

meijer



MENARDS

FOR LEASE | GROUND LEASE | BTS

# 5405 ILLINOIS ROAD

RETAIL DEVELOPMENT OPPORTUNITY

FORT WAYNE, INDIANA

*Positioned Along Fort Wayne's Dominant West Side Retail Corridor*



5405 ILLINOIS ROAD

37,147

VPD

ILLINOIS ROAD TRAFFIC COUNT

<1

MILE

TO I-69  
72,905 VPD

0.71

ACRES

LOT SIZE

4,263

SF

EXISTING BUILDING SIZE

### AFFLUENT DEMOGRAPHICS

123,410 Residents | 160,343 Daytime Population | \$80,597 Average Household Income Within 5 Miles

### FOR LEASE, GROUND LEASE OR BTS

Flexible Retail Redevelopment Opportunity | Contact Agents For Additional Information



Downtown Fort Wayne 4 Miles



0.9 Miles  
72,905 VPD

Jefferson Pointe #1 Regional Mall in Indiana 6.1M Visitors/Yr  
Apple Glen Crossing 4.9M Visitors/Yr



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# RETAIL AERIAL MAP



**SITE AVAILABLE:  
FOR LEASE,  
GROUND LEASE  
OR BTS**

**Illinois Rd  
37,147 VPD**

**I-69  
72,905 VPD**

**INDIANAPOLIS  
110 MILES**

**DOWNTOWN  
Fort Wayne  
4 MILES**

**Jefferson Pointe Lifestyle Center - 6.1M Visits/Year**

- AMC THEATRES
- TRADER JOE'S
- VON MAUR
- CITY BARBECUE
- OLD NAVY
- CARTER'S
- CHICO'S
- J.JILL
- MARSHALLS
- MICHAELS
- GAMESTOP
- AVEDA
- VICTORIA'S SECRET
- BUCKLE
- SMOKEY BONES
- LOGAN'S ROADHOUSE
- EDDIE MERLOT'S
- BIAGGI'S
- LULULEMON
- SIERRA TRADING POST
- BATH & BODY WORKS
- COLD STONE CREAMERY
- VERA BRADLEY
- TALBOTS

# A GROWING MARKET. A STRONGER FUTURE.

FORT WAYNE IS INVESTING—AND EXPANDING.



### STRONG RETAIL CORRIDOR

Adjacent to well-established national retailers including Target, Walmart, Lowe's, Koh's, Aldi, Von Maur, Best Buy, Starbucks, Hobby Lobby, Menards, Meijer and many others.



### RETAIL ANCHORS DRIVING TRAFFIC

Less than 1 mile from Jefferson Pointe (6.1M annual visits) and Apple Glen Crossing (4.9M annual visits)—two of the region's top-performing retail destinations.



### AFFLUENT AND GROWING TRADE AREA

Southwest Fort Wayne is one of the fastest-growing residential areas, known for higher household incomes and continued suburban expansion.



### STRONG MARKET FUNDAMENTALS

Fort Wayne is Indiana's second-largest city with 265K residents in the city and 454K in the metro area, with steady population growth.



### SIGNIFICANT INVESTMENT & DEVELOPMENT

Fort Wayne continues to experience major economic momentum with \$3.7B+ in building permits in 2025 alone. Over \$1B has been and is being invested in downtown and riverfront development over the past decade.



### DOWNTOWN REVITALIZATION & DESTINATIONS

The Pearl, The Landing, and The Fairfield are fueling the city's growth with new dining and entertainment. Major projects include the Lofts at Headwaters Park, Riverton Plaza and the planned Treeline District. A new 9,200-seat soccer stadium is set to open in 2026.

## JEFFERSON POINTE

6.1 MILLION VISITS ANNUALLY

#1 REGIONAL MALL IN INDIANA



## APPLE GLEN CROSSING

4.9 MILLION VISITS ANNUALLY

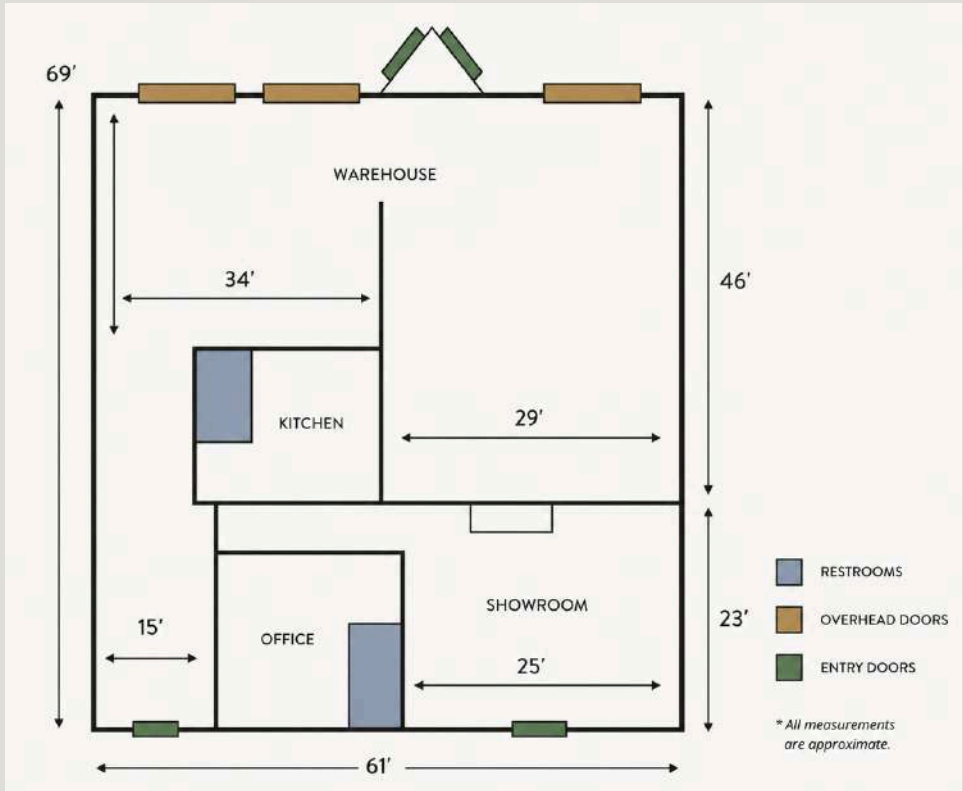
TOP 11% COMMUNITY SHOPPING CENTERS (PLACER.AI)



DOWNTOWN FORT WAYNE



9,200-SEAT SOCCER STADIUM  
OPENING 2026 | DRIVING REGIONAL TRAFFIC AND EVENTS



# BUILT FOR RETAIL SUCCESS.

**STRONG DEMOGRAPHICS AND DAYTIME DRIVERS SUPPORT LONG-TERM RETAIL PERFORMANCE.**

Located in Southwest Fort Wayne—one of the city’s most affluent and established retail corridors—5405 Illinois Road benefits from strong household incomes, a large daytime population, and proven retail destinations that consistently draw regional consumers.



**STRATEGIC LOCATION. REGIONAL DRAW.**

Less than 1 mile from Jefferson Pointe (6.1M annual visits) and Apple Glen Crossing (4.3M annual visits)—two of Northeast Indiana’s top retail destinations.

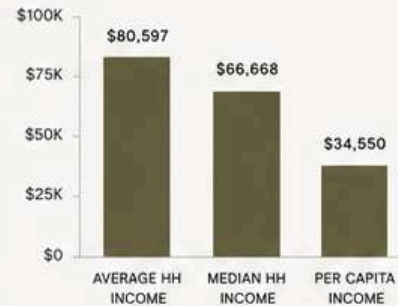
Positioned along one of Fortwayne’s busiest retail corridors with 37,147 VPD on Illinois Road.



## DEMOGRAPHIC SUMMARY

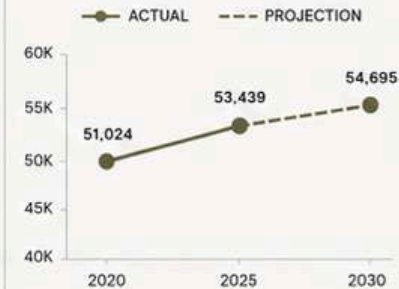
	1 MILE	3 MILES	5 MILES	SOURCE
<b>POPULATION</b> 2025 Population 2020 Population 2030 Projection	3,233	37,030	123,410	ESRI 2025 Estimate 2020 Census ESRI 2030 Projection
	1,661	16,414	53,439	ESRI 2025 Estimate
	1,616	15,599	51,024	2020 Census
<b>HOUSEHOLDS</b> 2025 Households 2020 Households 2030 Projection	1,684	16,839	54,695	ESRI 2030 Projection
	\$70,632	\$87,491	\$80,597	ESRI 2025 Estimate
	\$56,012	\$73,785	\$66,668	ESRI 2025 Estimate
<b>HOUSEHOLD INCOME</b> Average HH Income Median HH Income Per Capita Income	\$38,149	\$38,394	\$34,550	ESRI 2025 Estimate
	8,552	51,182	160,343	ESRI 2025 Estimate
	2025 Daytime Population			

HOUSEHOLD INCOME – 5 MILE RADIUS



Affluent trade area with above-average household income driving strong retail spending power.

HOUSEHOLDS – 5 MILE RADIUS



Steady household growth across the trade area supports long-term retail demand.

DAYTIME POPULATION – 5 MILE RADIUS

**160,343**

2025 DAYTIME POPULATION

A large and stable daytime population supports strong retail demand throughout the trade area.



5-mile average household income of \$80,597—well above the national average.



5-mile population projected to grow to 125,432 by 2030, adding 2,022 residents.



Minutes from Jefferson Pointe and Apple Glen Crossing—proven regional draw.



160,343 people in the trade area during the day drive consistent retail traffic.



<1 mile to I-69 and highly visible frontage on Illinois Road (37,147 VPD).