

WALMART SUPERCENTER OUTLOT


Adjacent to New Starbucks In Fort Wayne, IN
0.76 ACRE OUTLOT | FOR SALE, LEASE OR BTS

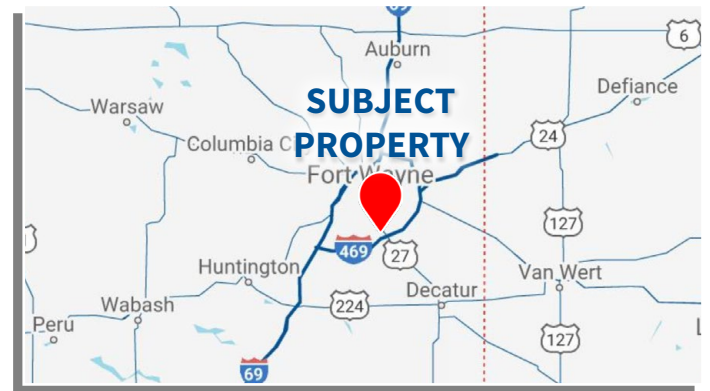
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7800 S. Anthony Blvd., Lot 3, Fort Wayne, IN 46816



PROPERTY HIGHLIGHTS:

- Trade area caters to residents in the southern Fort Wayne market and daily commuters along US-27 (11,122 VPD), Anthony Blvd. (11,374 VPD) and Tillman Rd. (10,988 VPD)
- Ideally situated next to a newly constructed Starbucks with 146 feet of frontage and excellent visibility along US-27
- Site has strong retail synergy with Walmart Supercenter and Menards bringing in daily-needs shoppers
- Ivy Tech Community College brings 3,000 students to the trade area in addition to the surrounding residents and daily commuters.
-  Starbucks opening in Fall 2022!



CONTACT:

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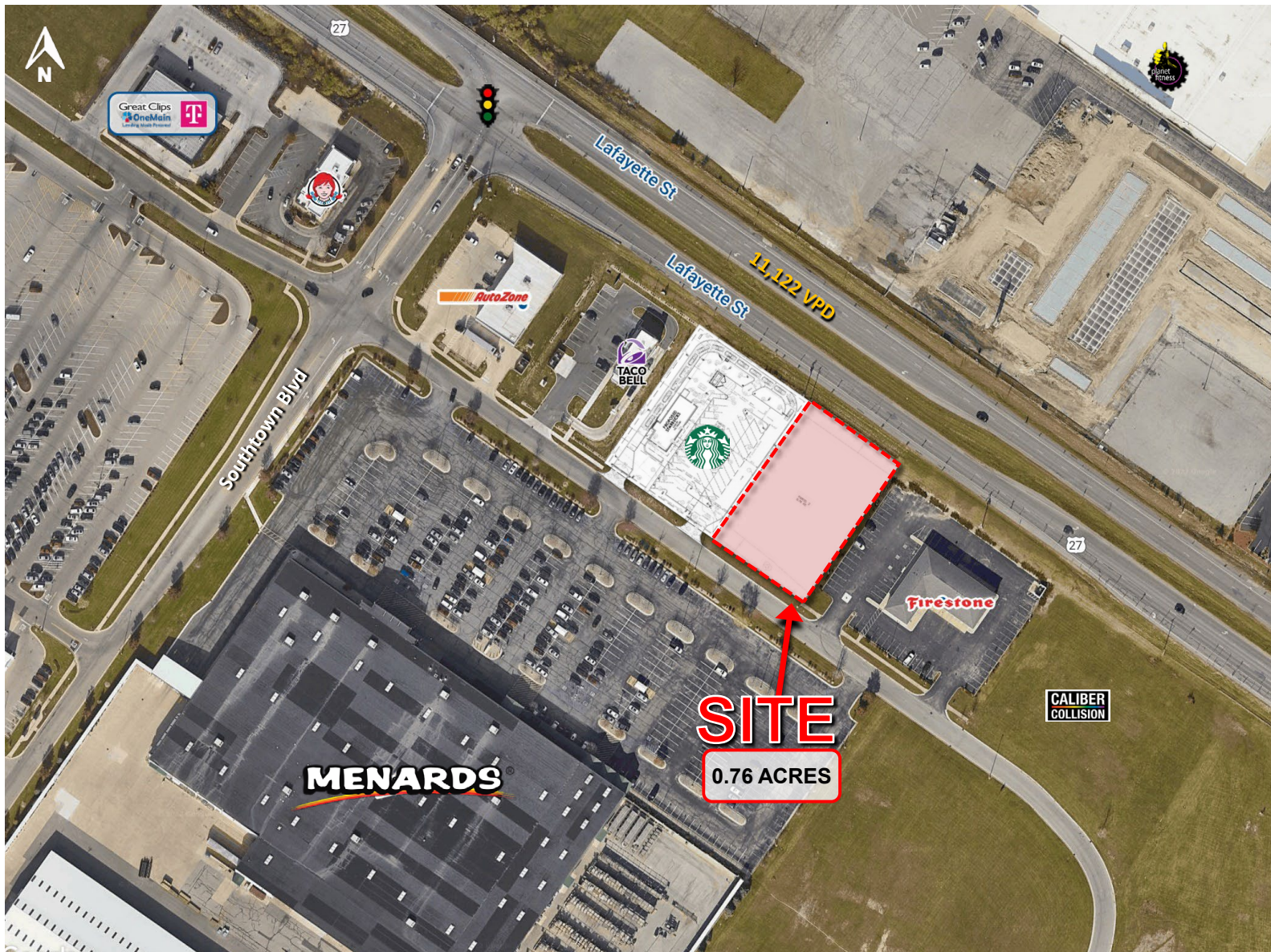
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SITE
AERIAL

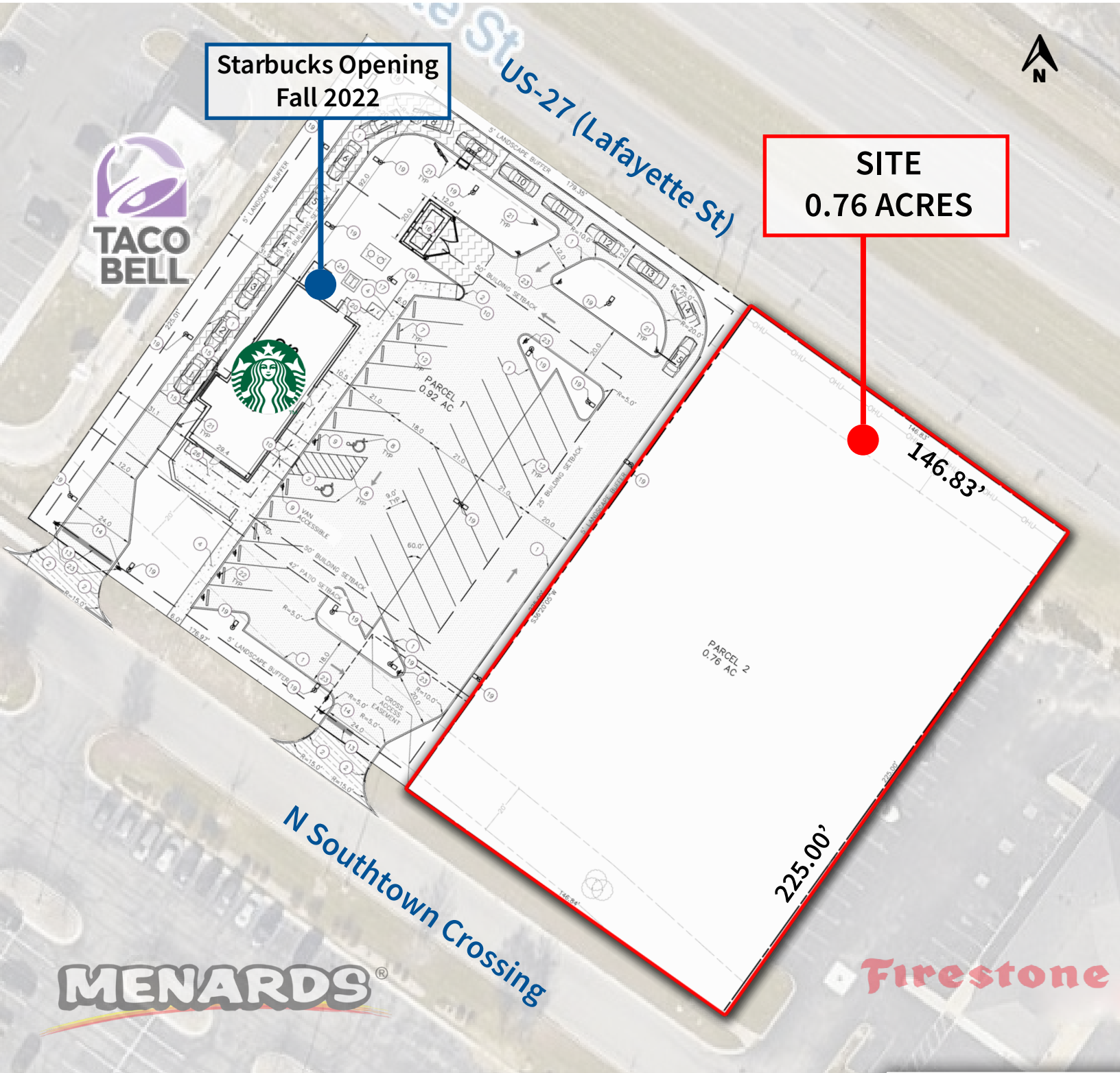


DEMOGRAPHICS	 1 MILE	 2 MILE	 3 MILE
Population:	7,602	25,021	52,383
Households:	3,282	9,844	20,715
Daytime Pop:	3,572	11,362	24,005
Avg. HH Income:	\$41,635	\$52,021	\$55,260

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SITE
PLAN



CHAINLINKS
RETAIL ADVISORS

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