



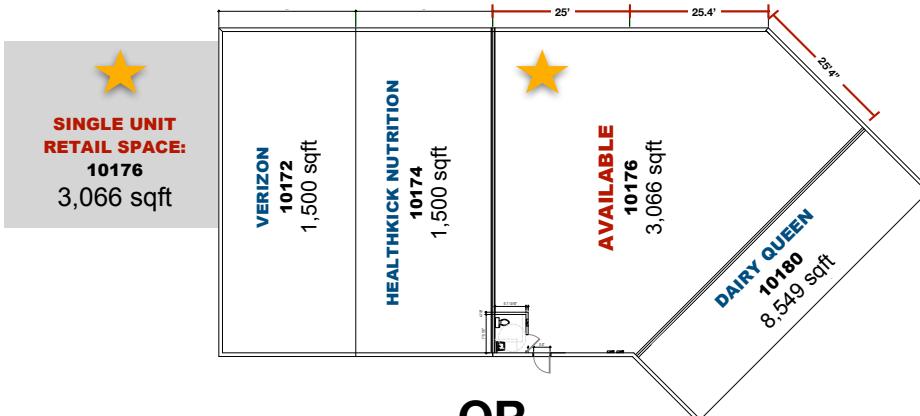
FOR RENT

10178 Maysville Rd. | Fort Wayne, IN

RETAIL SPACE AVAILABLE

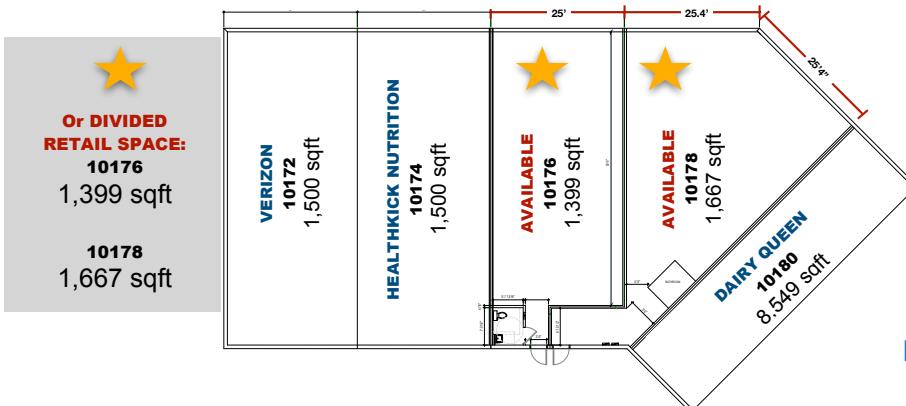
- Multiple Configurations

SITE PLAN



- Outparcel to 400K sqft power center with primary entrance visibility

- For rent up to 3,066 sqft
- Demisable to 2 spaces of approx 1,500 sqft



Contact:
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Fort Wayne, IN 46835



25,000±
COMBINED DAILY
TRAFFIC VISIBILITY

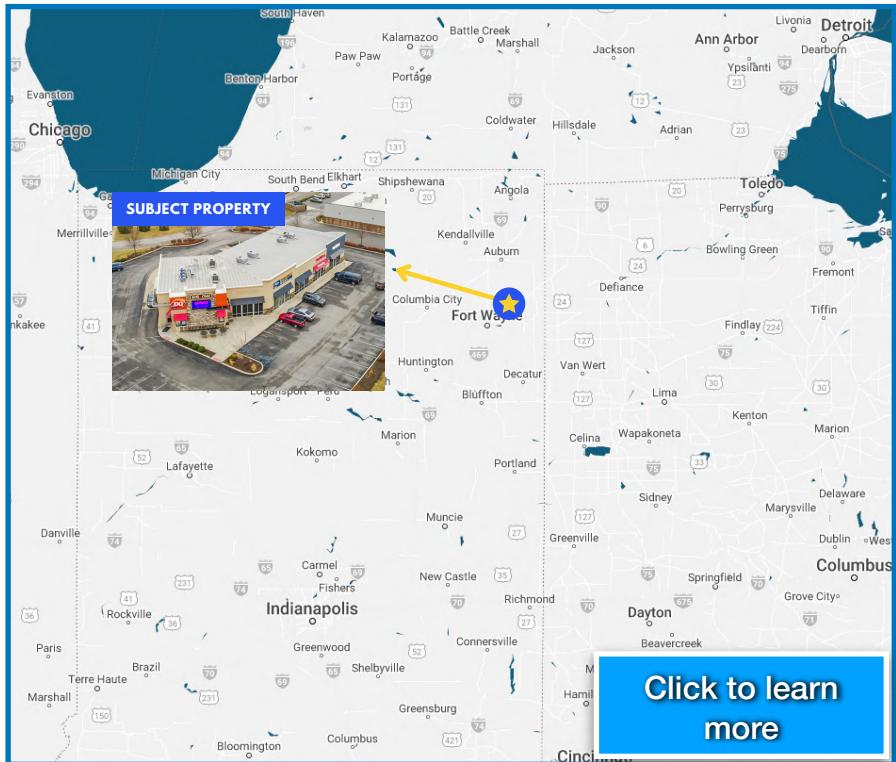


#2
MOST POPULOUS
CITY IN INDIANA

**CHICAGO, IL | 170-MILES
FROM SUBJECT PROPERTY**

**INDIANAPOLIS | 135-MILES
FROM SUBJECT PROPERTY**

**DETROIT, MI | 150-MILES
FROM SUBJECT PROPERTY**



MARKET OVERVIEW

Fort Wayne, IN

Fort Wayne, Indiana is the second largest city in the state and is the hub of Northeast Indiana. The city has a diverse manufacturing history being part of the Rust Belt. While manufacturing is still a large portion of GDP, Fort Wayne has diversified over the last 20 years.

The city has become a center for the defense industry as home to BAE Systems Harris Corporation, Raytheon Systems, and the Fort Wayne Air National Guard Station.

Fort Wayne sits less than 200 miles from five major U.S. cities; 148 miles from Chicago; 120 miles from Indianapolis; 153 miles from Cincinnati; 197 miles from Cleveland and 160 miles from Detroit.

Fort Wayne is the regional center for a large transportation and trade area encompassing Indiana, Illinois and Ohio. The largest industry sectors by size are health care, manufacturing and financial. Other major industries by employment are aerospace and retail.

#2

Fastest-growing metro in the Great Lakes region
(U.S. Census Bureau, 2021)

\$3.4B

Private capital investments made in Allen County
since 2014—more than half originating from
Fortune 500 companies

CITY OF FORT WAYNE, IN



DEMOGRAPHICS



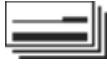
POPULATION

In 2022, the population in your selected geography is 288,078. The population has changed by 12.5 percent since 2000. It is estimated that the population in your area will be 295,635 five years from now, which represents a change of 2.6 percent from the current year. The median age of the population in your area is 34.9, compared with the U.S. average, which is 38.6.



HOUSEHOLDS

There are currently 112,994 households in your selected geography. The number of households has changed by 13.9 percent since 2000. It is estimated that the number of households in your area will be 116,634 five years from now, which represents a change of 3.2 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2022, the median household income for your selected geography is \$52,562, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 29.8 percent since 2000. It is estimated that the median household income in your area will be \$60,169 five years from now, which represents a change of 14.5 percent from the current year.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 8.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 17.7 percent completed a bachelor's degree, compared with the national average of 19.7 percent. The number of area residents with an associate degree was higher than the nation's at 10.6 percent vs. 8.4 percent, respectively.



HOUSING

The median housing value in your area was \$148,725 in 2022, compared with the U.S. median of \$250,735. The current year's average household income in your area is \$69,399, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 146,808 people in your selected area were employed. The 2000 Census revealed that 59.9 percent of employees are in white-collar occupations in this geography, and 40.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent.

