

# 8320 ILLINOIS ROAD

8320 ILLINOIS RD, FORT WAYNE, IN 46804



1.06 ACRES

**KIENAN O'ROURKE**

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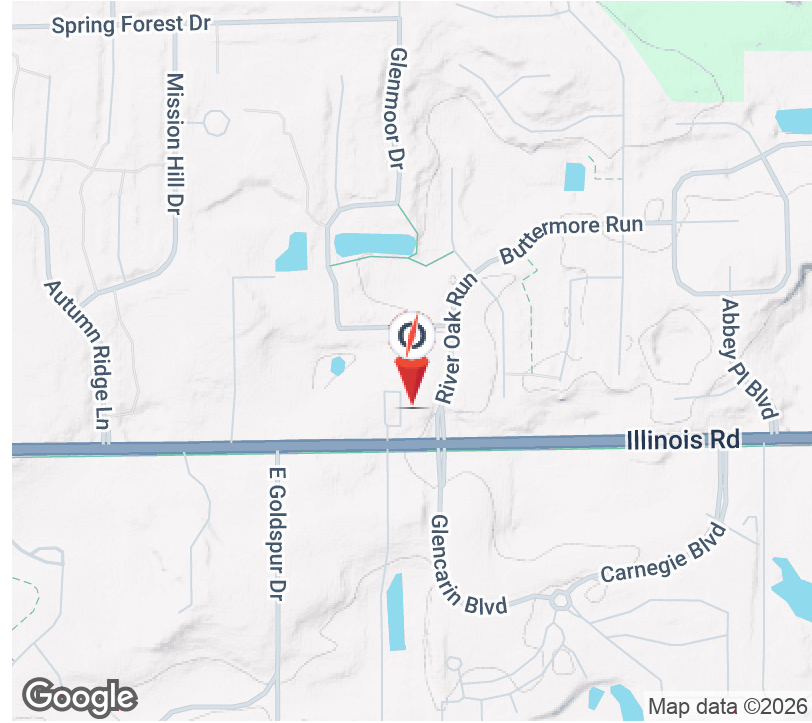
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**DENNIS CALLISON**

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**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Sale Price:	\$595,000
Price / SF:	\$12.89
Lot Size:	1.06 Acres
Zoning:	C-2
Traffic Count:	23,252
Traffic Count Street:	Illinois Road

**PROPERTY OVERVIEW**

Zoned C-2, this property offers versatile potential for a wide range of commercial ventures. Its strategic location in the thriving Southwest Fort Wayne area provides a strong foundation for growth and success. With high visibility and accessibility, this property is perfectly positioned to capitalize on the area's dynamic economic landscape. Don't miss your chance to acquire a valuable asset in this sought-after commercial hub, representing a promising opportunity for future development and prosperity.

**PROPERTY HIGHLIGHTS**

- Fully developed, pad-ready site located along highly desirable Illinois Road corridor
- 1.06-acre parcel positioned directly across from Parkview Southwest campus, benefitting from 23,000+ vehicles per day and strong surrounding household incomes
- Shared, full access ingress/egress with established Wings Etc., including existing roadway signage
- C-2 zoning allows for a wide range of retail, office, and medical office uses
- Build-to-suit opportunities available, including drive-thru capability - Contact broker for details
- Approximately 1 mile West of I-69 and Illinois Road interchange, 2 stoplights away

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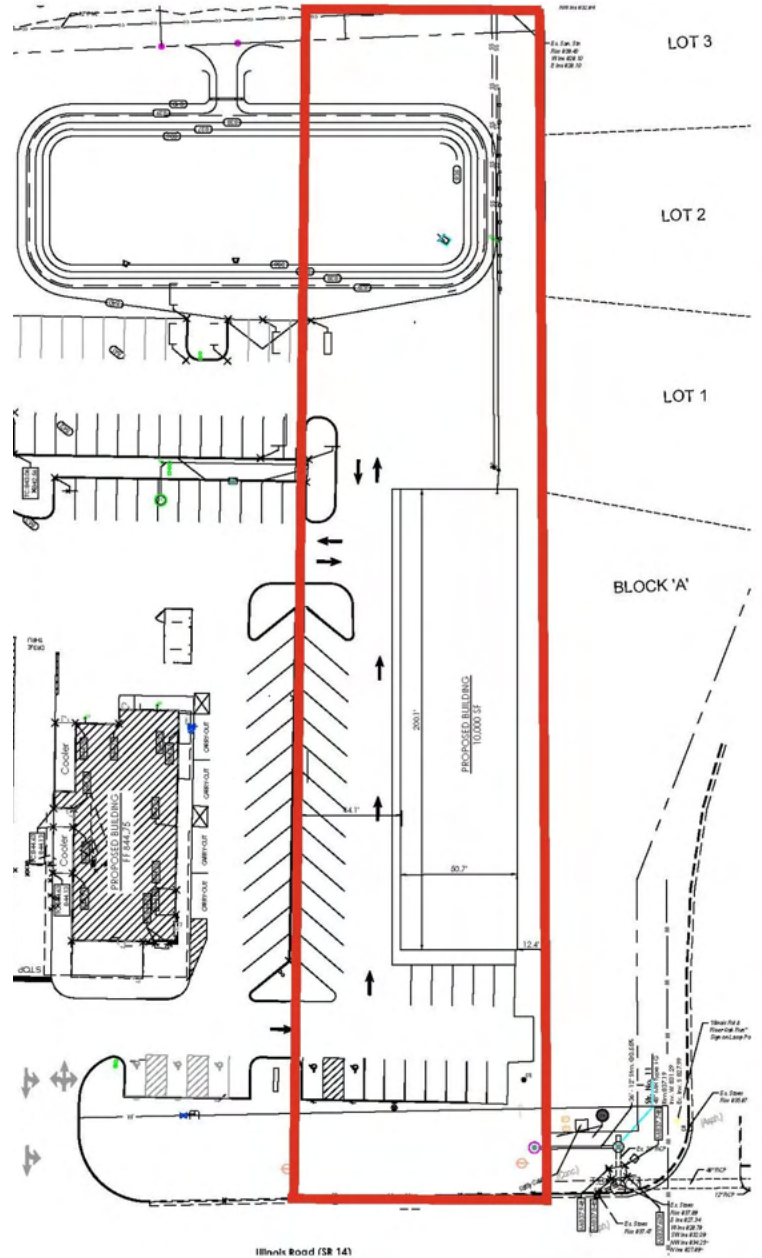
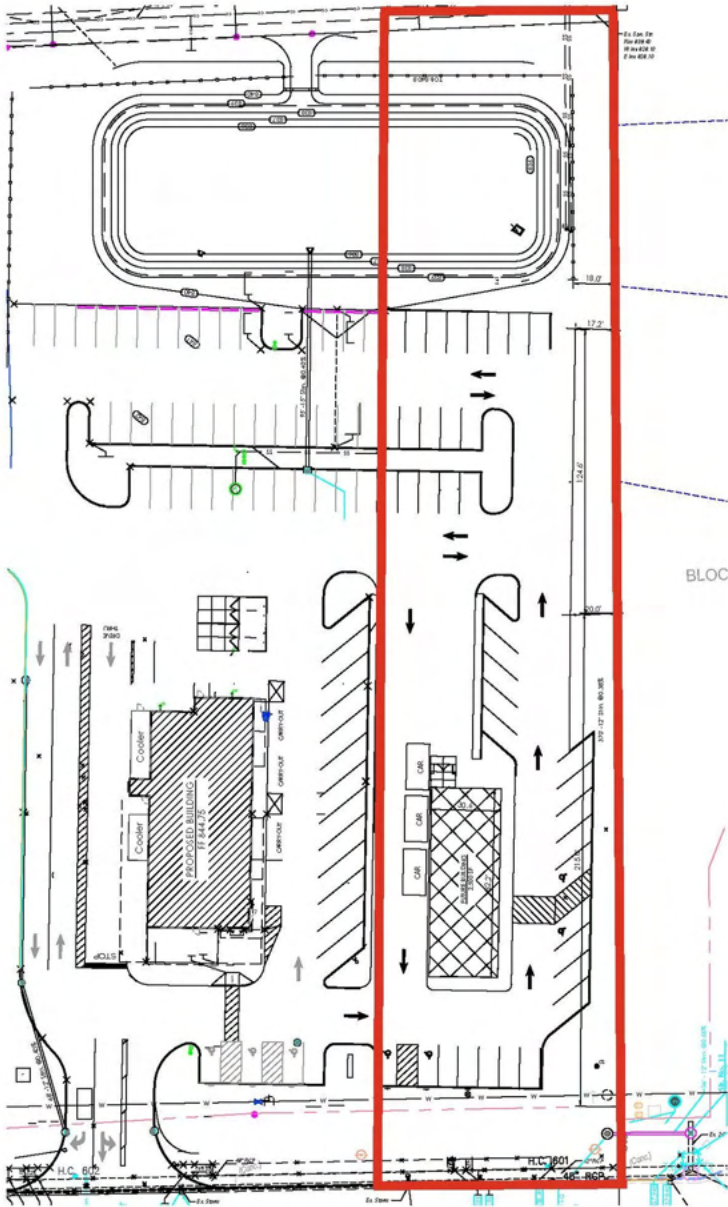
PROPERTY PHOTOS



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EXAMPLE SITE PLANS

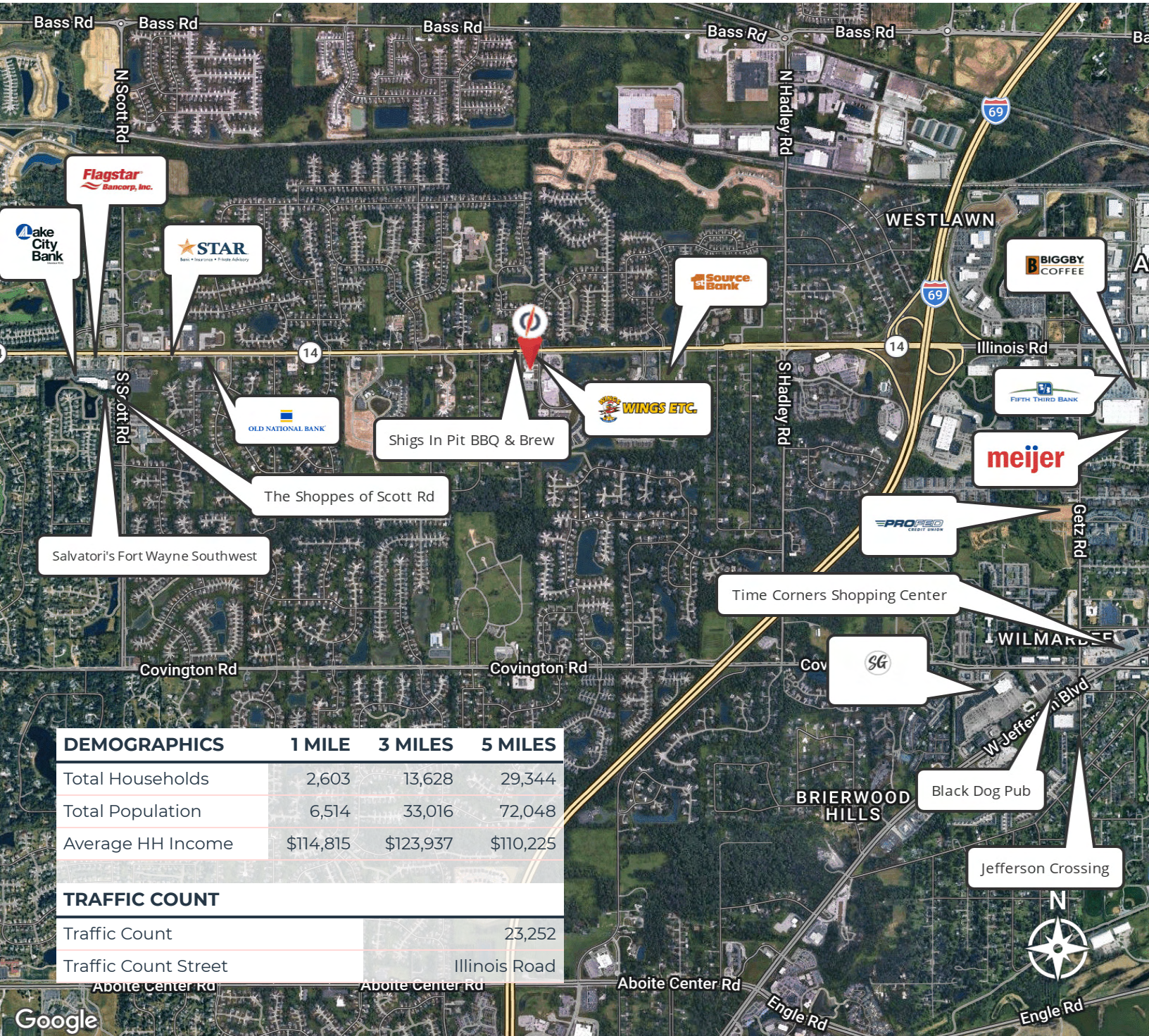


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## RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,603	13,628	29,344
Total Population	6,514	33,016	72,048
Average HH Income	\$114,815	\$123,937	\$110,225
<b>TRAFFIC COUNT</b>			
Traffic Count			23,252
Traffic Count Street			Illinois Road

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## PROPERTY SUMMARY

### PROPERTY HIGHLIGHTS

- Existing stoplight on the landscaped corner of property - High traffic visibility
- Family-friendly traffic generated from award winning neighbor - Wings Etc. Pub and Grill. This location is the flagship store and 1 out of 80+ locations nationally. Fort Wayne is HQ for all corporate business
- True shovel ready value to property - Property entitlements and, permitting time, are nearly finished
- Site is approved by zoning for retail and drive-thru capabilities
- Site shared stormwater retention and all exit overflow piping is complete
- Both city water and city sewer are extended and located on site
- Signage is approved and installed
- State approved INDOT curb cut access is installed and easements are available
- Perimeter landscaping and required fencing is approved and installed



PROPERTY DETAILS

**SALE PRICE**

**\$595,000**

**LOCATION INFORMATION**

Street Address	8320 Illinois Rd
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Aboite
Side Of Street	North

**LAND**

Number Of Lots	1
Sale Price	\$595,000
Price PSF	\$12.89

**PROPERTY DETAILS**

Property Type	Land
Property Subtype	Retail
Zoning	C-2
Lot Size	1.06 Acres
APN#	02-11-02-453-022.000-075
Lot Frontage	110'
Traffic Count	23,252
Traffic Count Street	Illinois Road
Site Drainage	Complete
Full Access	Yes
Level Site	Yes

**UTILITIES & AMENITIES**

Electrical	Indiana Michigan Power
Gas	NIPSCO
Water/Sewer	City of Fort Wayne