

Village at Time Corners

Fort Wayne, Indiana

PROPERTY HIGHLIGHTS

- The Village at Time Corners is located on Fort Wayne's affluent southwest side.
- All storerooms have frontage on Jefferson Boulevard and extensive residential and commercial development exists in close proximity.
- I-69 and some of Fort Wayne's largest employers are within one mile or less of the Village at Time Corners.
- Signalized entrance.
- Excellent visibility with frontage on Jefferson Blvd.
- GLA: 111,072
- MSA: Fort Wayne, Indiana
- Key Tenants are Ashley Furniture, Uncle Bill's Pet Center, Block Advisors, Massage Envy and United Coffee.

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5,805 S.F. Restaurant Space Available



28,573 ACPD

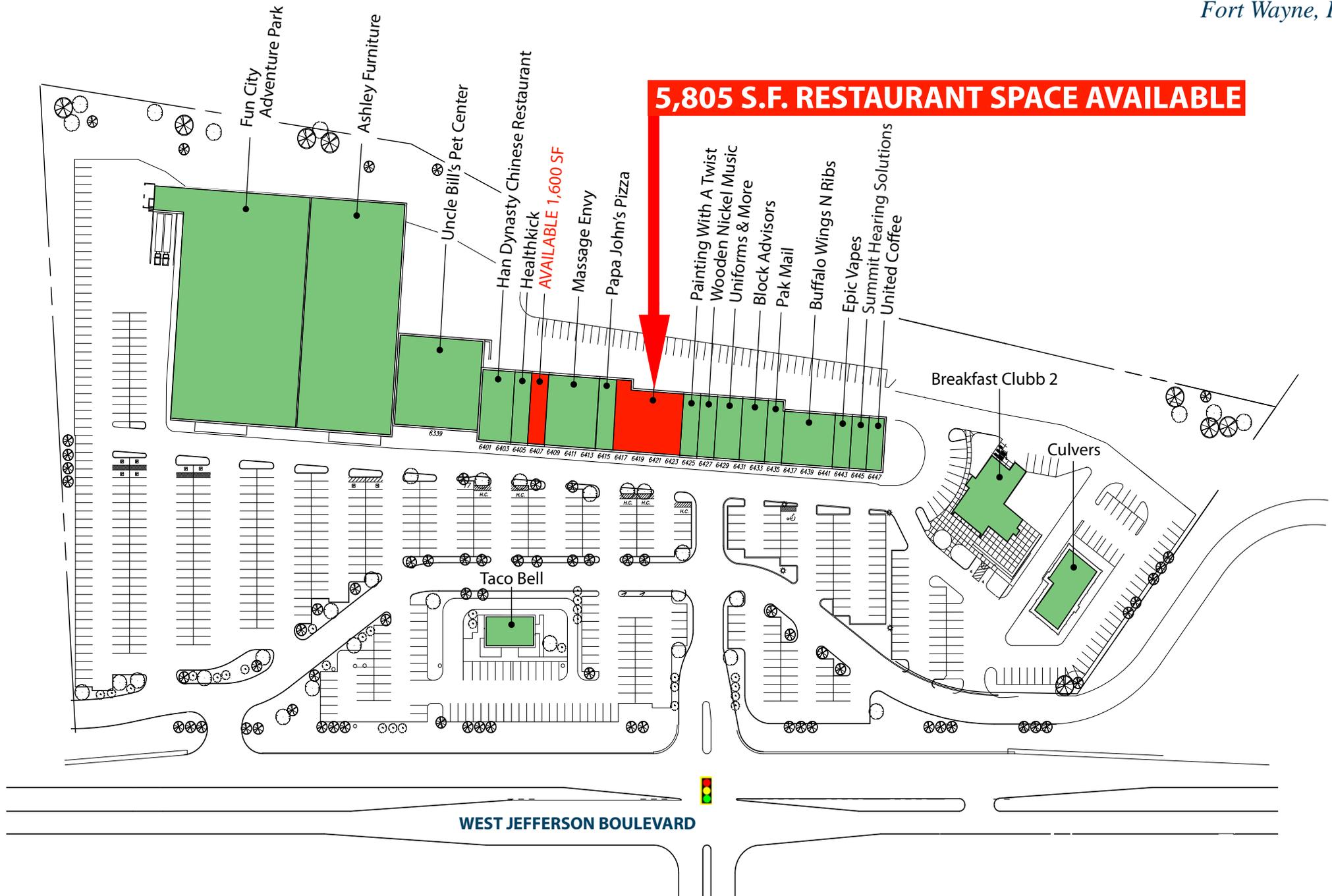
25,980 ACPD

9416

W. Jefferson Blvd.

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5,805 S.F. RESTAURANT SPACE AVAILABLE

AVAILABLE 1,600 SF

SITE DATA

TOTAL BUILDING AREA	
TOTAL RETAIL AREA	111,072 S.F.
PARKING SPACES	
RETAIL PARKING SPACES	485 SPACES
OUTLOT PARKING SPACES	129 SPACES
TOTAL PARKING SPACES	614 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	36,068	37,174	107,161	110,263	285,253	291,971
Daytime Population	43,659		126,089		306,538	
Households	15,566	16,244	44,771	46,570	115,667	119,618
Average HH Size	2.29	2.26	2.36	2.33	2.42	2.40
Average HH Income	\$106,591	\$121,350	\$94,039	\$107,829	\$85,566	\$98,854
Median HH Income	\$80,752	\$91,122	\$65,762	\$76,398	\$61,329	\$71,027
Per Capita Income	\$242,815	\$280,855	\$225,645	\$275,710	\$209,124	\$258,300

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
28,573	West Jefferson Blvd.	Getz Road	South Bend Drive
25,980	West Jefferson Blvd.	Aboite Center Road	South Bend Drive
50,813	I-69	1 Mile North of U.S. 24	

