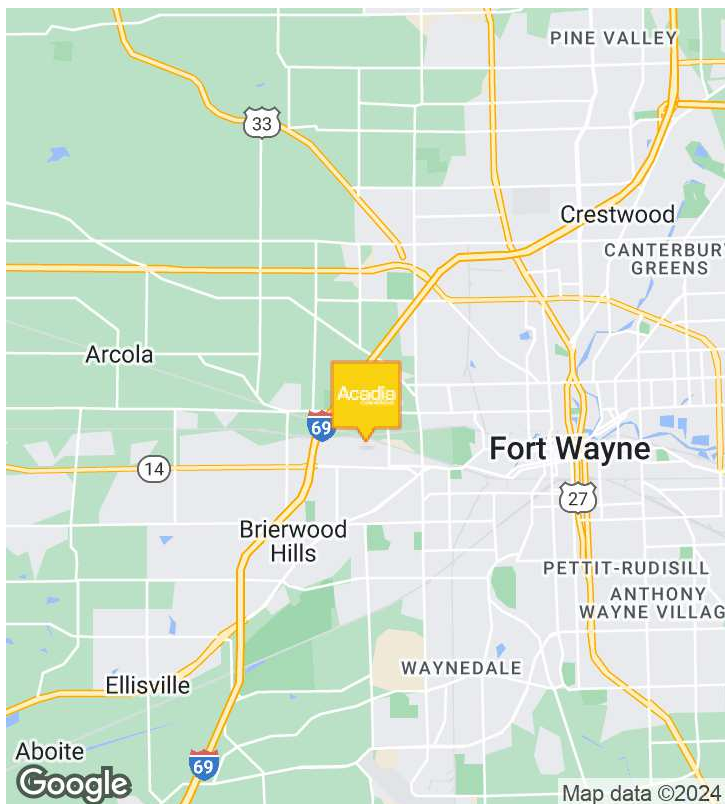


RETAIL/INDUSTRIAL LAND AT ILLINOIS ROAD

5200 ILLINOIS RD, FORT WAYNE, IN 46804



PROPERTY DESCRIPTION

Nearby, popular retail destinations such as Jefferson Pointe and Covington Plaza draw in steady foot traffic, enhancing the potential for retail success. With easy access to I-69, the property benefits from high visibility and convenient transportation links, further boosting its appeal to retail investors. The area's strong demographic profile and proximity to key amenities make this location an attractive choice for retailers seeking growth and visibility in a thriving market.

OFFERING SUMMARY

| | |
|-------------|-------------------------|
| Sale Price: | \$2,500,000 |
| Lot Size: | 31.23 Acres |
| Zoning: | I-2, General Industrial |

PROPERTY HIGHLIGHTS

- Property is located just off the I-69 North and South on/off ramps.
- Surrounded by many other Retail, Industrial, Manufacturing, and Distribution locations.
- Potential to be divided if necessary.
- Illinois Road is heavily trafficked with 36,000 VPD approximately.

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RETAIL/INDUSTRIAL LAND AT ILLINOIS ROAD

5200 ILLINOIS RD, FORT WAYNE, IN 46804

| | |
|------------|-------------|
| Sale Price | \$2,500,000 |
|------------|-------------|

LOCATION INFORMATION

| | |
|---------------------|----------------------------------|
| Street Address | 5200 Illinois Rd |
| City, State, Zip | Fort Wayne, IN 46804 |
| County | Allen |
| Market | Retail |
| Cross-Streets | Illinois Road |
| Township | Wayne |
| Side of the Street | North |
| Signal Intersection | No |
| Market Type | Large |
| Nearest Highway | I-69 |
| Nearest Airport | Fort Wayne International Airport |

PROPERTY INFORMATION

| | |
|------------------------|--------------------------|
| Property Type | Land |
| Property Subtype | Industrial |
| Zoning | I-2, General Industrial |
| Lot Size | 31.23 Acres |
| APN # | 02-12-05-301-001.000-076 |
| Lot Frontage | 492 ft. |
| Lot Depth | 1,668 ft. |
| Traffic Count | 36,000 VPD aprx. |
| Traffic Count Street | Illinois Road |
| Traffic Count Frontage | 75 ft. |

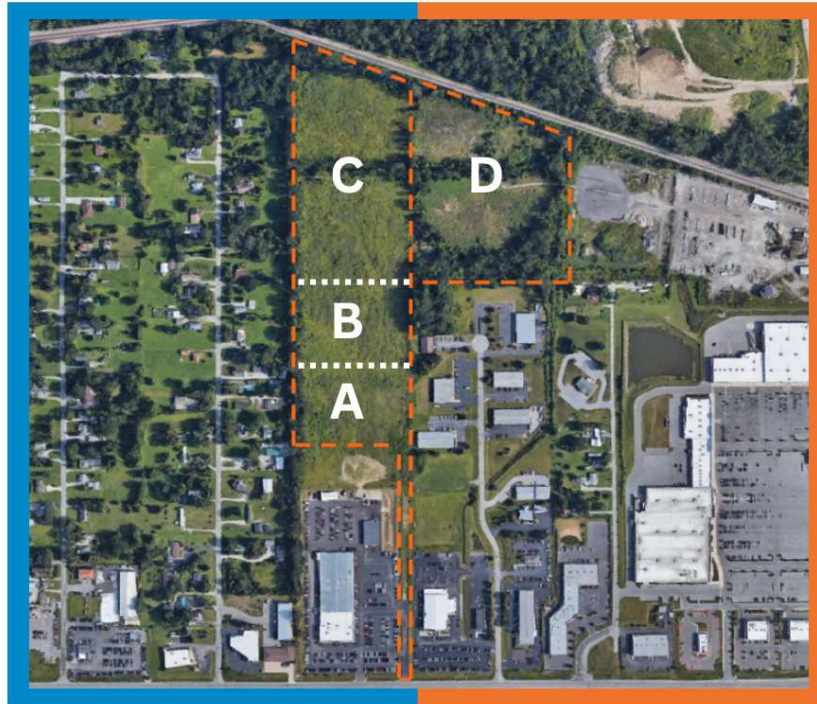


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RETAIL/INDUSTRIAL LAND AT ILLINOIS ROAD

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DIVIDED LOTS INFORMATION

A

- ACRES: 3.56*
- PRICE PSF: \$4.50
- SALE PRICE: \$697,831.00

B

- ACRES: 3.56*
- PRICE PSF: \$4.00
- SALE PRICE: \$620,294.00

C

- ACRES: 10.9*
- PRICE PSF: \$2.00
- SALE PRICE: \$949,608.00

D

- ACRES: 10.5*
- PRICE PSF: \$1.00
- SALE PRICE: \$457,380.00

E

- ACRES: 31.3* (ENTIRE LOT)
- PRICE PSF: \$1.83
- SALE PRICE: \$2,500,000.00

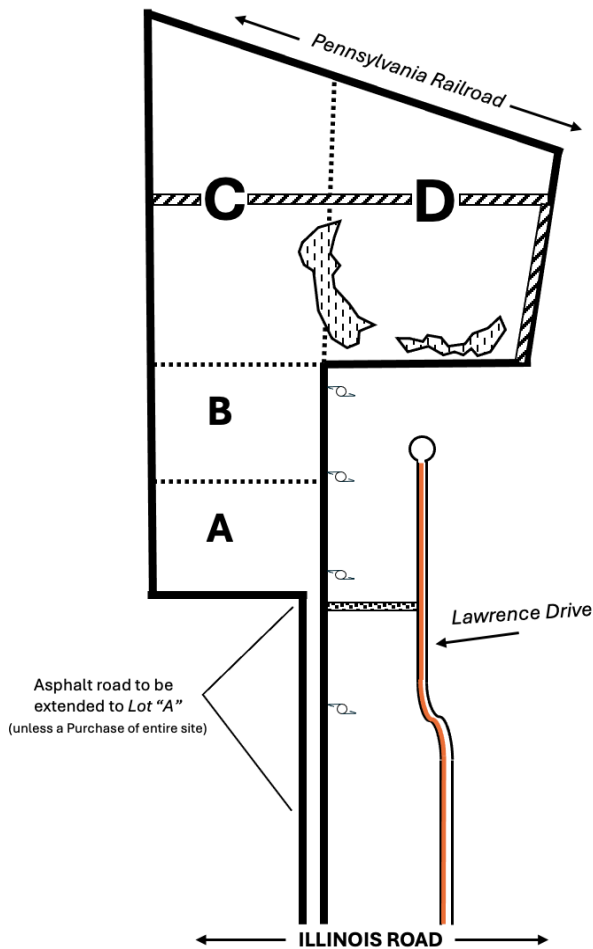
*ACREAGE IS APPROXIMATE

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RETAIL/INDUSTRIAL LAND AT ILLINOIS ROAD

5200 ILLINOIS RD, FORT WAYNE, IN 46804



LEGEND

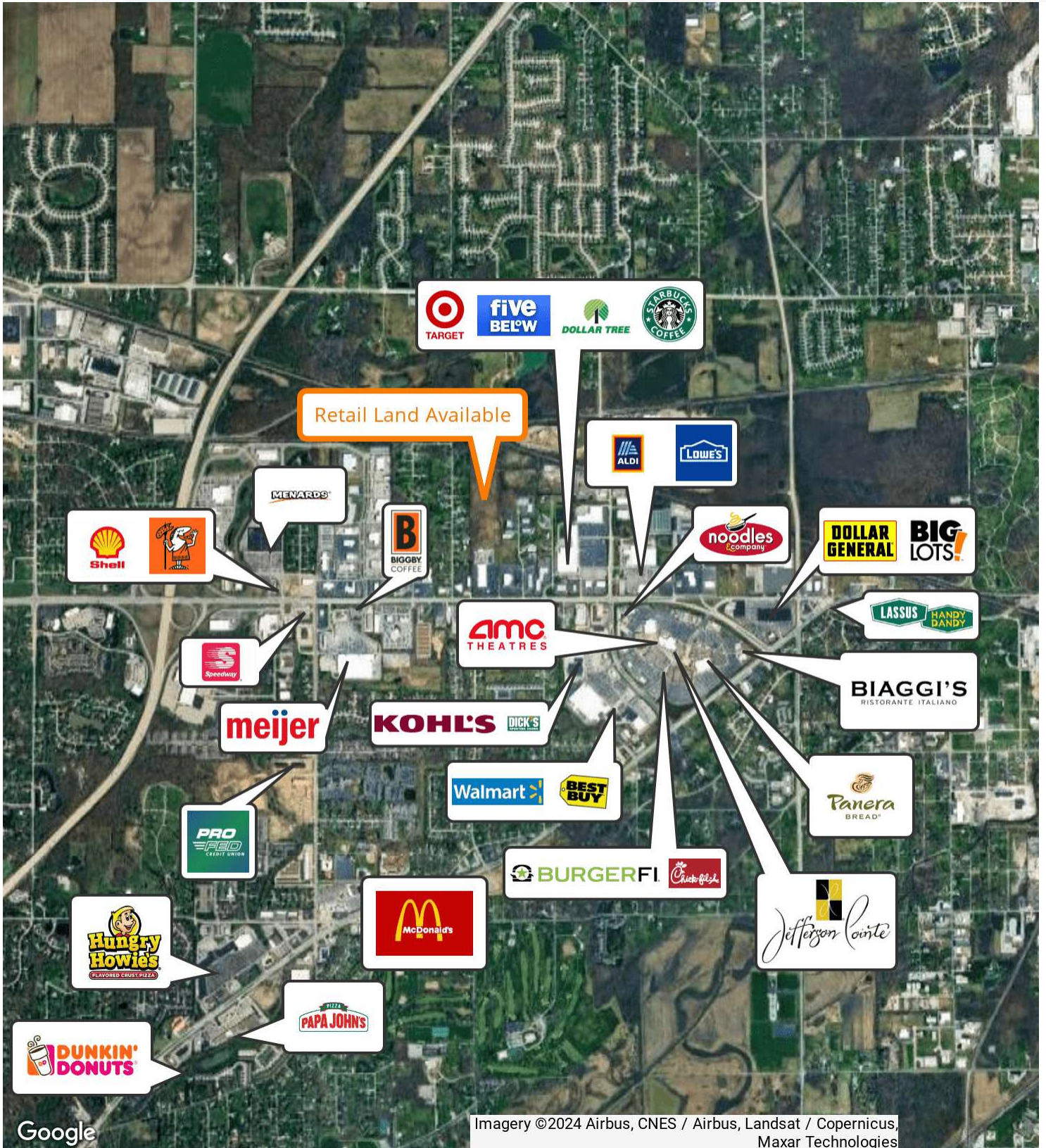
- = property boundary with section divisions (A, B, C, D)
- = Two 75' Drainage Lines
- = 0.62 Acre Unbuildable Wetland
- = 0.24 Acre Unbuildable Wetland
- = 30' Utility Easement
- = Utility Poles
- = Water & Sewer Line along Lawrence Drive

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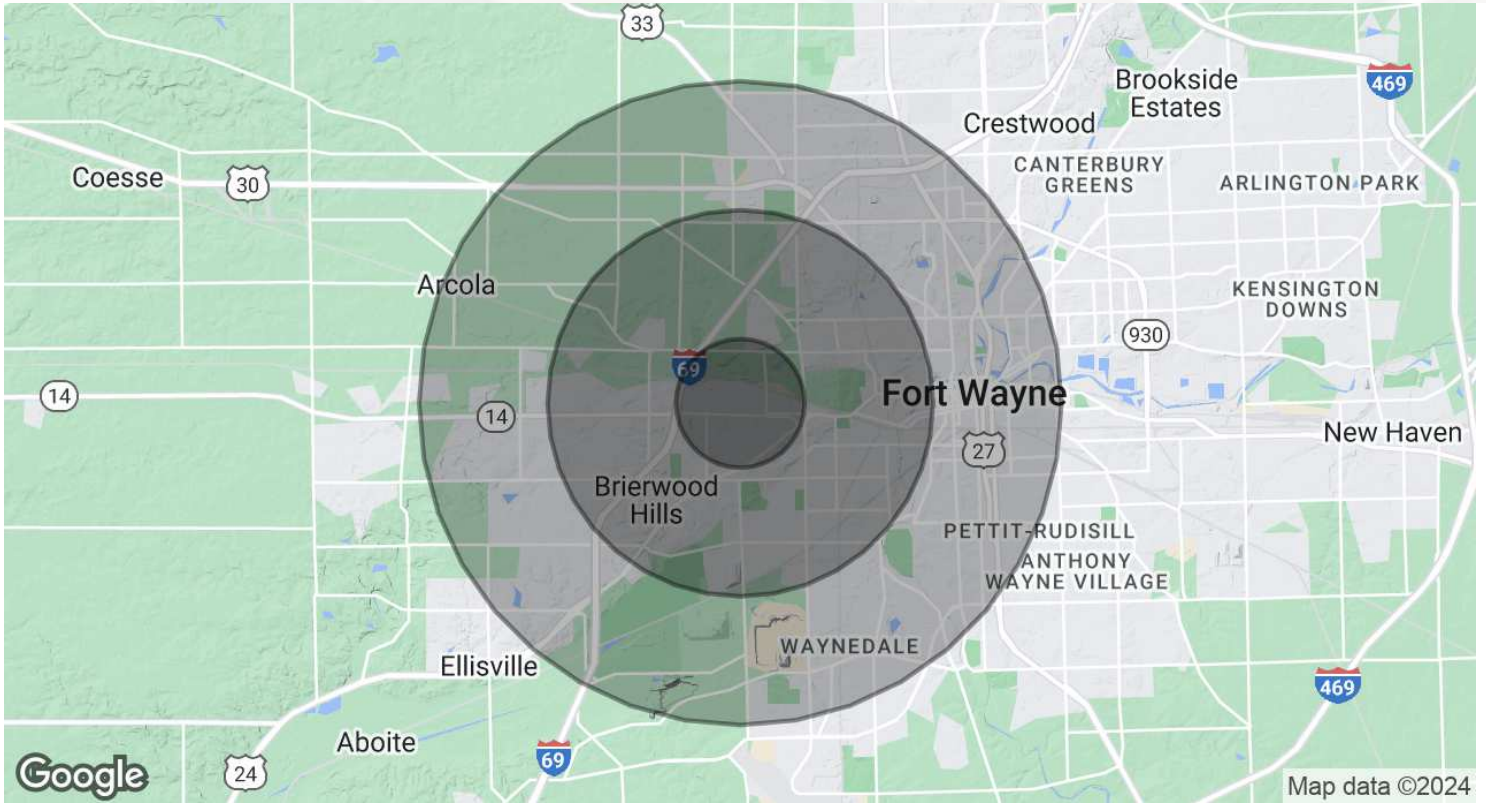
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RETAIL/INDUSTRIAL LAND AT ILLINOIS ROAD

5200 ILLINOIS RD, FORT WAYNE, IN 46804



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,945 | 35,336 | 128,669 |
| Average Age | 43 | 40 | 38 |
| Average Age (Male) | 42 | 39 | 37 |
| Average Age (Female) | 44 | 41 | 39 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,486 | 15,450 | 53,363 |
| # of Persons per HH | 2 | 2.3 | 2.4 |
| Average HH Income | \$69,838 | \$83,875 | \$75,217 |
| Average House Value | \$217,318 | \$227,968 | \$187,588 |

Demographics data derived from AlphaMap

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