

Village at Time Corners

Fort Wayne, Indiana

PROPERTY HIGHLIGHTS

- The Village at Time Corners is located on Fort Wayne's affluent southwest side.
- All storerooms have frontage on Jefferson Boulevard and extensive residential and commercial development exists in close proximity.
- I-69 and some of Fort Wayne's largest employers are within one mile or less of the Village at Time Corners.
- Signalized entrance.
- Excellent visibility with frontage on Jefferson Blvd.
- GLA: 111,072
- MSA: Fort Wayne, Indiana
- Key Tenants are Fun City Adventure Park, Ashley Furniture, Uncle Bill's Pet Center, Block Advisors, Massage Envy and United Coffee.

LEASING CONTACT:

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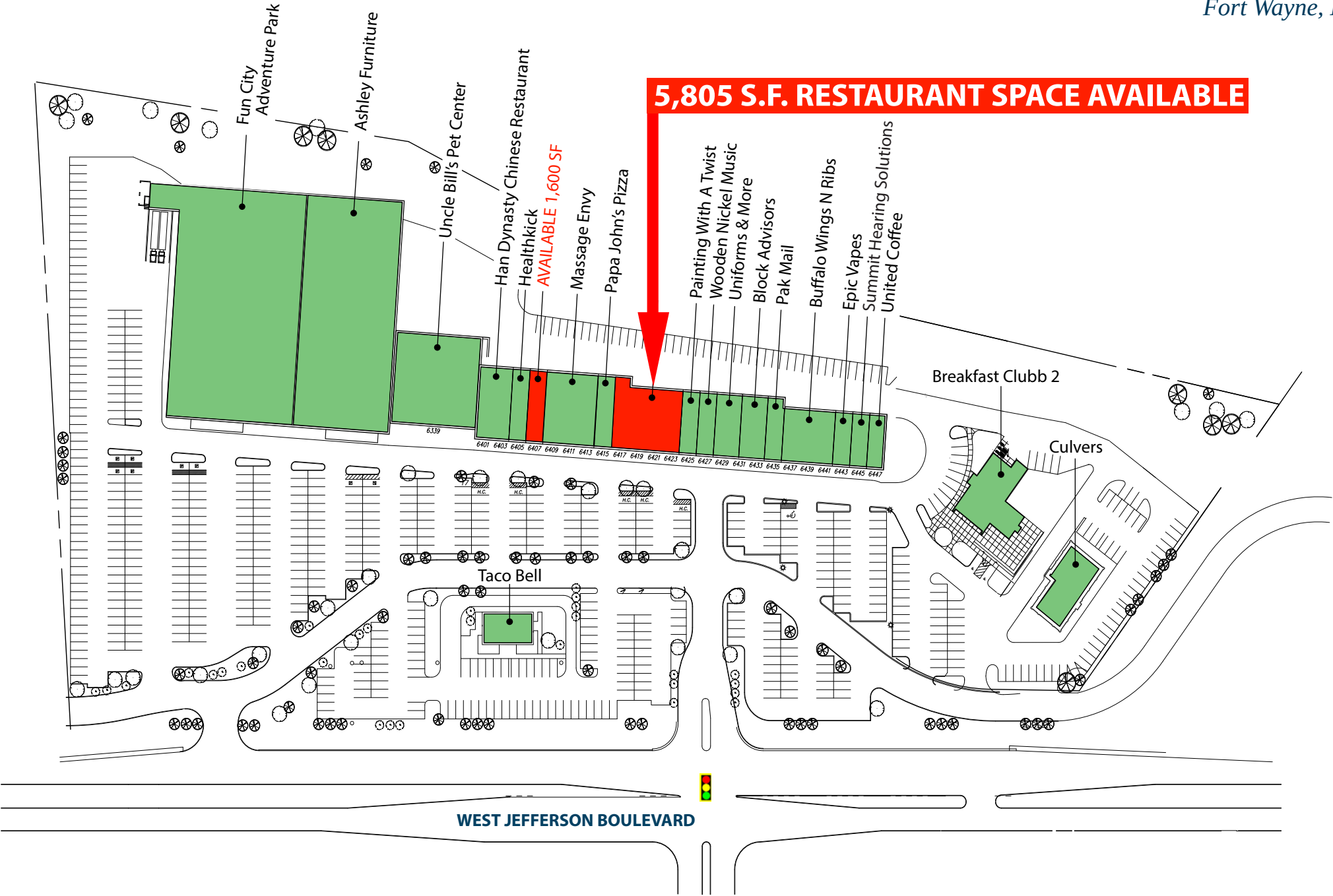
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SITE DATA

TOTAL BUILDING AREA

TOTAL RETAIL AREA 111,072 S.F.

PARKING SPACES

RETAIL PARKING SPACES 485 SPACES
OUTLOT PARKING SPACES 129 SPACES
TOTAL PARKING SPACES 614 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast
Population	36,015	37,061	107,227	111,291	286,221	293,162
Daytime Population	44,950		126,447		307,581	
Households	15,671	16,347	45,197	47,312	116,901	120,800
Average HH Size	2.27	2.24	2.34	2.32	2.40	2.38
Average HH Income	\$106,660		\$94,745		\$85,372	
Median HH Income	\$80,728	\$91,184	\$66,244	\$75,329	\$62,344	\$69,936
Per Capita Income	\$46,384	\$52,258	\$40,104	\$45,185	\$34,911	\$39,380

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
29,421	West Jefferson Blvd.	Getz Road	South Bend Drive
25,903	West Jefferson Blvd.	Aboite Center Road	South Bend Drive
51,829	I-69	1 Mile North of U.S. 24	

