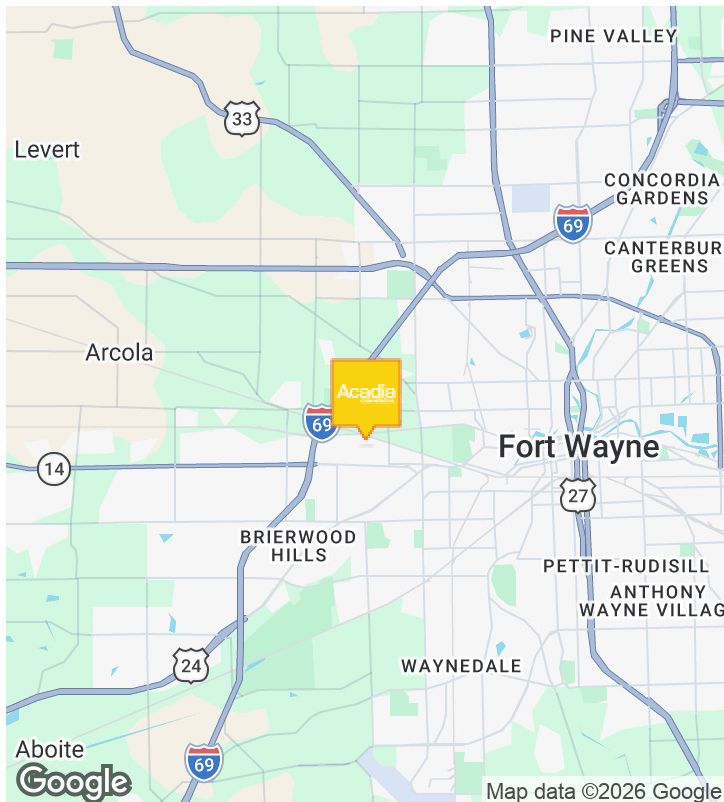


RETAIL/INDUSTRIAL LAND AT ILLINOIS ROAD

5200 ILLINOIS RD, FORT WAYNE, IN 46804



PROPERTY DESCRIPTION

Nearby, popular retail destinations such as Jefferson Pointe and Covington Plaza draw in steady foot traffic, enhancing the potential for retail success. With easy access to I-69, the property benefits from high visibility and convenient transportation links, further boosting its appeal to retail investors. The area's strong demographic profile and proximity to key amenities make this location an attractive choice for retailers seeking growth and visibility in a thriving market.

OFFERING SUMMARY

Sale Price:	\$2,250,000
Total Lot Size:	31.23 Acres
Lot Sizes:	3.56-10.9 Acre lots
Zoning:	I-2, General Industrial

PROPERTY HIGHLIGHTS

- Property is located just off the I-69 North and South on/off ramps.
- Surrounded by many other Retail, Industrial, Manufacturing, and Distribution locations.
- Potential to be divided if necessary.

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Sale Price

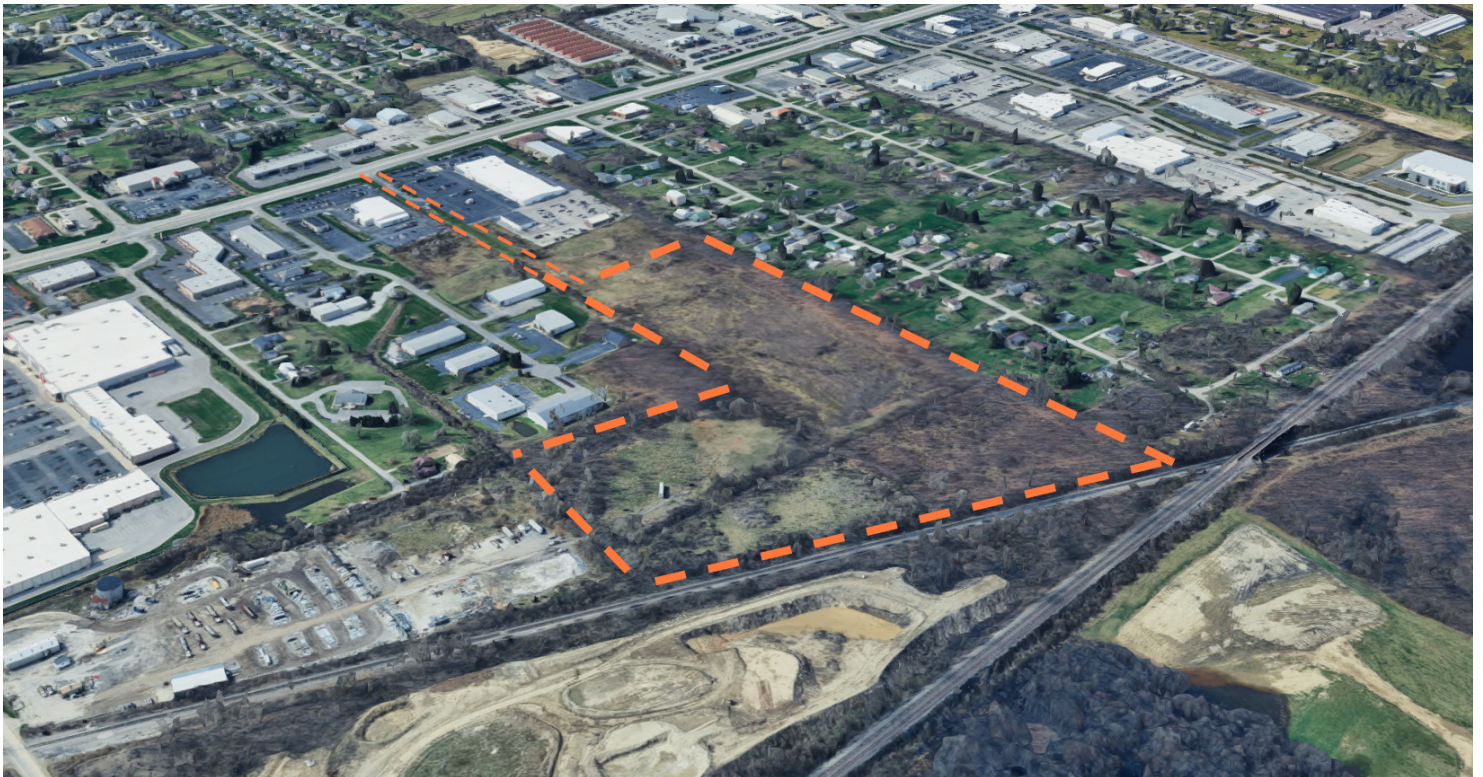
\$2,250,000

LOCATION INFORMATION

Street Address	5200 Illinois Rd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Market	Retail
Cross-Streets	Illinois Road
Township	Wayne
Side of the Street	North
Signal Intersection	No
Market Type	Large
Nearest Highway	I-69
Nearest Airport	Fort Wayne International Airport

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	I-2, General Industrial
Lot Size	31.23 Acres
APN #	02-12-05-301-001.000-076
Lot Frontage	492 ft.
Lot Depth	1,668 ft.
Traffic Count	36,000 VPD aprx.
Traffic Count Street	Illinois Road
Traffic Count Frontage	75 ft.



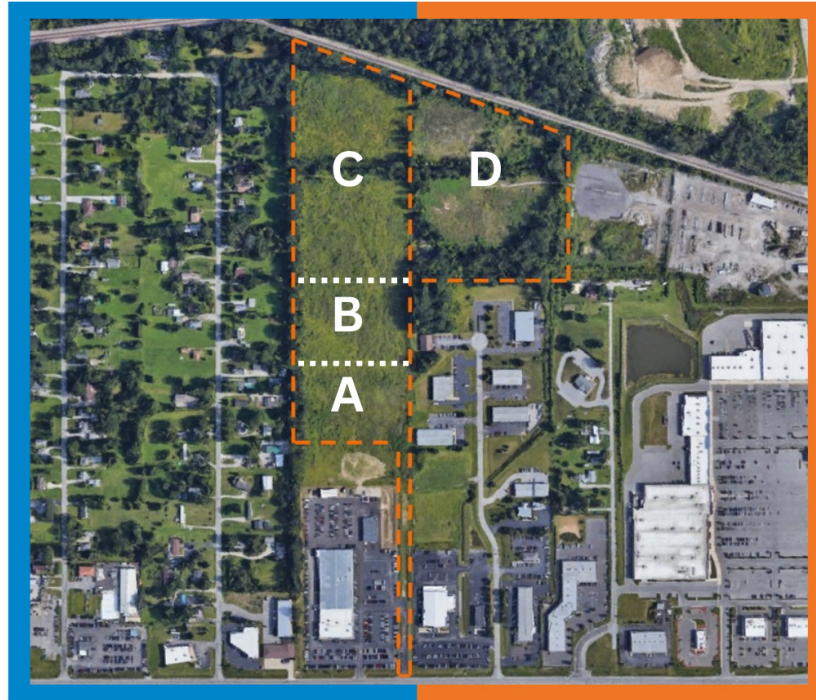
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DIVIDED LOTS INFORMATION

A

- ACRES: 3.56*
- PRICE PSF: \$4.05
- SALE PRICE: \$628,048.00

B

- ACRES: 3.56*
- PRICE PSF: \$3.60
- SALE PRICE: \$558,265.00

C

- ACRES: 10.9*
- PRICE PSF: \$1.80
- SALE PRICE: \$854,647.00

D

- ACRES: 10.5*
- PRICE PSF: \$0.90
- SALE PRICE: \$411,642.00

ENTIRE

- ACRES: 31.3* (ENTIRE LOT)
- PRICE PSF: \$1.65
- SALE PRICE: \$2,250,000.00

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*ACREAGE IS APPROXIMATE

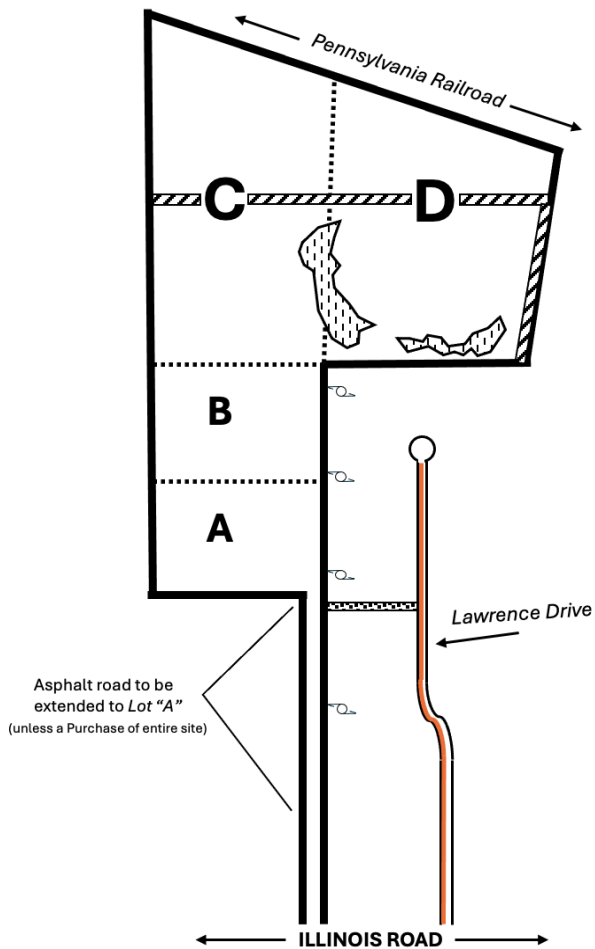
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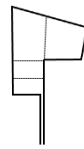
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LEGEND



= property boundary with section divisions (A, B, C, D)



= Two 75' Drainage Lines



= 0.62 Acre Unbuildable Wetland



= 0.24 Acre Unbuildable Wetland



= 30' Utility Easement



= Utility Poles



= Water & Sewer Line along Lawrence Drive

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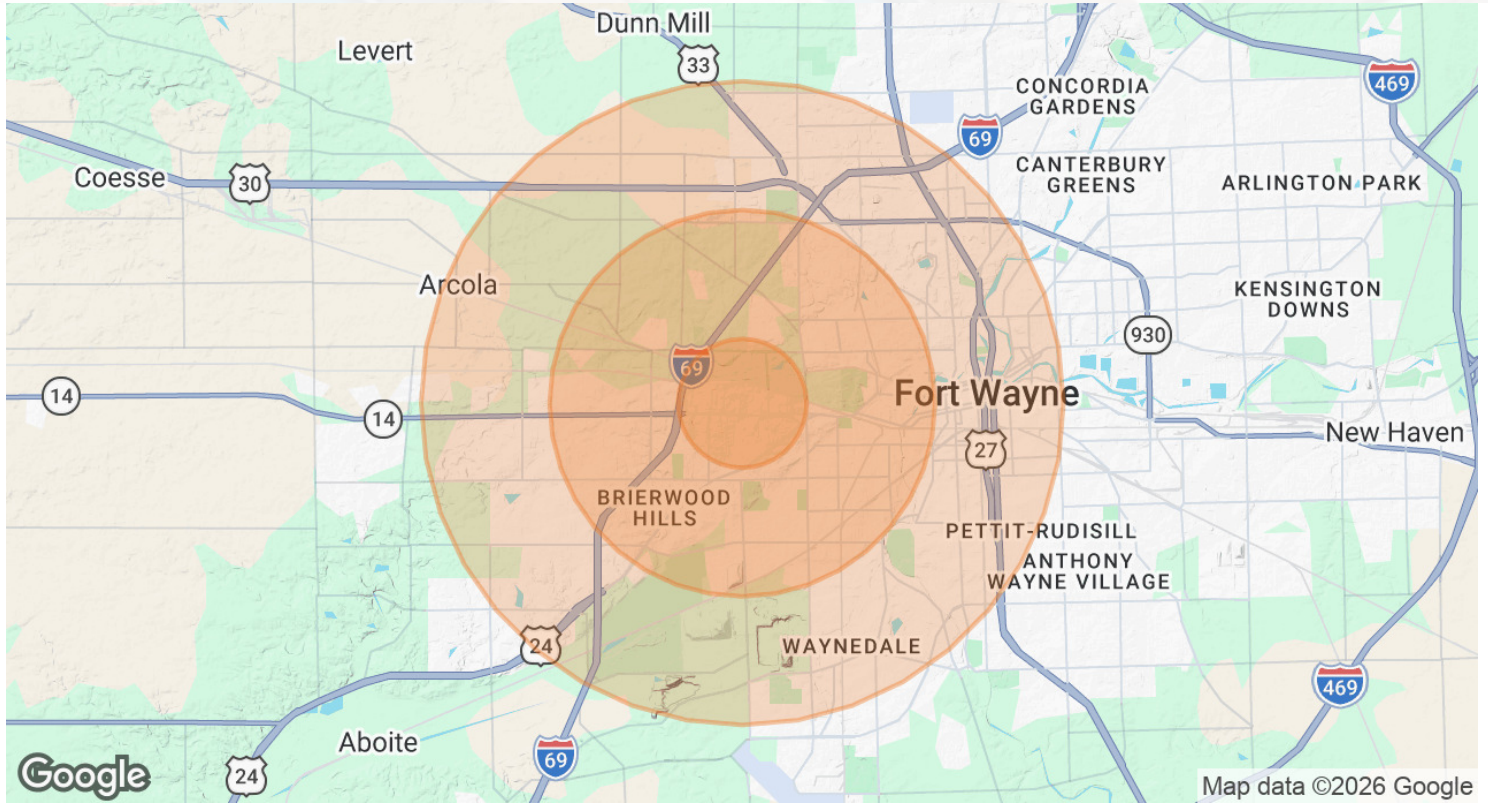
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,945	35,336	128,669
Average Age	43	40	38
Average Age (Male)	42	39	37
Average Age (Female)	44	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,486	15,450	53,363
# of Persons per HH	2	2.3	2.4
Average HH Income	\$69,838	\$83,875	\$75,217
Average House Value	\$217,318	\$227,968	\$187,588

Demographics data derived from AlphaMap

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