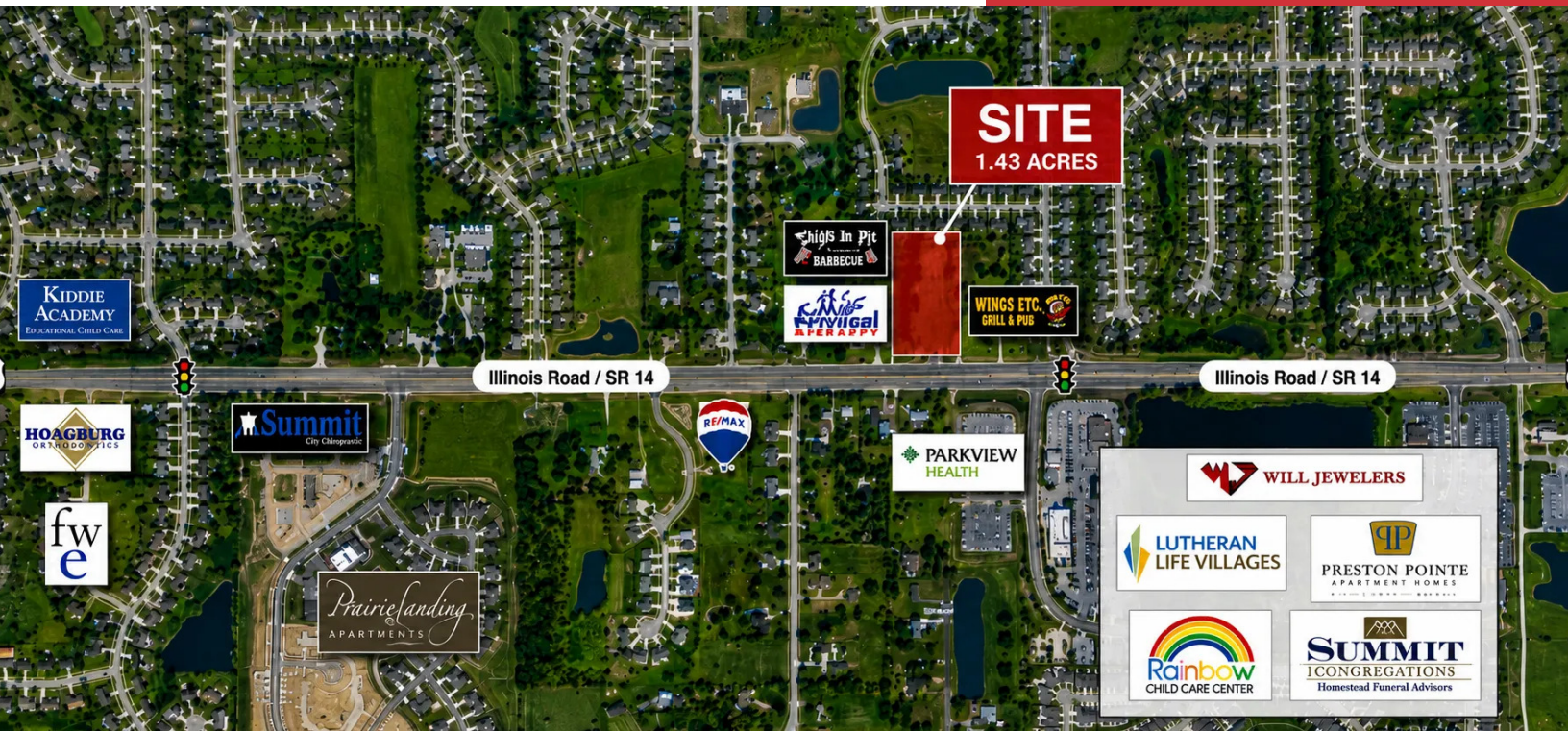




8416 ILLINOIS ROAD

FORT WAYNE, INDIANA 46804

PROPERTY HIGHLIGHTS

- 1.43 Acres available for sale or lease on build to suit
- AR Zoning
- Rapidly expanding retail area in southwest Fort Wayne with excellent demographics
- High traffic counts over 23,000 VPD
- Located on the north side of Illinois Road between Shigs N Pit/Indiana Physical Therapy and the future site of Wings Etc.



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

IAN DEISER
Broker
ian@naih.com
260.452.5153

General Property Information			
Name	8416 Illinois Road	Parcel Number	02-11-02-453-020.000-075
Address	8416 Illinois Road	Acreage	1.43 AC
City, State, Zip	Fort Wayne, IN 46804	Zoning	AR
County	Allen	Frontage	~140'
Township	Aboite	Depth	~470'

Utilities		Nearest Major Roads	
Electric	AEP	Interstate	I-69
Gas	NIPSCO	Distance	1.5 Miles
Water	City of Fort Wayne	Highway	SR 14
Sewer	City of Fort Wayne	Distance	Located directly off SR 14

Sale Information			
Annual Taxes	\$2,600.08	Sale Price	\$750,000
Tax YR / Pay YR	2025/2026	Terms	Cash at closing

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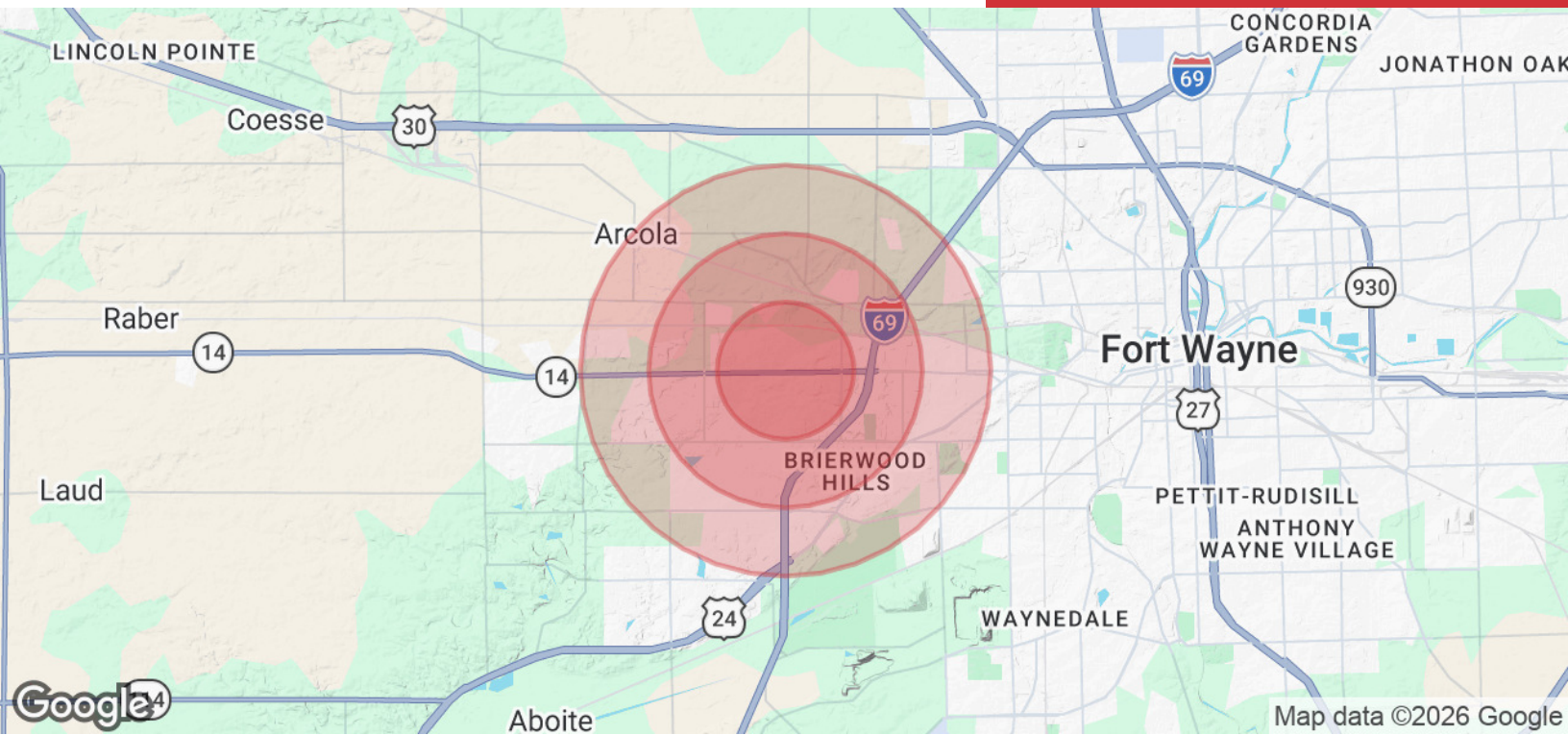


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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,906	19,303	31,460
Average Age	35.8	40.1	39.9
Average Age (Male)	35.1	38.5	38.8
Average Age (Female)	35.0	40.9	40.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,683	8,180	13,536
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$105,095	\$100,115	\$100,006
Average House Value	\$215,343	\$204,167	\$199,132

American Community Survey (ACS)

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