

10500 Diebold Rd Fort Wayne, IN

GROUND LEASE OR BTS 1.39 AC | 1.08 AC 1.58 AC Pad Sites Available

> Retail, Medical or Restaurant **Opportunities**

+/- 1 ACRE LOTS AVAILABLE FOR GROUND LEASE OR BTS



CONTACT: Andrew Demaree

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REALTY

www.VeritasRealty.com

ALLEN CROSSING

PAD SITES AVAILABLE:

LOT 4: +/- 1.39 ACRES LOT 5: +/- 1.08 ACRES LOT 6: +/- 1.58 ACRES

PROPERTY HIGHLIGHTS:

- Ground Lease or build-to-suit pad sites available in Fort Wayne's fastest growing corridor
- Premier retail and medical office development in the heart of the superregional medical & commercial activity
- Excellent visibility and access at signalized intersection 1/2 mile east of I-69 full interchange
- Adjacent to Parkview Regional Medical Center which employs 6,250+ people and sees 9,000+ visitors each day
- Join national retailers Freddy's Steakburgers, Starbucks and Chipotle

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	5,699	45,395	115,456
Average HH Income:	\$90,311	\$93,825	\$85,790
Daytime Population:	25,875	36,387	78,854





ALLEN CROSSING

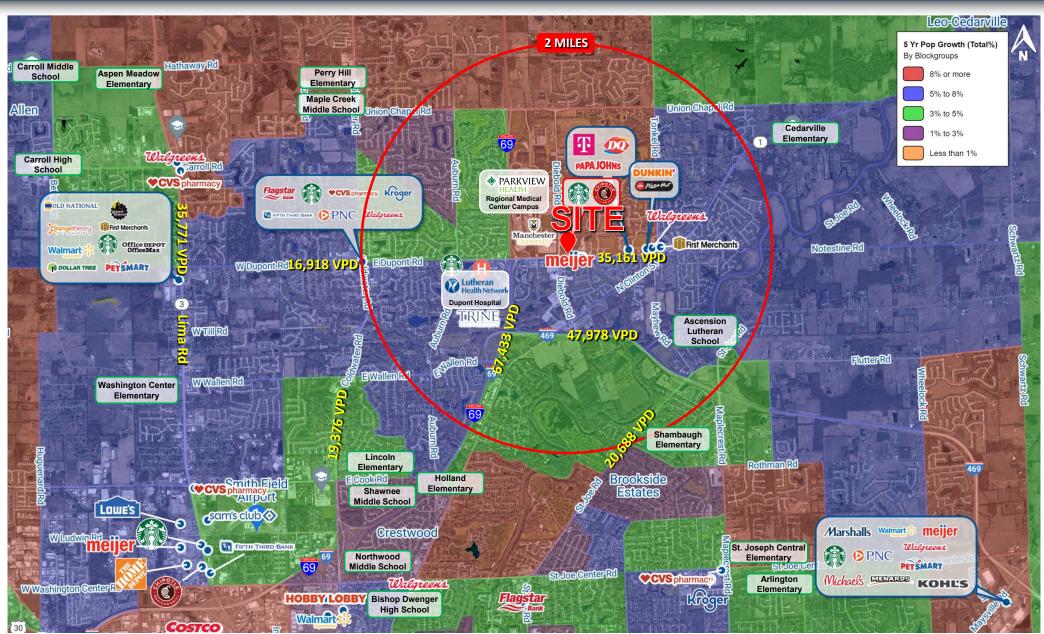




1.08 - 1.58 ACRES | FOR GROUND LEASE OR BTS

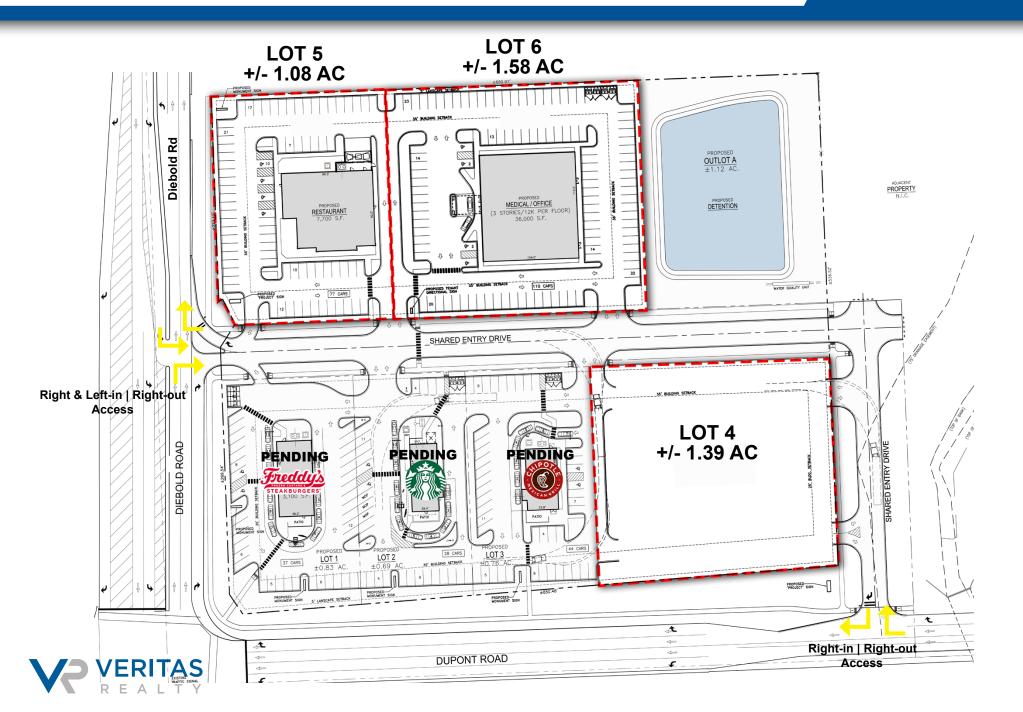
ALLEN CROSSING

MARKET GROWTH AERIAL





ALLEN CROSSING



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CONCEPTUAL RENDERINGS









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