



## 8416 ILLINOIS RD

FORT WAYNE, INDIANA 46804

### PROPERTY HIGHLIGHTS

- 1.43 Acres available for sale or lease on build to suit
- AR Zoning
- Rapidly expanding retail area in southwest Fort Wayne with excellent demographics
- High traffic counts of 35,717 VPD
- Located on the north side of Illinois Road between Shigs N Pit/Indiana Physical Therapy and the future site of Wings Etc.
- Shared easement with Wings Etc.



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**IAN DEISER**  
Broker  
260.452.5153  
ian@naihb.com

## General Property Information

|                         |                      |                      |                          |
|-------------------------|----------------------|----------------------|--------------------------|
| <b>Name</b>             | 8416 Illinois Road   | <b>Parcel Number</b> | 02-11-02-453-020.000-075 |
| <b>Address</b>          | 8416 Illinois Road   | <b>Acreage Size</b>  | 1.43 AC                  |
| <b>City, State, Zip</b> | Fort Wayne, IN 46804 | <b>Frontage</b>      | 140' (approx.)           |
| <b>County</b>           | Allen                | <b>Depth</b>         | 470' (approx.)           |
| <b>Township</b>         | Aboite               | <b>Zoning</b>        | AR                       |

## Utilities

|                 |                    |
|-----------------|--------------------|
| <b>Electric</b> | AEP                |
| <b>Gas</b>      | NIPSCO             |
| <b>Water</b>    | City of Fort Wayne |
| <b>Sewer</b>    | City of Fort Wayne |

## Major Roads

|                           |                      |
|---------------------------|----------------------|
| <b>Nearest Interstate</b> | I-69                 |
| <b>Distance</b>           | 1.5 Miles            |
| <b>Nearest Highway</b>    | SR 14                |
| <b>Distance</b>           | Adjacent to property |
| <b>Traffic Count</b>      | 35,717 VPD           |

## Sales Information

|                        |            |                   |                 |
|------------------------|------------|-------------------|-----------------|
| <b>Annual Taxes</b>    | \$2,692.44 | <b>Sale Price</b> | \$750,000       |
| <b>Tax Yr./Pay Yr.</b> | 2024/2025  | <b>Terms</b>      | Cash at closing |

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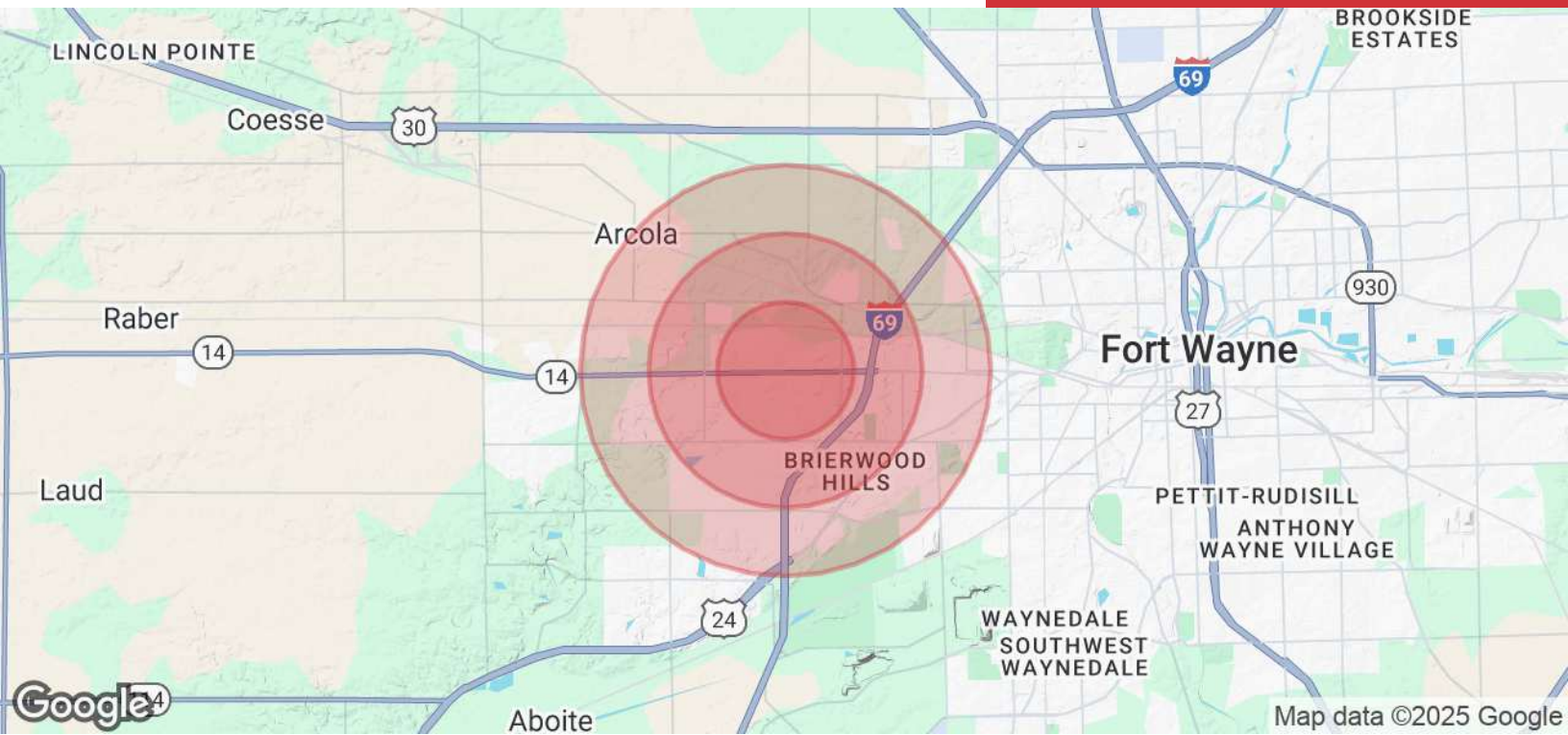
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### POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,906  | 19,303  | 31,460  |
| Average Age          | 35.8   | 40.1    | 39.9    |
| Average Age (Male)   | 35.1   | 38.5    | 38.8    |
| Average Age (Female) | 35.0   | 40.9    | 40.9    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,683     | 8,180     | 13,536    |
| # of Persons per HH | 2.6       | 2.4       | 2.3       |
| Average HH Income   | \$105,095 | \$100,115 | \$100,006 |
| Average House Value | \$215,343 | \$204,167 | \$199,132 |

2020 American Community Survey (ACS)

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