

5405 ILLINOIS RD FORT WAYNE, IN 46804



PROPERTY HIGHLIGHTS

- Located along high trafficked and heavy retailed street at Illinois Road (SR 14) close to I-69 exit.
- Neighboring to Bob Thomas Ford and Gordon Food Service and close to Meijer, Steak N Shake, Advanced Auto Parts, Menards, Auto Mall.
- Within a few miles of Jefferson Pointe Shopping Mall with Von Maur and IMAX Theatre and near Wal-Mart, Target, Kohl's, Dick's Sporting Goods, Best Buy.
- Potential multi-tenant or single tenant user, divisible.
- Former retail glass company with retail store front with warehouse for installs and deliveries.
- Brick building with roadside signage, flat roof and rooftop HVAC units.

OFFERING SUMMARY

Sale Price:	\$789,000
Lot Size:	0.71 Acres
Building Size:	4,263 SF

TYLER BINKLEY
MANAGING BROKER/CEO
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Acadia
COMMERCIAL

5405 ILLINOIS RD

FORT WAYNE, IN 46804

Sale Price

\$789,000

LOCATION INFORMATION

Street Address	5405 Illinois Rd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Cross-Streets	Getz Road
Side of the Street	South

BUILDING INFORMATION

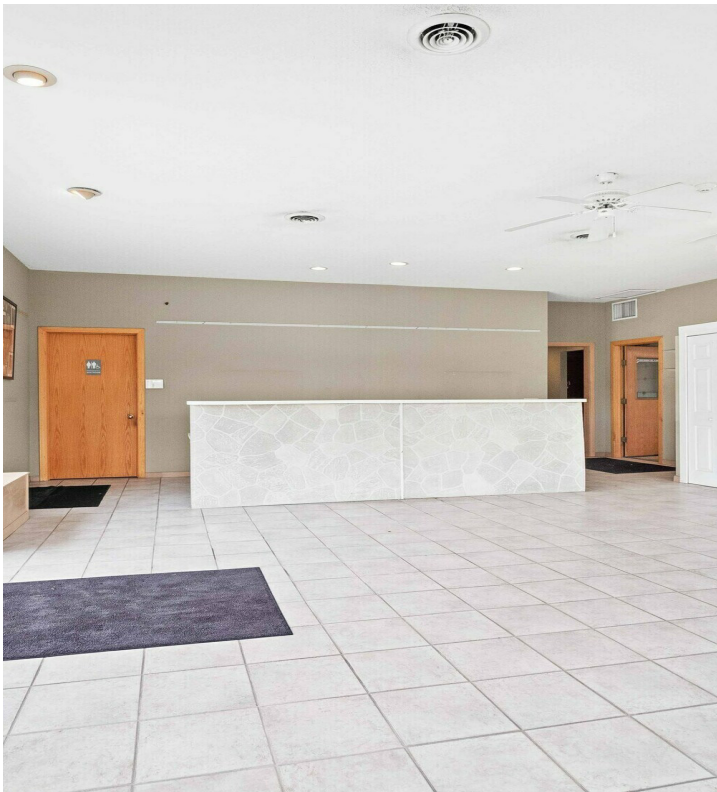
Building Size	4,263 SF
Ceiling Height	11 ft
Number of Floors	1
Year Built	1987
Electric	3 Phase/200 amp/240 volt
Overhead Doors	3 - 10' x 10'

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	C3 -Mixed Commercial Use
Lot Size	0.71 Acres
APN #	02-12-07-227-001.000-074 02-12-07-227-002.000-074
Lot & Traffic Count Frontage	61 ft
Lot Depth	Approximately 110 ft
Traffic Count	33,165
Traffic Count Street	Illinois Road

UTILITIES & PARKING

Parking Type	Concrete Surface - Ample Spaces
Utilities	NIPSCO, AEP, City FTW Water
Restrooms	2

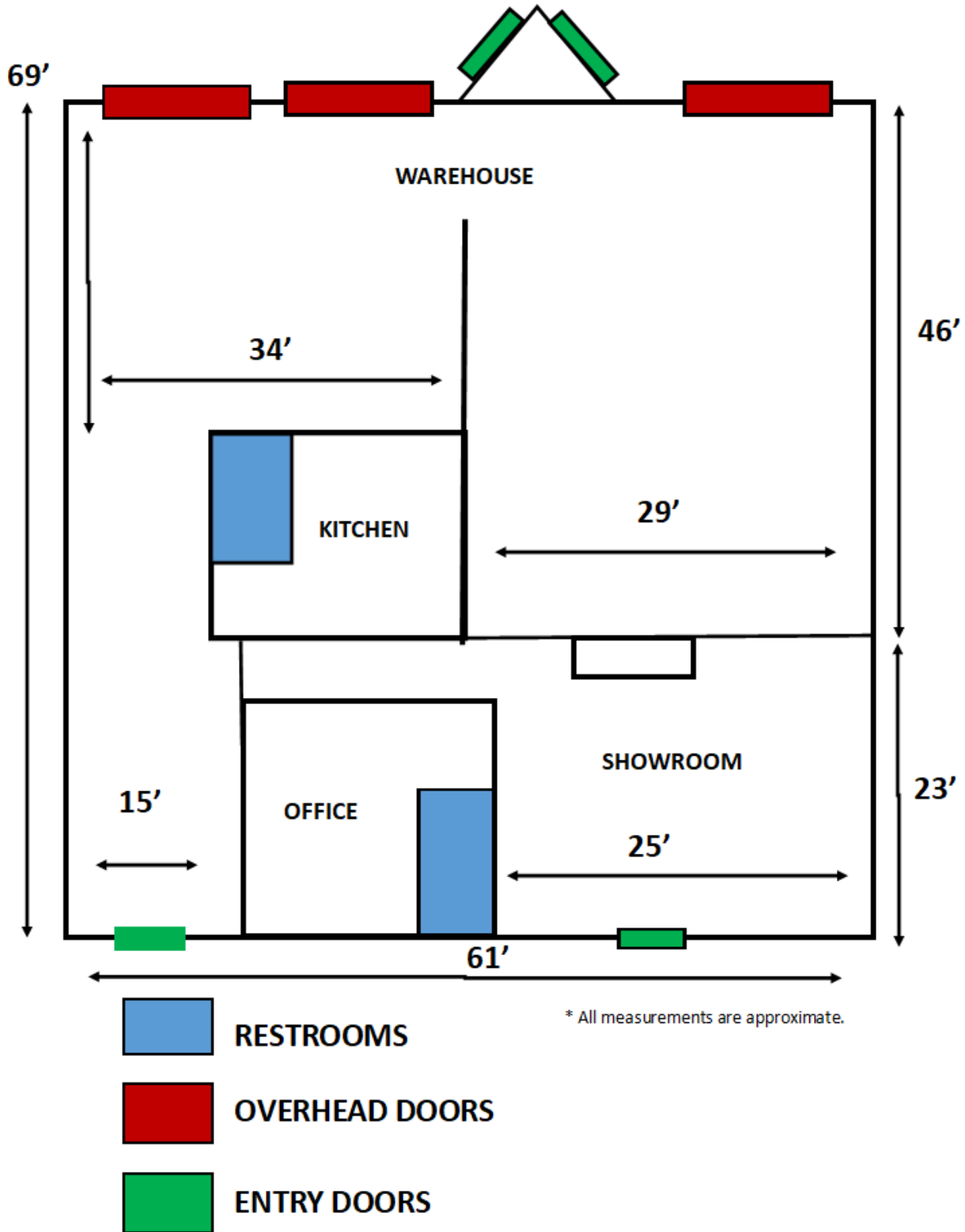


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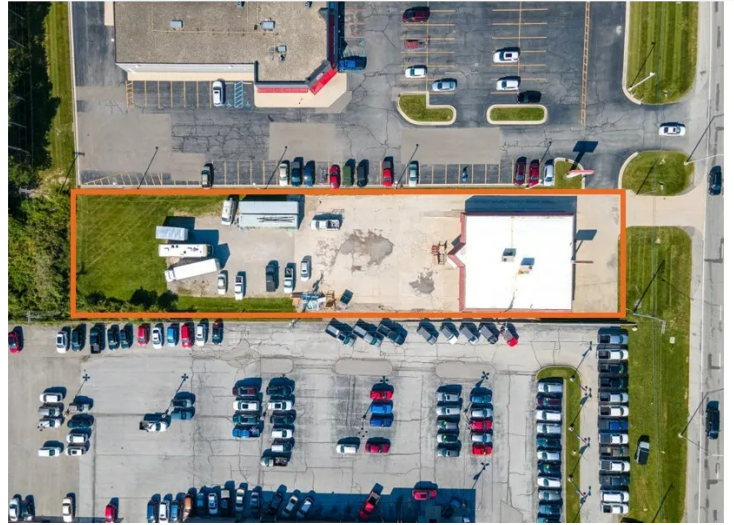


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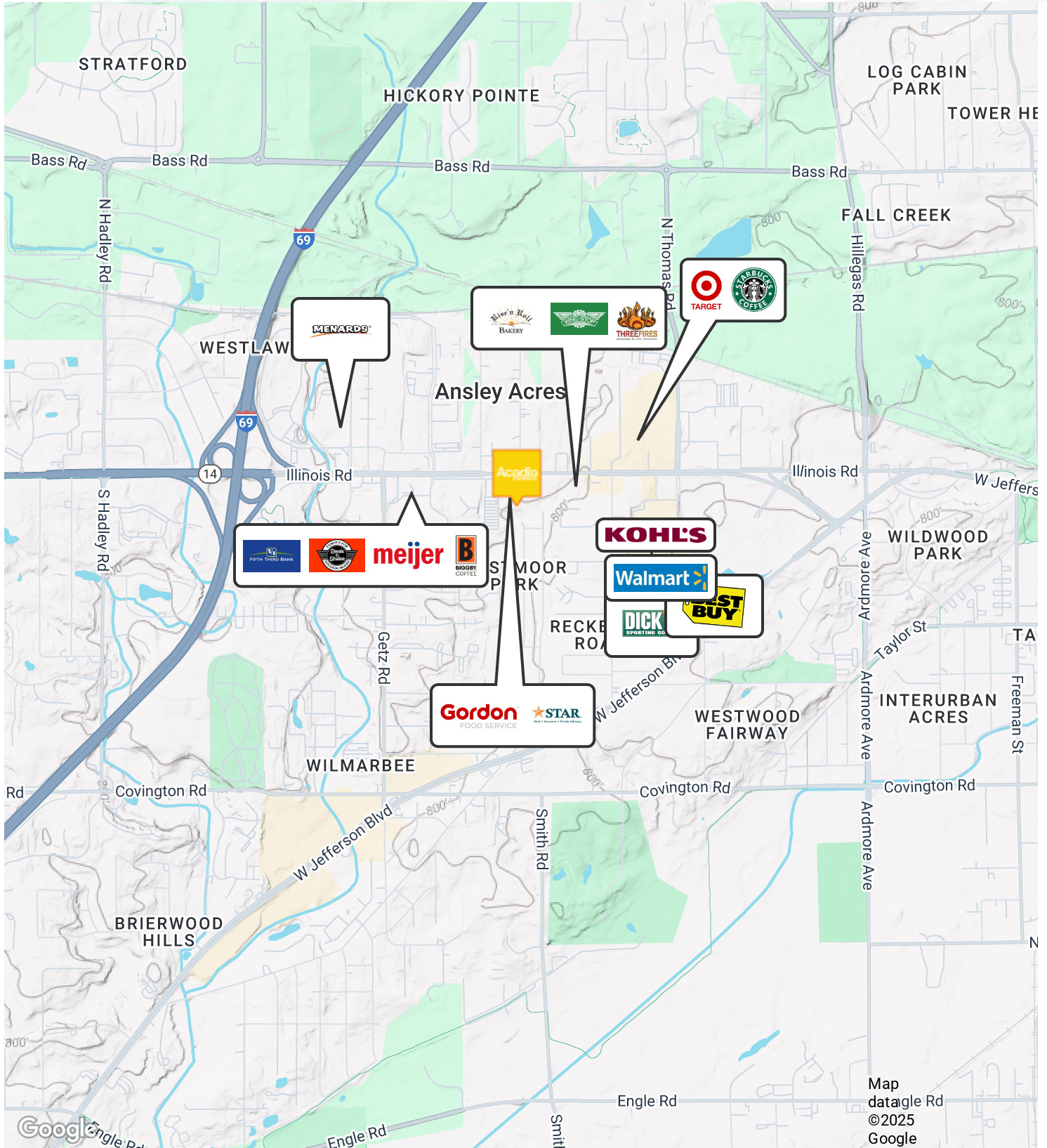


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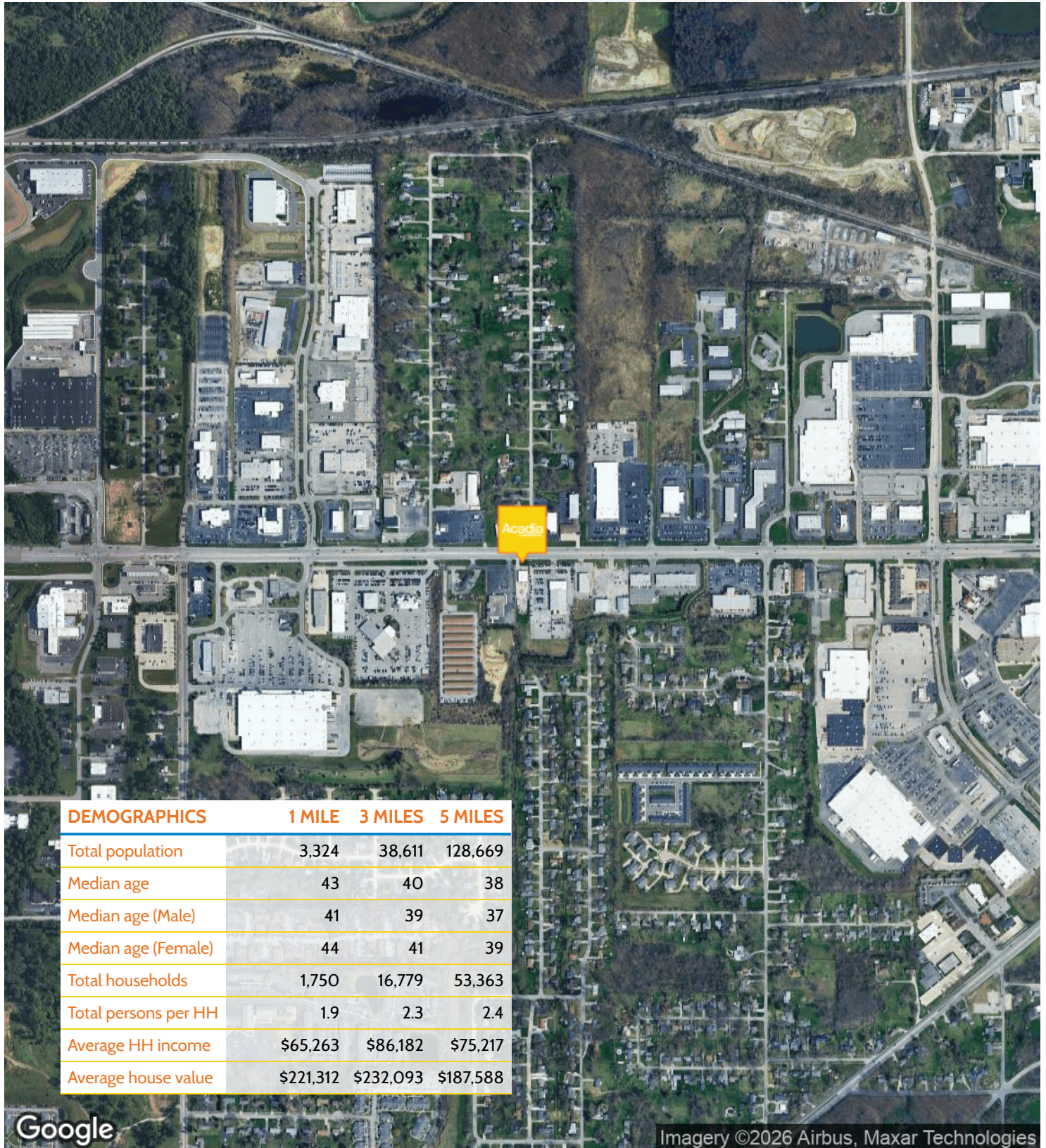
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