

ALLEN CROSSING

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



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1.08 - 1.58 ACRES | FOR GROUND LEASE OR BTS

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PROPERTY OVERVIEW

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 super-regional 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 Steakhouses, 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

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CONCEPTUAL
RENDERINGS



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