



Southtown Centre Land

US 27 & Tillman Road
Fort Wayne, IN 46816

New Development Land

The development land on US 27 and Tillman Road boasts an excellent location and great anchors of Walmart and Menards. Tract 10 is 2.97 acres and Tract 13 is 11.99 acres. Other nearby businesses include Domino's Pizza, Fifth Third Bank, Wendy's, Taco Bell, and the Public Safety Academy south of Tract 10. These land tracts are zoned SC - Shopping Center, and could easily be developed into a bustling retail zone.

Property Highlights

- ▶ Excellent exposure, access, and visibility
- ▶ VPD - 21,000 (US 27)
- ▶ Nearest Interstate - I-469 (2.8 miles)
- ▶ **FOR SALE: \$430,373 - \$1,305,711**



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Excellent Location

Southtown Centre Land is surrounded by many local and national businesses, including but not limited to:

- | | | |
|--------------------------------------|-------------------------------------|----------------------------------|
| 1. Domino's Pizza | 6. ALDI | 11. Starbucks |
| 2. Fifth Third Bank & ATM | 7. Family Dollar | 12. Taco Bell |
| 3. Belmont Beverage Stores | 8. Baba's Steak and Lemonade | 13. Wendy's |
| 4. SmileWorks Youth Dentistry | 9. McDonald's | 14. Walmart Supercenter |
| 5. Planet Fitness | 10. Menards | 15. Public Safety Academy |

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Site Plan



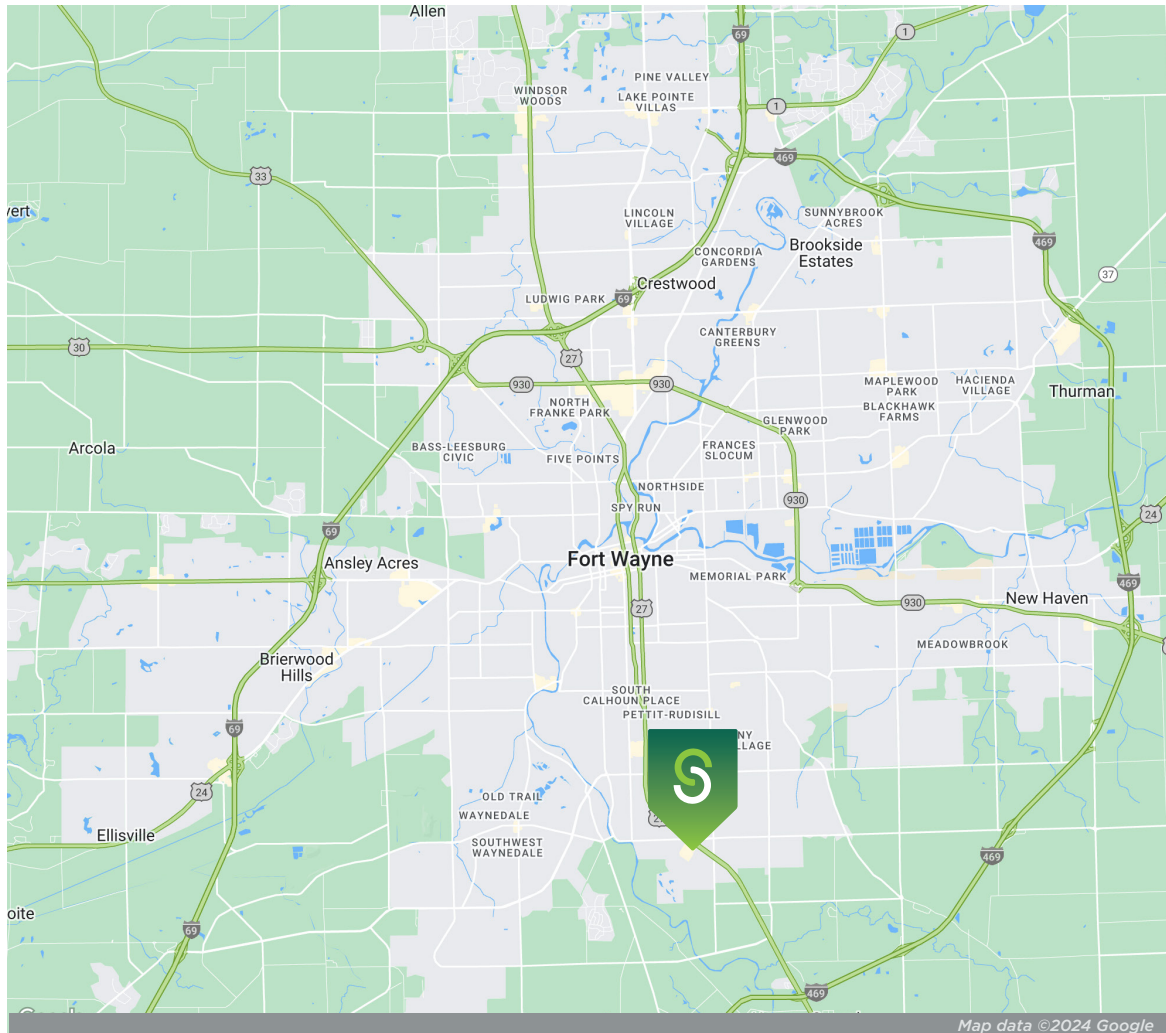
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46816 DEMOGRAPHICS

Population	18,116
Median Age	34
Avg. Household Income	\$34,840
Number of Households	7,879

Source: 2020 Census



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PROPERTY INFORMATION

Address	US 27 & Tillman Road
City, State, Zip	Fort Wayne, IN 46816
County	Allen
Township	Wayne
Parcel Number	02-12-36-203-002-000-074 02-12-36-203-002.020-074

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

SITE DATA

Site Acreage	14.96 AC
Zoning & Description	SC - Shopping Center
Nearest Interstate	I-469, 2.8 miles
Traffic Count	21,000 VPD (US 27)

SALE INFORMATION

Price	\$430,373 - \$1,305,711
Terms	Cash at close

AVAILABLE LOTS

Lot Number	Size	Rate	Total
• 10	2.97 AC	\$3.25/SF	\$430,373
• 13	11.99 AC	\$2.50/SF	\$1,305,711

ADDITIONAL INFORMATION

- Tax abatement potential
- NOTE: All tract sizes are approximate, not platted, based on preliminary site plan, until final survey.
- Restrictions/Exclusive Uses include, but are not limited to: 1) no businesses similar to Menards, which specializes in home improvements and hardware, nor any home centers, and 2) no cafeterias, theaters, bowling alleys, billiard parlors, nightclubs, or other places of recreation or amusement.
- See broker for clarification on further restrictions

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About Fort Wayne

As one of the *fastest growing metropolitan areas in the Great Lakes region*, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent *unemployment rate under 3%*.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its *low cost of living and idyllic neighborhoods*, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



#1
Best Place
to Move
(Reader's Digest, 2022)

2nd
Largest City
in Indiana



7+
Million
Visitors
Annually





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
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Philip Hagee
Listing Manager & Broker



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Broker



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Maintenance Management

260 483 3123 MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



TI Source Project Management

260 483 1608 TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



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