



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
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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 Size	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		Major Roads	
Electric	I&M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	1.5 Miles
Water	City of Fort Wayne	Nearest 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
Sales 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	\$1,500,000	\$412,087.91 per acre
Parcel 2	2.54 Acres	\$1,000,000	\$393,700.78 per acre
Parcel 3	4 Acres	Negotiable	

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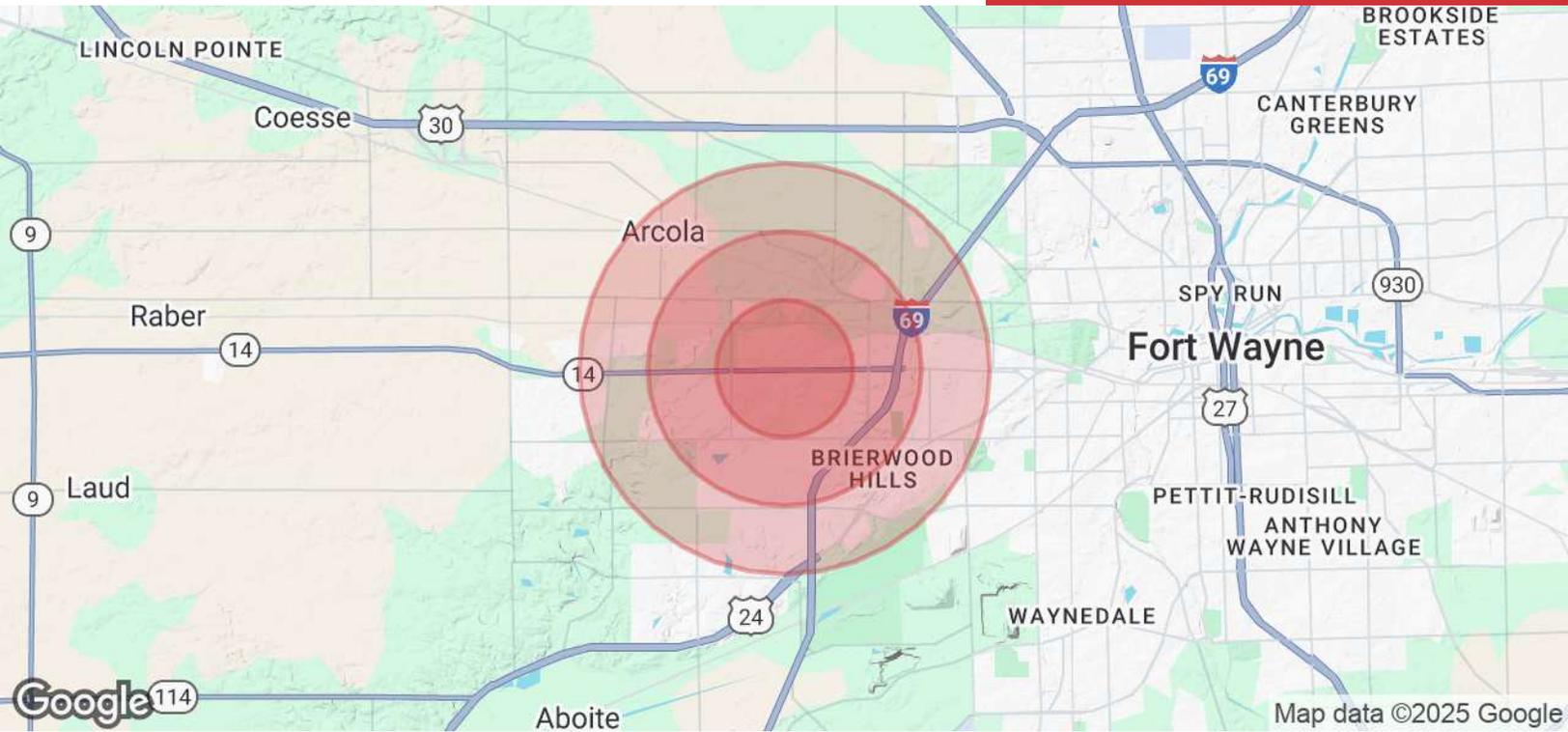
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POPULATION

	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

Demographics data derived from AlphaMap

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