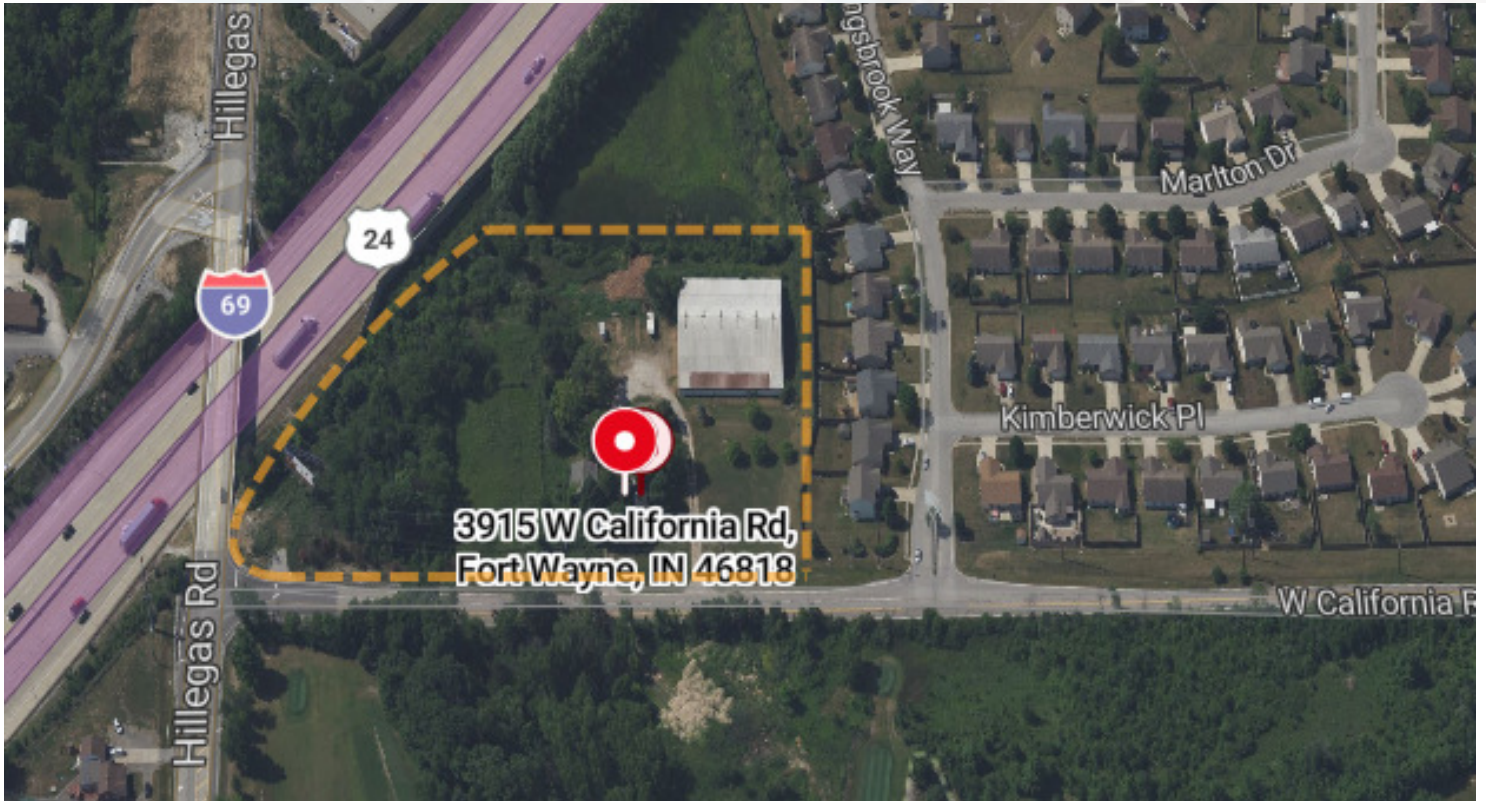


CALIFORNIA RD & HILLEGAS RD LAND SITE

3915 W CALIFORNIA RD, FORT WAYNE, IN 46818



PROPERTY HIGHLIGHTS

- Over 90,000 vehicles per day traffic count!
- Located at the northeast corner of West California Road and Hillegas Road and northwest corner of I-69 and Hillegas Road.
- This 4.74-acre site offers excellent visibility from both thoroughfares.
- Half a mile from I-69, US 30 and US 33, the property boasts easy access to major transportation routes.
- Zoned C3, it supports a wide range of commercial uses.
- A functional horse barn is also situated on the property, offering additional utility or redevelopment potential.
- Across from local golf course and residential neighborhood.

OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	4.74 Acres
Zoning:	C3 - General Commercial
Traffic Count:	75,500/16,300/1,800 vehicles per day
Traffic Count Street:	Interstate 69/Hillegas Rd/California Rd

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	673	13,633	50,343
Total Population	1,572	32,218	117,450
Average HH Income	\$77,352	\$69,349	\$75,382

TYLER BINKLEY
 MANAGING BROKER/CEO
 260.414.0617
 TYLER@ACADIACOMMERCIAL.COM

PATRICK ROMARY
 BROKER
 260.410.1103
 PATRICK@ACADIACOMMERCIAL.COM



CALIFORNIA RD & HILLEGAS RD LAND SITE

3915 W CALIFORNIA RD, FORT WAYNE, IN 46818

Sale Price	\$775,000
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LOCATION INFORMATION

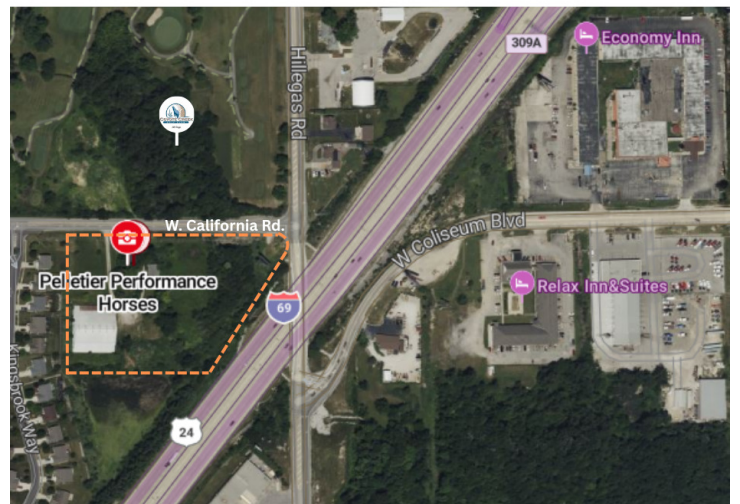
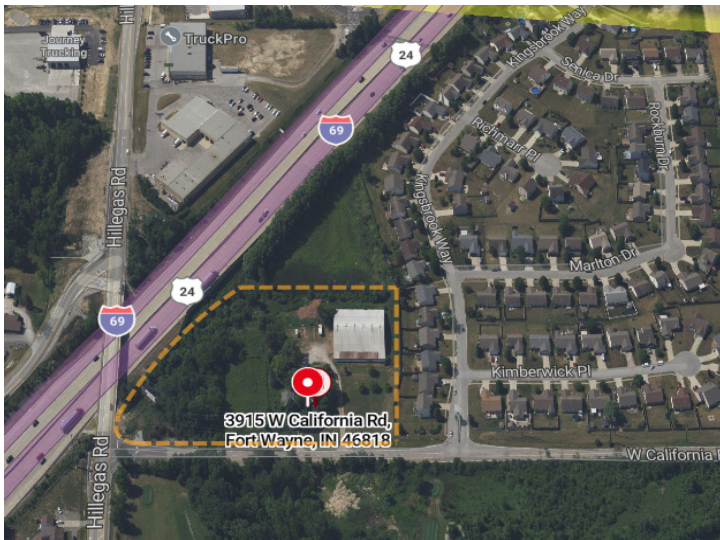
Building Name	California Rd Land Site
Street Address	3915 W California Rd
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Market	Commercial
Sub-market	Agricultural
Cross-Streets	Golfview Dr. & Hillegas Rd.
Township	Washington Township
Side of the Street	Southwest
Road Type	Paved
Nearest Highway	I-69
Nearest Airport	Fort Wayne International

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	C3-General Commercial
Lot Size	4.74 Acres
APN #	02-07-29-230-02.300-0073
Traffic Count	75,500/16,300/1,800 vehicles per day
Traffic Count Street	Hillegas Rd & California

BUILDING INFORMATION

Building Size	2,468 SF
Number of Floors	2
Year Built	1900
Number of Lots	1
Number of Buildings	1



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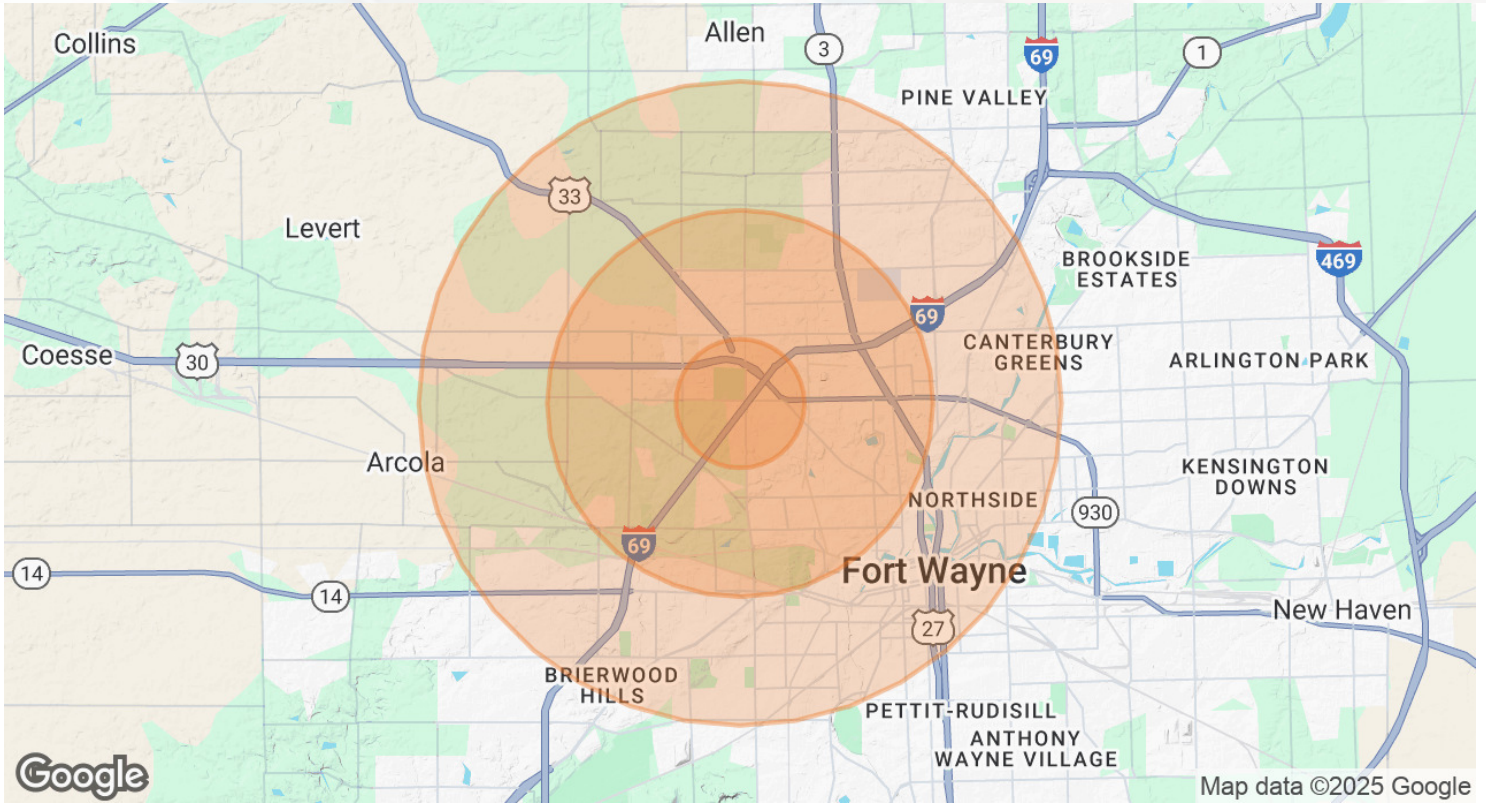
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COMMERCIAL

CALIFORNIA RD & HILLEGAS RD LAND SITE

3915 W CALIFORNIA RD, FORT WAYNE, IN 46818



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,572	32,218	117,450
Average Age	39	38	38
Average Age (Male)	39	38	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	673	13,633	50,343
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$77,352	\$69,349	\$75,382
Average House Value	\$202,697	\$161,716	\$187,165

Demographics data derived from AlphaMap

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