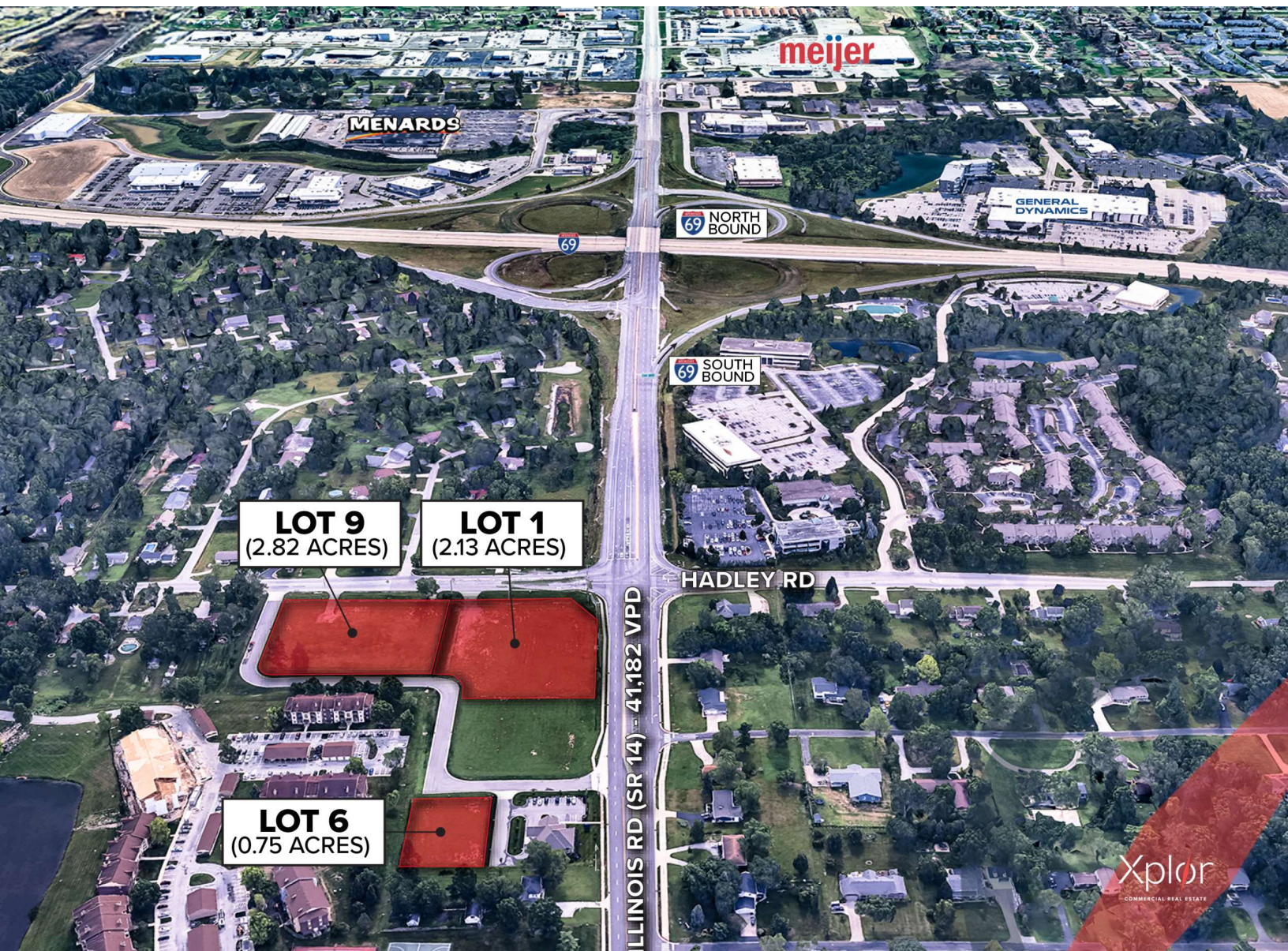


WEST VILLAGE SHOPPES

NW CORNER OF ILLINOIS & HADLEY RDS | FORT WAYNE



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WEST VILLAGE SHOPPES

NW Corner Of Illinois & Hadley Rds, Fort Wayne, IN 46804



PROPERTY DESCRIPTION



LOCATION INFORMATION

Development Name	West Village Shoppes
Street Address	NW Corner Illinois & Hadley Roads
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Aboite
Property Type	Land
Property Subtype	Retail
APN #	Various

LAND DETAILS

Zoning	C-2 (Commercial)
Lot Size / # of Lots	6.92 Acres / 5 Lots
Traffic Count	Illinois Rd (SR 14) - 35,659 VPD
Best Use	Retail-Office Development
Utilities Available	Irrigation
	Water
	Sewer
Water Retention	Yes - Off Site

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PROPERTY PHOTOS



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WEST VILLAGE SHOPPPES

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RETAILER MAP



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WEST VILLAGE SHOPPPES

NW Corner Of Illinois & Hadley Rds, Fort Wayne, IN 46804



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Prime location 900' from the I-69 exit 305B at Illinois Rd (SR 14)
- Great visibility within growing and thriving area of Fort Wayne
- Near major office parks, shopping, and the newly constructed Parkview Southwest Hospital with medical park
- High traffic count of over 41,000 daily or 14 million annually
- Zoned C-2 (Limited Commercial) encompasses an abundance of uses
- Ideal for freestanding retail, office, or shopping centers
- Sites are fully graded, shovel ready with all infrastructure, and off site retention pond with drainage

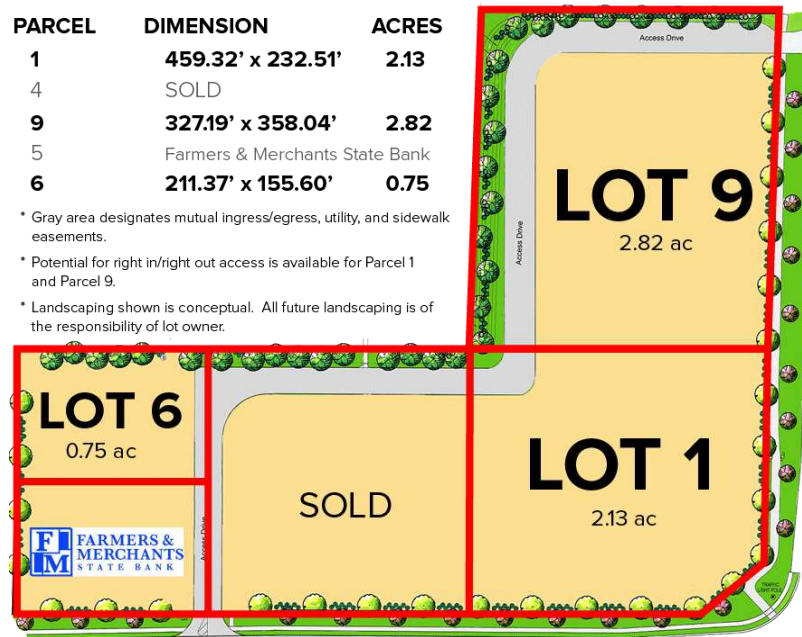
LOTS	ACRES	DIMENSIONS	PRICE PSF
Lot 1	2.13	459.32' x 232.51'	\$22.00 PSF
Lot 6	0.75	211.37' x 155.60'	\$25.00 PSF
Lot 9	2.82	327.19' x 358.04'	\$18.00 PSF

PARCEL	DIMENSION	ACRES
1	459.32' x 232.51'	2.13
4	SOLD	
9	327.19' x 358.04'	2.82
5	Farmers & Merchants State Bank	
6	211.37' x 155.60'	0.75

* Gray area designates mutual ingress/egress, utility, and sidewalk easements.

* Potential for right in/right out access is available for Parcel 1 and Parcel 9.

* Landscaping shown is conceptual. All future landscaping is of the responsibility of lot owner.



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