

Village at Time Corners

Fort Wayne, Indiana

PROPERTY HIGHLIGHTS

- The Village at Time Corners is located on Fort Wayne's affluent southwest side.
- All storerooms have frontage on Jefferson Boulevard and extensive residential and commercial development exists in close proximity.
- I-69 and some of Fort Wayne's largest employers are within one mile or less of the Village at Time Corners.
- Signalized entrance.
- Excellent visibility with frontage on Jefferson Blvd.
- GLA: 111,072
- MSA: Fort Wayne, Indiana
- Key Tenants are Ashley Furniture, Uncle Bill's Pet Center, Block Advisors, Massage Envy and United Coffee.

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5,805 S.F. Restaurant Space Available

FUNGITY
ADVENTURE PARK

ASHLEY
FURNITURE
HomeStore

Uncle & Bill's

Massage Envy
S.P.A.

PAPA JOHN'S

Advisors

WING & THUS
RESTAURANT

UNITED
COFFEE

HOP

W. Jefferson Blvd.

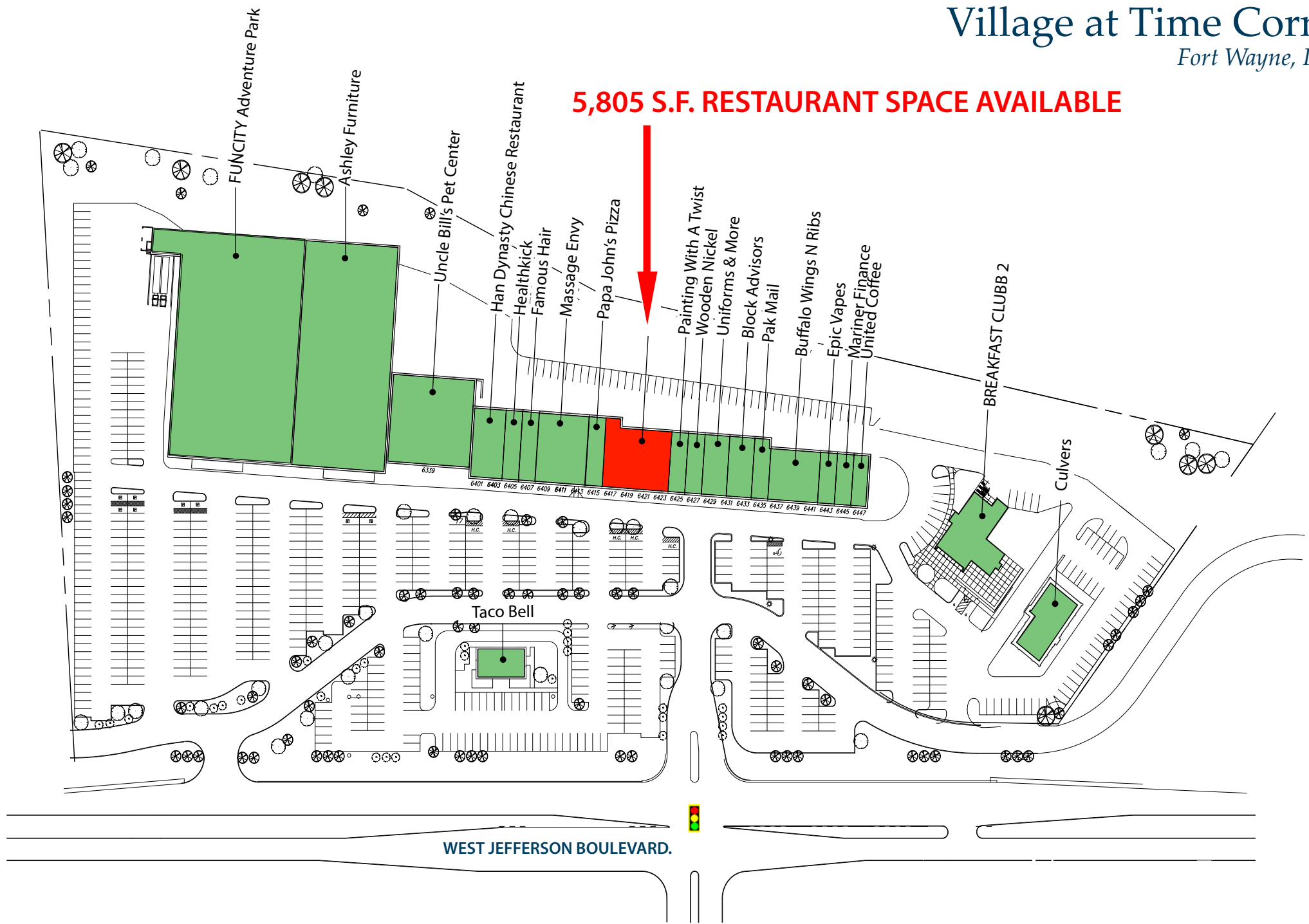
27,242 ACPD

9416

Village at Time Corners

Fort Wayne, Indiana

5,805 S.F. RESTAURANT SPACE AVAILABLE



SITE DATA	
TOTAL BUILDING AREA	
TOTAL RETAIL SPACE	111,072 S.F.
PARKING SPACES	
RETAIL PARKING SPACES	485 SPACES
OUTLOT PARKING SPACES	129 SPACES
TOTAL PARKING SPACES	614 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Demographic and Income Summary

	3 MILES		5 MILES		10 MILES	
	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast
Population	36,564	36,932	106,599	107,922	283,347	287,797
Daytime Population	45,330		129,789		312,808	
Households	15,720	15,976	44,481	45,345	114,757	117,519
Average HH Size	2.30	2.28	2.36	2.35	2.42	2.40
Average HH Income	\$100,733	\$115,570	\$87,562	\$100,414	\$80,094	\$92,299
Median HH Income	\$76,677	\$87,100	\$60,965	\$70,049	\$57,574	\$65,234
Per Capita Income	\$43,169	\$49,814	\$36,652	\$42,466	\$32,462	\$37,748

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
27,242	West Jefferson Blvd.	Getz Road	South Bend Drive
25,370	West Jefferson Blvd.	Aboite Center Road	South Bend Drive
49,617	I-69	1 Mile North of U.S. 24	

