

Time Corners

5976 West Jefferson Boulevard, Fort Wayne, IN 46804
Allen County



HIGHLIGHTS

Neighborhood center serving the southwest area of Fort Wayne and Allen County.

For Lease
County: Allen
Type: Neighborhood Center
Total SF: 79,761

CONTACT

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DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Population
Households
Average Household Income (\$)

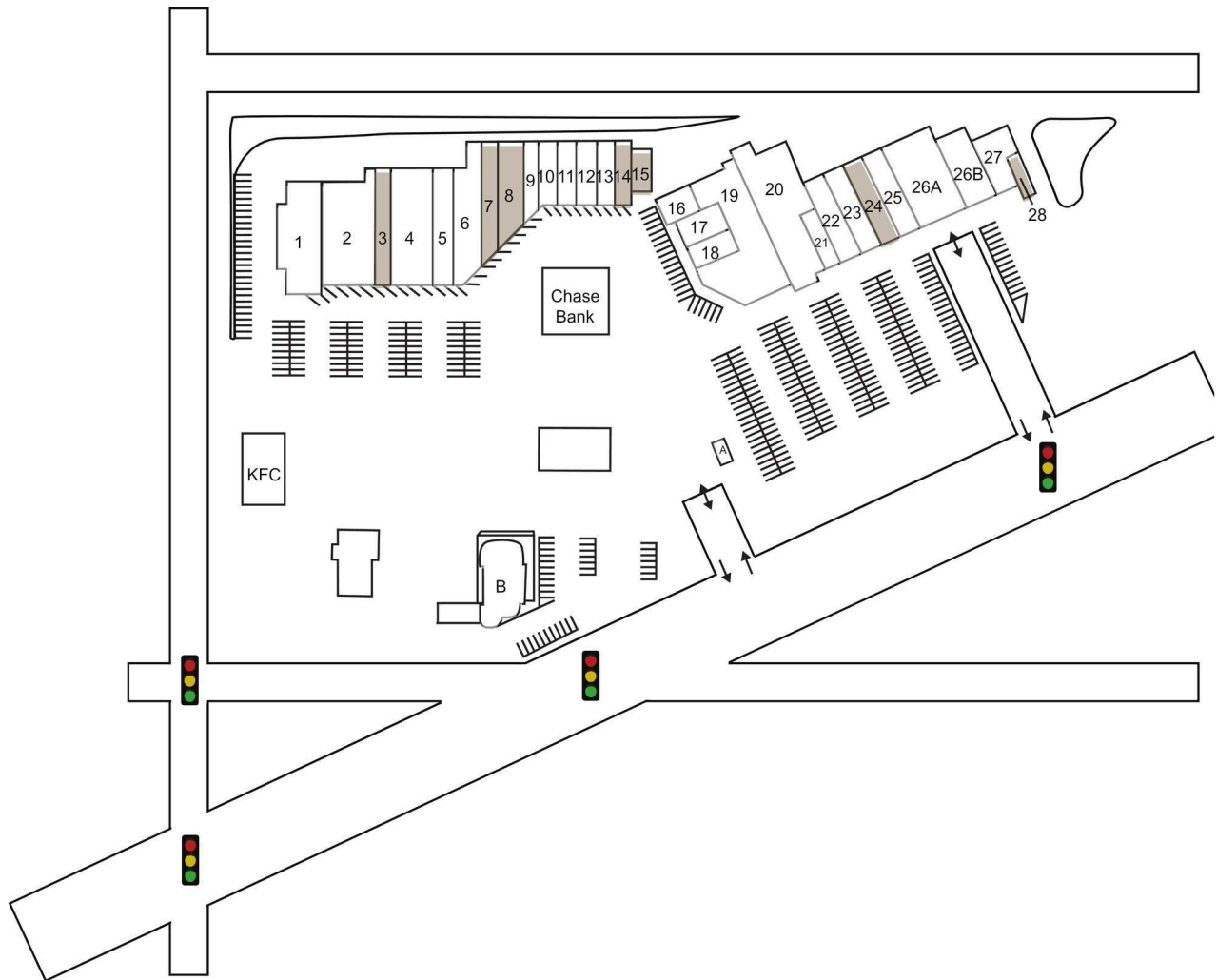
| | | |
|--------|--------|---------|
| 4,666 | 34,892 | 114,529 |
| 2,366 | 14,827 | 47,163 |
| 60,996 | 76,651 | 62,215 |

RETAILERS INCLUDE



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A Chase Bank ATM

B PNC Bank

1 Belmont Beverage 4,000 SF

2 Anytime Fitness 6,300 SF

3 Available 2,300 SF

4 Business Health Services 4,600 SF

5 Pyromaniac Fireworks 2,428 SF

6 China Buffet 4,852 SF

7 Available 2,000 SF

8 Available 2,104 SF

9 Le Nails 1,080 SF

10 A&B Natural Foods 1,200 SF

11 A Plus Computers 1,150 SF

12 Vacuum Sales and Services 1,020 SF

13 Amazing Vapes 1,020 SF

14 Available 1,800 SF

15 Available 960 SF

16 Consigned Designs 1,500 SF

17 Consigned Designs 1,690 SF

18 Shoe Cobbler 1,080 SF

19 O'Reilly Auto Parts 8,700 SF

20 Cebolla's 7,900 SF

21 Smoke Shop 1,000 SF

22 Copy Solutions 2,462 SF

23 Cosmoprof 2,300 SF

24 Available 2,500 SF

25 Jamison Meats 2,500 SF

26A Sola Salons 5,450 SF

26B Five Guys 3,200 SF

27 Sakura Restaurant 1,773 SF

28 Available 892 SF

SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.0612/-85.2183

RS1

| 5976 W Jefferson Blvd Fort Wayne, IN 46804 | | 1 mi radius | 3 mi radius | 5 mi radius | 10 mi radius |
|---|---|-------------|-------------|-------------|--------------|
| POPULATION | 2016 Estimated Population | 4,666 | 34,892 | 114,529 | 286,789 |
| | 2021 Projected Population | 4,770 | 35,701 | 118,461 | 295,385 |
| | 2010 Census Population | 4,465 | 34,101 | 108,201 | 274,147 |
| | 2000 Census Population | 4,593 | 31,617 | 107,784 | 265,080 |
| | Projected Annual Growth 2016 to 2021 | 0.4% | 0.5% | 0.7% | 0.6% |
| | Historical Annual Growth 2000 to 2016 | 0.1% | 0.6% | 0.4% | 0.5% |
| | 2016 Median Age | 36.8 | 37.9 | 35.4 | 35.3 |
| HOUSEHOLDS | 2016 Estimated Households | 2,366 | 14,827 | 47,163 | 116,530 |
| | 2021 Projected Households | 2,457 | 15,441 | 49,644 | 122,182 |
| | 2010 Census Households | 2,202 | 14,119 | 43,471 | 108,809 |
| | 2000 Census Households | 2,218 | 12,776 | 43,609 | 105,428 |
| | Projected Annual Growth 2016 to 2021 | 0.8% | 0.8% | 1.1% | 1.0% |
| | Historical Annual Growth 2000 to 2016 | 0.4% | 1.0% | 0.5% | 0.7% |
| RACE AND ETHNICITY | 2016 Estimated White | 82.4% | 85.4% | 75.5% | 73.2% |
| | 2016 Estimated Black or African American | 8.8% | 6.4% | 12.7% | 14.9% |
| | 2016 Estimated Asian or Pacific Islander | 2.4% | 2.9% | 3.1% | 4.2% |
| | 2016 Estimated American Indian or Native Alaskan | 0.4% | 0.3% | 0.4% | 0.4% |
| | 2016 Estimated Other Races | 6.0% | 5.0% | 8.4% | 7.3% |
| | 2016 Estimated Hispanic | 6.8% | 6.1% | 9.9% | 8.3% |
| INCOME | 2016 Estimated Average Household Income | \$60,996 | \$76,651 | \$62,215 | \$62,697 |
| | 2016 Estimated Median Household Income | \$46,328 | \$58,688 | \$49,594 | \$51,579 |
| | 2016 Estimated Per Capita Income | \$31,016 | \$32,628 | \$25,859 | \$25,631 |
| EDUCATION (AGE 25+) | 2016 Estimated Elementary (Grade Level 0 to 8) | 2.3% | 2.4% | 4.5% | 4.0% |
| | 2016 Estimated Some High School (Grade Level 9 to 11) | 6.6% | 4.6% | 7.6% | 7.0% |
| | 2016 Estimated High School Graduate | 28.7% | 25.6% | 28.2% | 29.9% |
| | 2016 Estimated Some College | 24.5% | 22.9% | 22.8% | 23.2% |
| | 2016 Estimated Associates Degree Only | 12.3% | 11.2% | 9.6% | 9.7% |
| | 2016 Estimated Bachelors Degree Only | 17.5% | 21.5% | 18.1% | 17.3% |
| | 2016 Estimated Graduate Degree | 8.0% | 11.8% | 9.2% | 8.9% |
| BUSINESS | 2016 Estimated Total Businesses | 749 | 2,120 | 5,771 | 12,542 |
| | 2016 Estimated Total Employees | 8,047 | 31,648 | 94,668 | 191,913 |
| | 2016 Estimated Employee Population per Business | 10.7 | 14.9 | 16.4 | 15.3 |
| | 2016 Estimated Residential Population per Business | 6.2 | 16.5 | 19.8 | 22.9 |

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