

Fort Wayne West

4120 Illinois Rd.
Fort Wayne, IN 46804
Allen County



key features

- located across from Jefferson Pointe Mall
- join brand-new At Home
- outlots and 17.5-acre development land available
- zoned C3 General Commercial
- daily traffic counts: 17,651 on Hillegas Road, 13,717 on Illinois Road, and 32,907 on Jefferson Blvd.

demographics

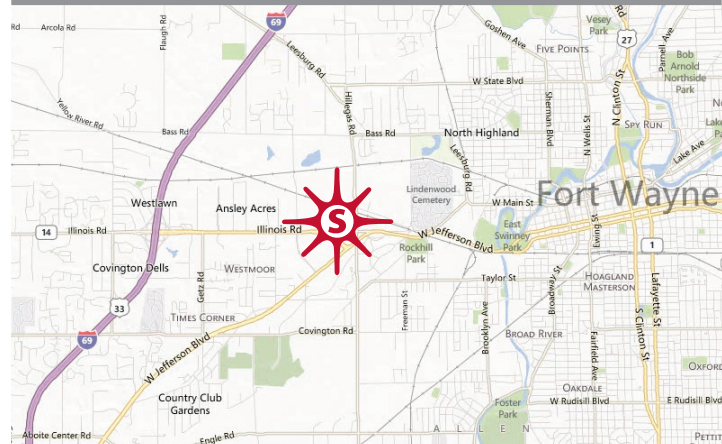
	1 mile	3 miles	5 miles
population	2,544	52,377	148,011
households	1,215	22,810	61,306
avg. household income	\$89,656	\$78,283	\$77,729
daytime population	5,403	56,953	135,647

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

outlots and land available ±1–17.5 ac



representative photo



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sandor

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UNIT	TENANT	DIMS.	S.F.
3810-3830	AT HOME	401 x 310 IRR	96,339

future development

UNIT	TENANT	ACRES
A	OUTLOT AVAILABLE	±1
B	OUTLOT AVAILABLE	±1
C	OUTLOT AVAILABLE	±1
D	OUTLOT AVAILABLE	±1
	DEVELOPMENT LAND	±17.5

