

CASSELWOOD BUILD-TO-SUIT LOTS

EAST PAULDING RD & HESSEN CASSEL RD, FORT WAYNE, IN 46816

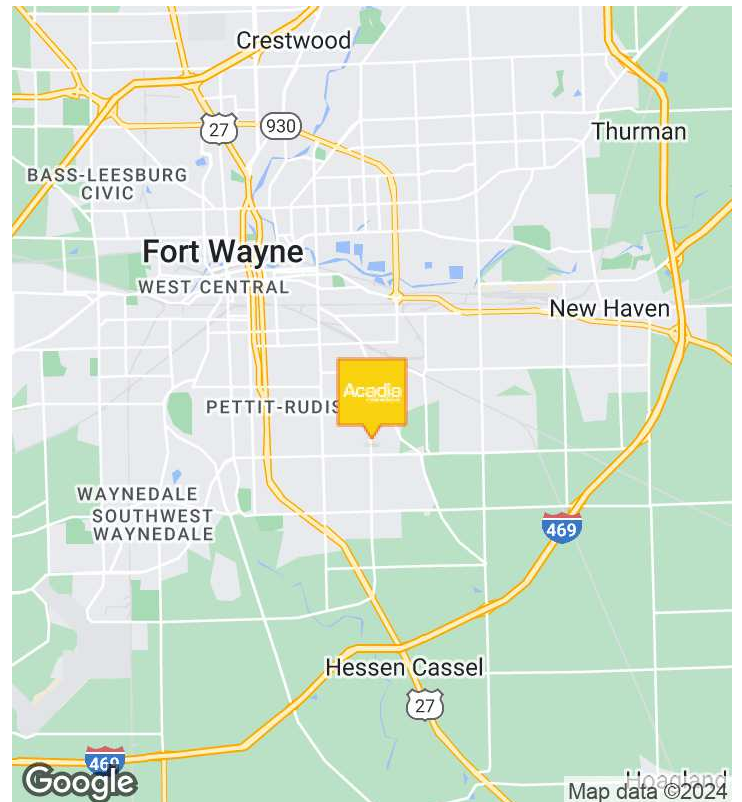


PROPERTY DESCRIPTION

- Two Build-to-Suit lots available, each could accommodate approximately a 3,000-3,500 SF building.
- Within 2 miles of the NEWLY ANNOUNCED GOOGLE DATA CENTER, expected to break ground 2024.
- Anchored by Save-A-Lot and Family Dollar.
- Well-traveled area with an estimated 11,450 vehicles per day on E. Paulding Rd. and 7,933 vehicles per day on Hessen Cassel Rd.

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	5.39 Acres
Out Lot #1:	8,500 SF
Out Lot #2:	8,500 SF
Zoning:	Shopping Center, SC
Market:	Retail
Sub-Market:	Restaurant



TYLER BINKLEY
MANAGING BROKER/CEO
260.377.5002
TYLER@ACADIACOMMERCIAL.COM



CASSELWOOD BUILD-TO-SUIT LOTS

EAST PAULDING RD & HESSEN CASSEL RD, FORT WAYNE, IN 46816

Lease Rate	NEGOTIABLE
------------	-------------------

LOCATION INFORMATION

Building Name	Casselwood Shopping Center
Address	E Paulding Rd & Hessen Cassel Rd
City, State, Zip	Fort Wayne, Indiana 46816
County	Allen
Market	Retail
Sub-market	Restaurant
Township	Adams
Side of Street	Northeast
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-469 Apprx 1 Mile East US-27 Apprx 1 Mile West

PROPERTY INFORMATION

Out Lot #1	8,500 SF
Out lot #2	8,500 SF
Zoning	Shopping Center, SC
Lot Size	5.39 Acres
APN #	02-13-28-200-002.003-039
Lot Frontage Paulding Rd	593 ft
Lot Frontage Hessen Cassel Rd	506 ft
Traffic Count	11,450 VPD (E Paulding Rd) 7,933 VPD - (Hessen Castle Rd)
Utilities	All Local Utilities Available
Corner Property	Yes



TYLER BINKLEY
 MANAGING BROKER/CEO
 260.377.5002
 TYLER@ACADIACOMMERCIAL.COM



CASSELWOOD BUILD-TO-SUIT LOTS

EAST PAULDING RD & HESSEN CASSEL RD, FORT WAYNE, IN 46816



TYLER BINKLEY
MANAGING BROKER/CEO
260.377.5002
TYLER@ACADIACOMMERCIAL.COM

Acadia
COMMERCIAL

CASSELWOOD BUILD-TO-SUIT LOTS

EAST PAULDING RD & HESSEN CASSEL RD, FORT WAYNE, IN 46816

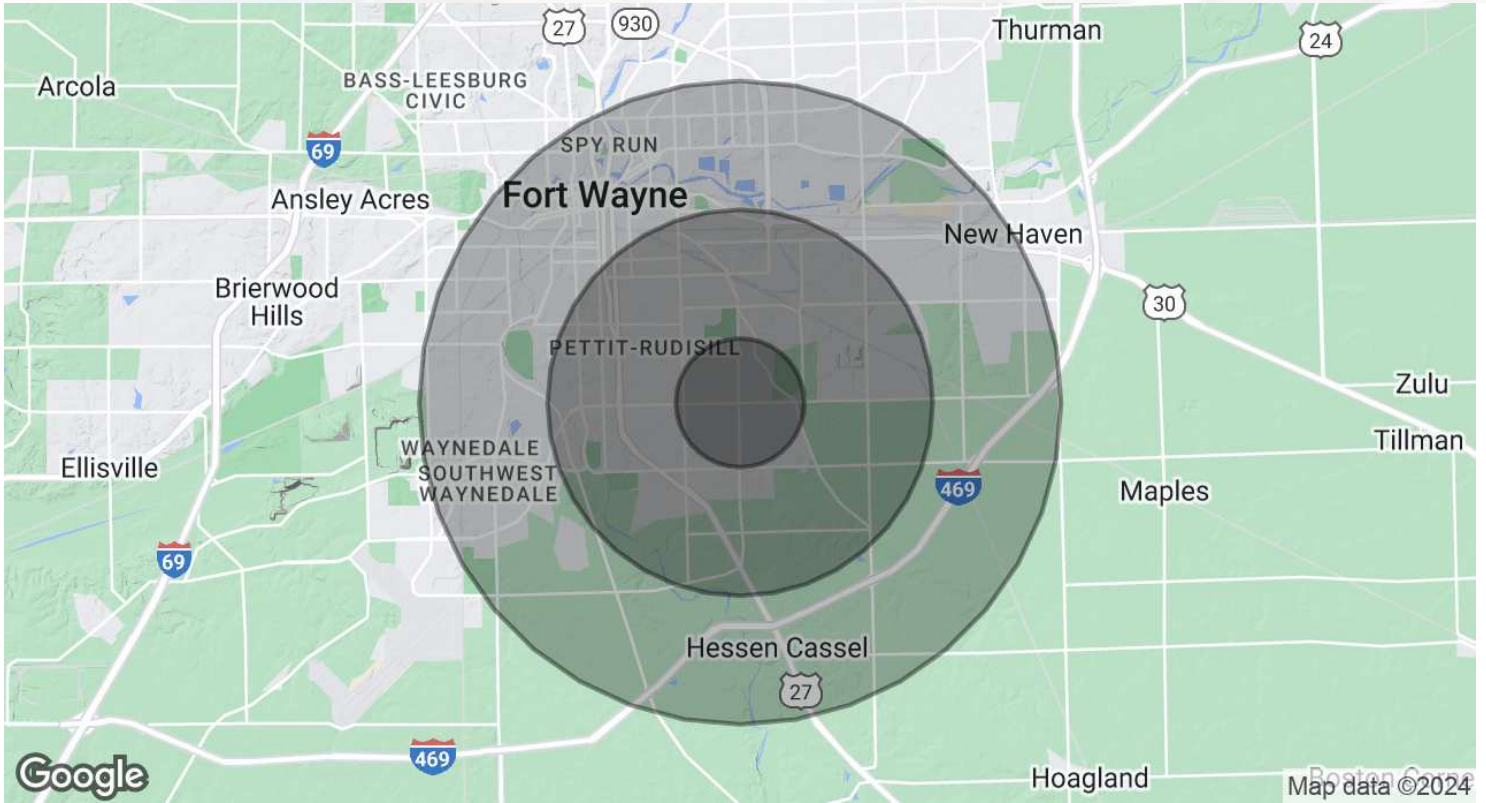


TYLER BINKLEY
MANAGING BROKER/CEO
260.377.5002
TYLER@ACADIACOMMERCIAL.COM



CASSELWOOD BUILD-TO-SUIT LOTS

EAST PAULDING RD & HESSEN CASSEL RD, FORT WAYNE, IN 46816



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,825	59,074	132,027
Average Age	33.0	31.9	35.2
Average Age (Male)	33.2	30.6	33.9
Average Age (Female)	34.8	33.8	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,019	24,993	60,019
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$40,420	\$40,299	\$46,267
Average House Value	\$89,259	\$76,587	\$94,503

* Demographic data derived from 2020 ACS - US Census

TYLER BINKLEY
 MANAGING BROKER/CEO
 260.377.5002
 TYLER@ACADIACOMMERCIAL.COM

