



9026-9122 ILLINOIS ROAD

FORT WAYNE, INDIANA 46804

PROPERTY HIGHLIGHTS

- 10.18 Acres available (divisible)
- Ideal use for retail, office, medical, restaurant, multifamily, and senior living
- 375' Frontage on Illinois Road
- Strong demographic area
- Traffic counts of over 26,000 VPD



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

IAN DEISER
Broker
ian@naihb.com
260.452.5153

RACHEL ROMARY
Broker
rromary@naihb.com
260.341.0230

General Property Information			
Name	9026 – 9122 Illinois Road	Parcel Number	02-11-02-376-008.000-075 02-11-02-356-022.000-075 02-11-02-356-021.000-075
Address	9026,9030 & 9122 Illinois Road	Acreage	10.18 Acres
City, State, Zip	Fort Wayne, IN 46804	Frontage	375' on Illinois Road
County	Allen	Depth	1,275' at the deepest point
Township	Aboite	Zoning	AR

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	1.5 Miles
Water	City of Fort Wayne	Highway	Hwy 24
Sewer	City of Fort Wayne	Distance	3 Miles
		Traffic Count	34,232 S Hadley Rd & Illinois Rd 18,709 S Scott Rd & Illinois Rd

Sale Information			
Annual Taxes	\$10,667.76	Sale Price	See Below
Tax YR / Pay YR	2024/2025	Terms	Cash at Closing

Lot Information			
Parcel 1	3.64 Acres	\$1,300,000	\$357,142 per acre
Parcel 2	2.54 Acres	\$1,000,000	\$393,700.78 per acre
Parcel 3	4 Acres	Negotiable	

200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

IAN DEISER
Broker
ian@naihb.com
260.452.5153

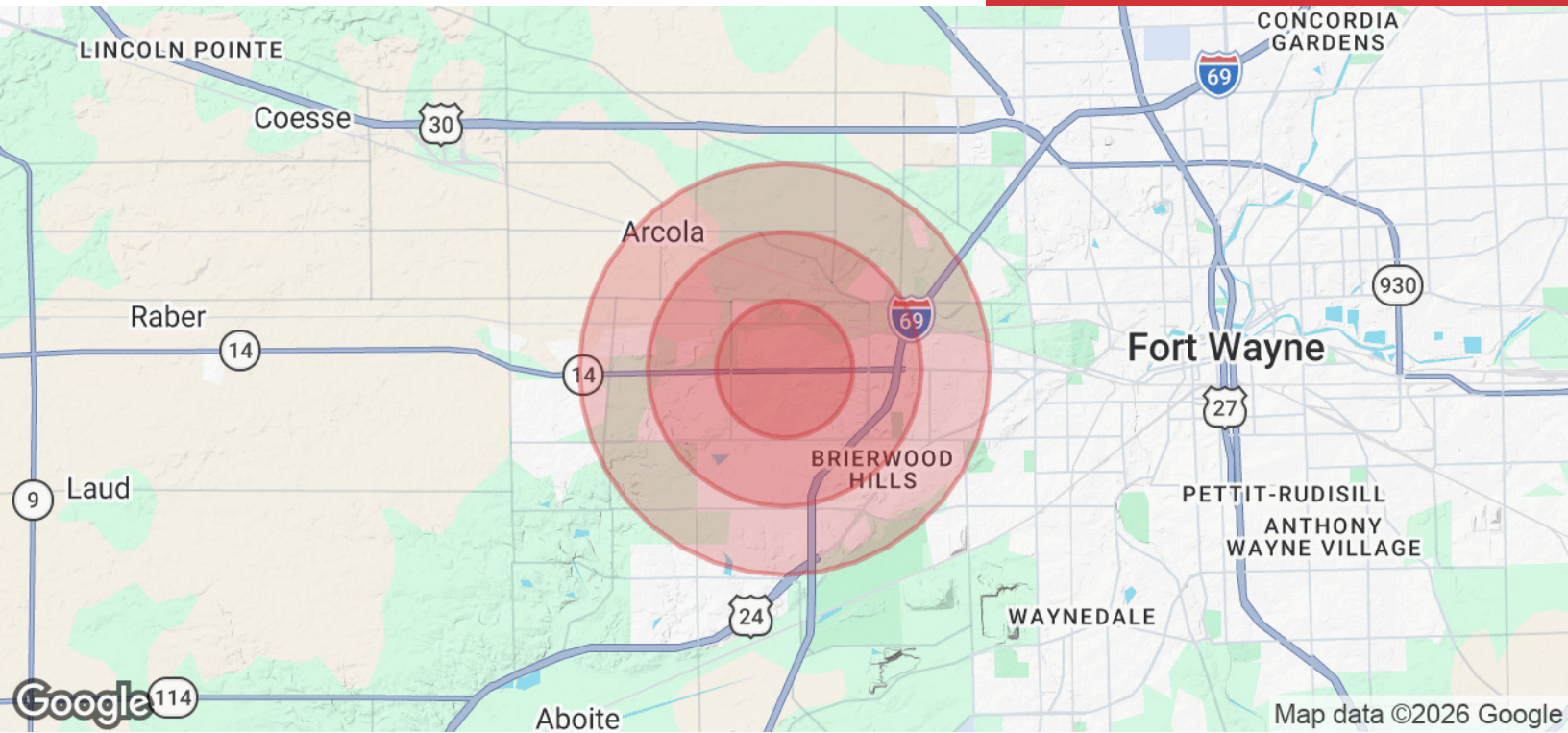
RACHEL ROMARY
Broker
rromary@naihb.com
260.341.0230



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

IAN DEISER
Broker
ian@naihb.com
260.452.5153

RACHEL ROMARY
Broker
rromary@naihb.com
260.341.0230



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,944	18,567	34,445
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,981	7,253	14,256
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$117,368	\$121,708	\$114,898
Average House Value	\$309,155	\$318,345	\$310,996

2020 American Community Survey (ACS)

200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

IAN DEISER
Broker
ian@naihb.com
260.452.5153

RACHEL ROMARY
Broker
rromary@naihb.com
260.341.0230