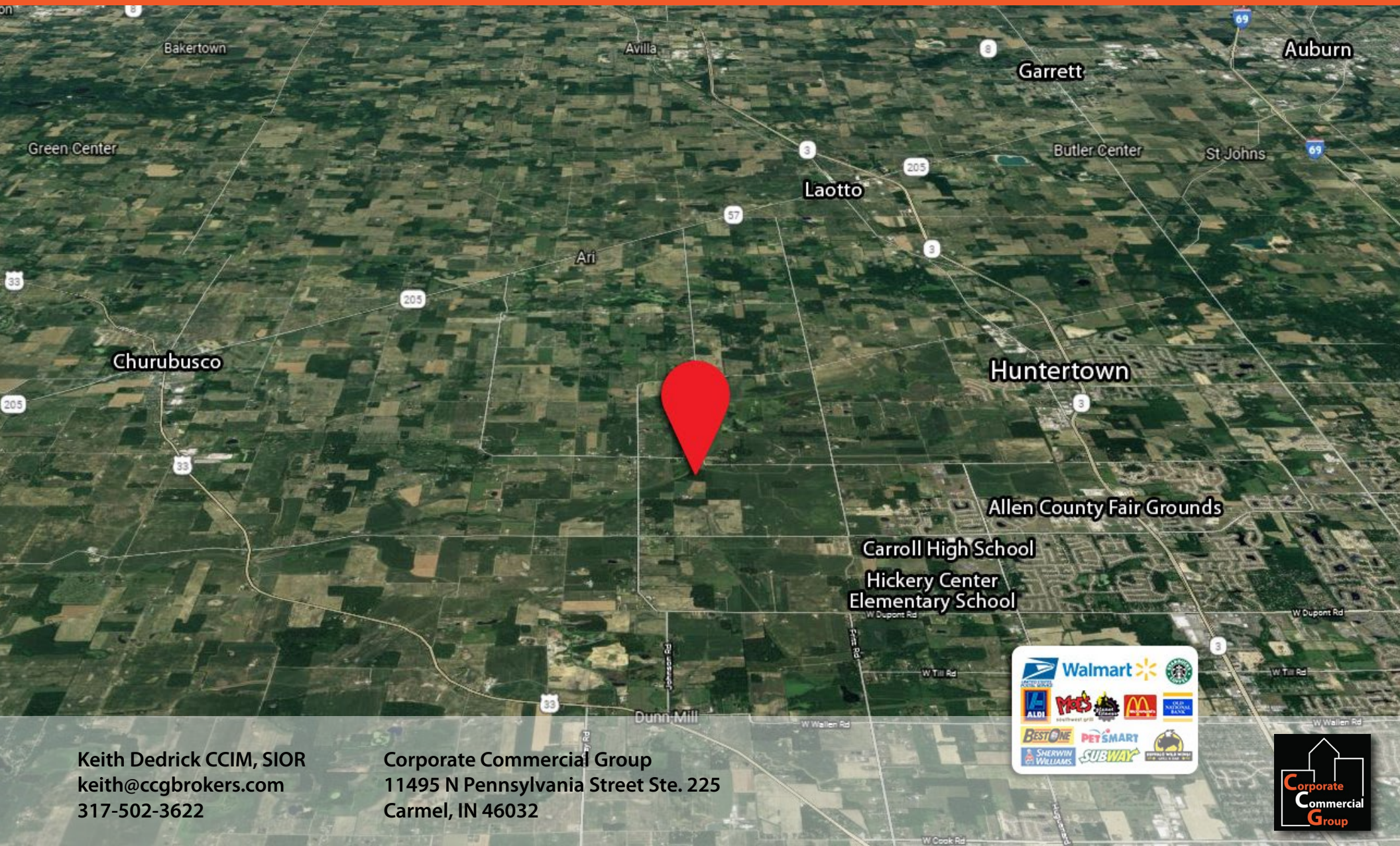


Fort Wayne, Indiana Residential Land

6300 Hathaway Road Fort Wayne, IN 46818

Residential Land
16.45 Acres



Keith Dedrick CCIM, SIOR
keith@ccgbrokers.com
317-502-3622

Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032

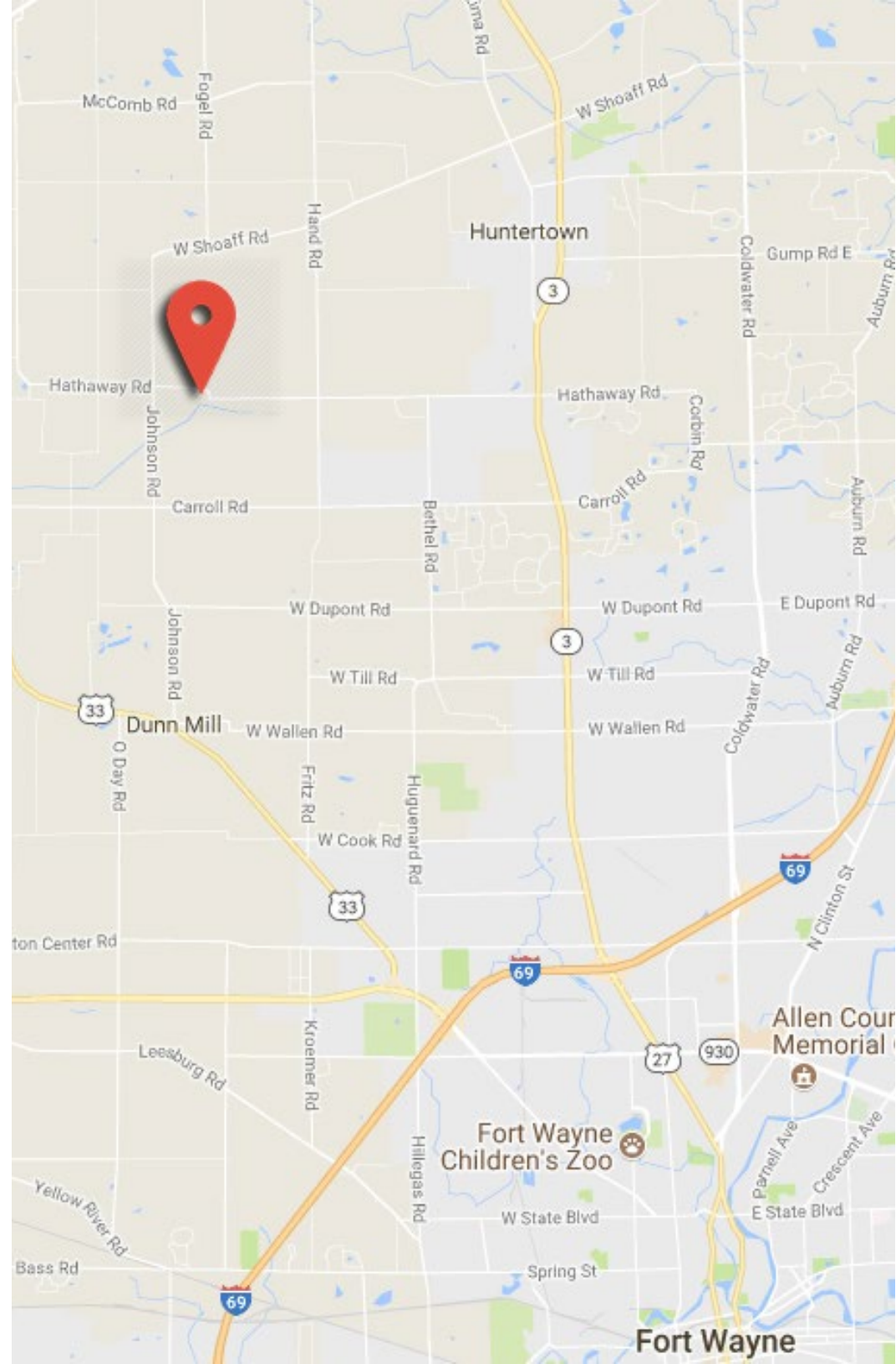


Property Details

6300 Hathaway Road Fort Wayne, IN 46818

Asking Price:	\$175,000.00
Total Acreage:	16.45 Acres
Property Type:	Land
Parcel ID:	02-01-27-200-008.001-044
Distance to I-69:	9.1 miles (exit 311)
County:	Allen

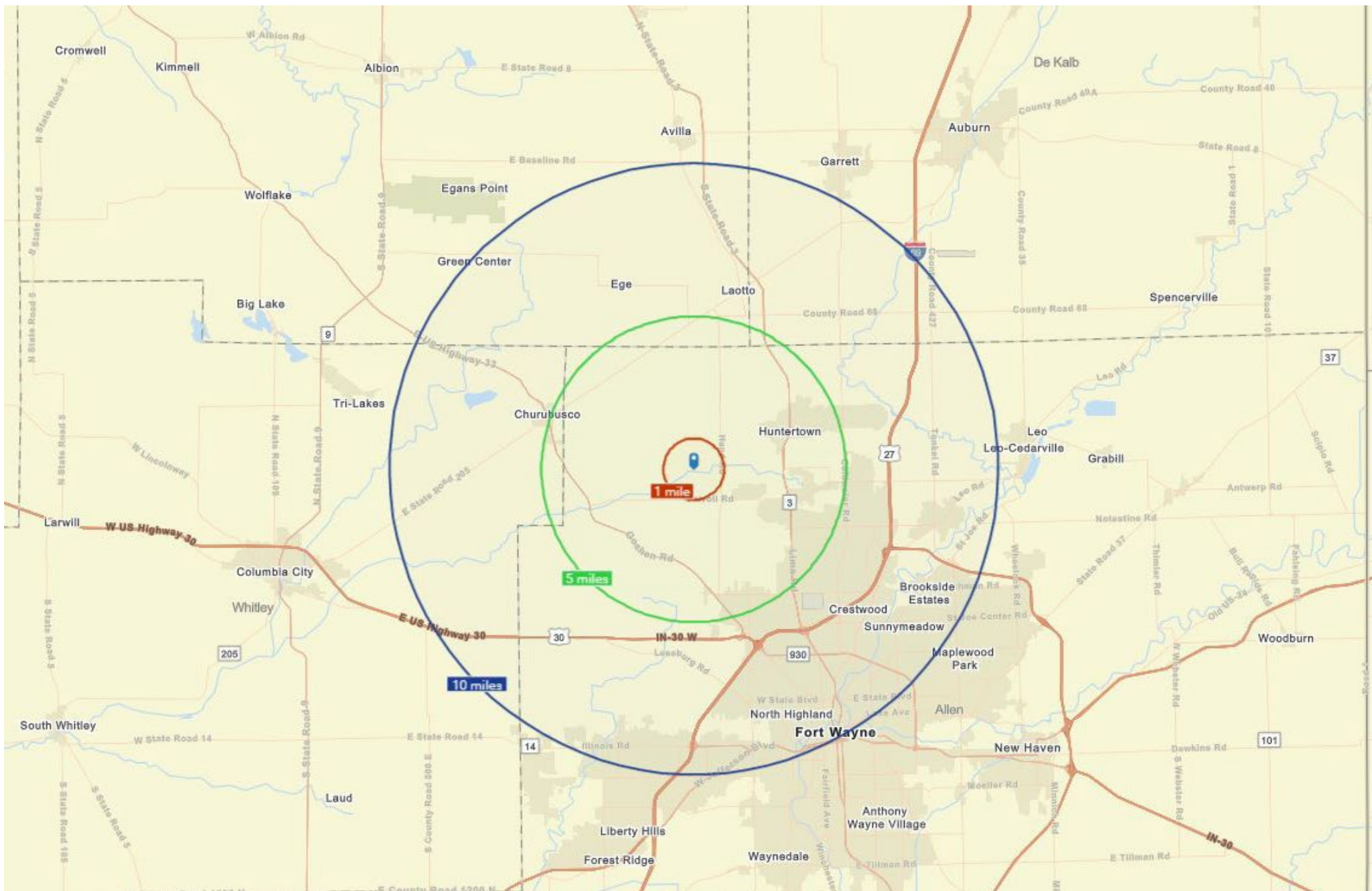
Ideal site for small residential development.



Site Plan



Location Overview



Demographics

KEY FACTS

5 miles

32,188

Population



Average Household Size

37.0

Median Age

\$77,280

Median Household Income

EDUCATION

5 miles

5%

No High School Diploma



24%

High School Graduate



36%

Some College



34%

Bachelor's/Grad/Prof Degree

BUSINESS

5 miles



832

Total Businesses



11,154

Total Employees

EMPLOYMENT

5 miles



69%

White Collar



21%

Blue Collar



10%

Services

11.9%

Unemployment Rate

INCOME

5 miles



\$77,280

Median Household Income



\$34,296

Per Capita Income



\$190,282

Median Net Worth

Variables	1 mile	5 miles	10 miles
2019 Total Population	268	32,188	180,099
2019 Total Households	92	11,921	72,595
2019 Average Household Size	2.91	2.67	2.43
2019 Median Household Income	\$84,974	\$77,280	\$58,733
2019 Median Age	41.2	37.0	37.1