



# ORCHARD CROSSING

1000 THOMAS ROAD  
FORT WAYNE, IN 46804

**FOR LEASE  
OR  
SALE**

**TWO OUTLOT  
OPPORTUNITIES  
AVAILABLE**



**POWER CENTER  
OUTLOTS AVAILABLE  
FOR LEASE OR SALE**

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# PROPERTY OVERVIEW

# ORCHARD CROSSING

OUTLOTS | AVAILABLE FOR LEASE OR SALE

## OUTLOTS AVAILABLE:

- 0.277 Acre Outlot
- 1,835 SF Existing Outlot Building on Thomas Rd

## PROPERTY HIGHLIGHTS:

- 130,100 SF Power Center Anchored by Target and Hobby Lobby
- Located in a Regional Retail Trade Area in Southwest Fort Wayne with anchors including Trader Joe's, Walmart, Lowe's, Marshalls, Von Maur, Kohl's, Chick-fil-A and others
- Strong traffic corridor with over +/- 42,000 VPD at the intersection of Illinois Rd and Thomas Rd
- Two Prime Outlots Available
  - 0.277 Acre Outlot at the Signalized entrance at Lagro Dr.
  - 1,835 SF Existing Outlot Building



# MARKET OVERVIEW

# ORCHARD CROSSING

OUTLOTS | AVAILABLE FOR LEASE OR SALE



OC  
ORCHARD  
CROSSING

**HOBBY LOBBY** **TARGET**

0.277 ACRE OUTLOT AVAILABLE

1,835 SF EXISTING OUTLOT BUILDING

THOMAS RD 6,107 ADT

ILLINOIS RD 35,717 ADT

Ford **FIREHOUSE SUBS**

APPLE GLEN CROSSING

Walmart **KOHL'S** **DICK'S SPORTING GOODS**

SHOE CARNIVAL **BEST BUY** **PET SMART**

SALLY BEAUTY **SportClips** **Hallmark**

ETHAN ALLEN **ULTA** **Wendy's** **PANDA EXPRESS**

**LOWE'S**

**SPORTSMAN'S WAREHOUSE**

**mazda**

**ALDI**

**Burlington**

**BIG LOTS!**

JEFFERSON POINTE SHOPPING CENTER

**BED BATH & BEYOND** **GAP** **GameStop**

**Payless** **Michaels** **BONES**

**Marshall's** **Logan's ROADHOUSE** **BARNES & NOBLE**

**COLD STONE** **TALBOTS** **chico's**

**Eddie Bauer** **OLD NAVY** **McALISTER'S DELI**

**AVEDA** **VON MAUR** **AMC**

**TRADER JOE'S** **BURGER KING** **CHICKPEA** **STARBUCKS COFFEE**

**Chick-fil-A** **O'Charley's** **Edley's**

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# MARKET OVERVIEW

# ORCHARD CROSSING OUTLOTS | AVAILABLE FOR LEASE OR SALE



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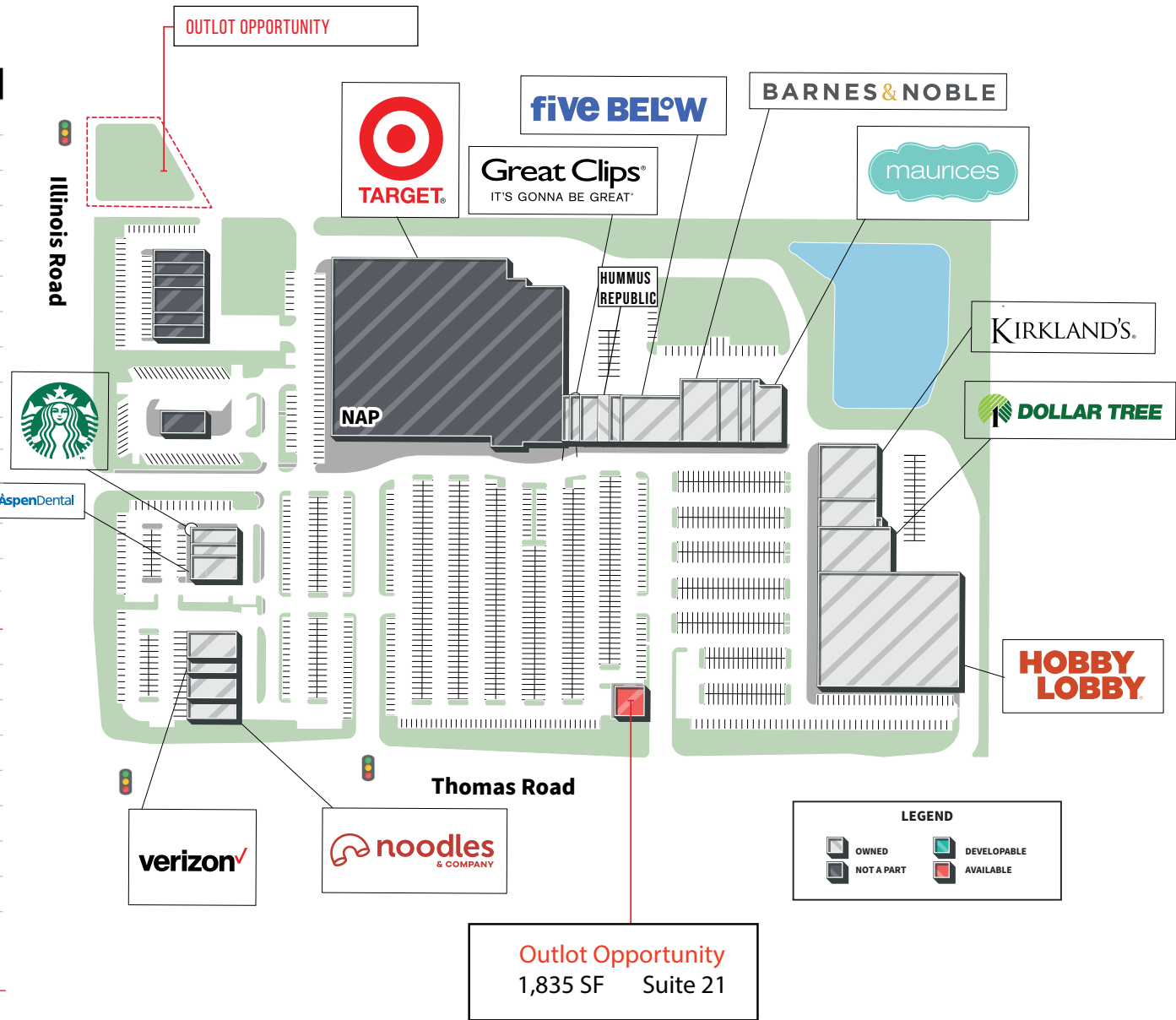
# SITE PLAN

# ORCHARD CROSSING

OUTLOTS | AVAILABLE FOR LEASE OR SALE

## CURRENT RETAILERS

SITE	TENANT	SF
1	Hobby Lobby	50,233
2	Dollar Tree	10,092
3	Christopher & Banks	5,011
4	Kirkland's	8,983
5	Sally's	3,219
6	Maurice's	4,992
7	Orange Theory Fitness	3,290
8	Barnes & Noble	7,181
9	Five Below	8,194
14	Crumbl Cookies	1,622
15	Hummus Republic	1,599
16	Solar Tan	2,495
18	Great Clips	1,243
19	EyeBrow Threading	1,208
21	AVAILABLE	1,835
22	Aspen Dental	3,215
23	Pure Barre	1,601
24	Starbucks	2,200
27	Target	NAP
28	Arby's	NAP
29	Noodles & Co	2,840
30	Sleep Number	3,582
31	Kay Jewelers	1,905
33	Verizon Wireless	3,500
34	AVAILABLE OUTLOT	0.25 AC



# CENTER PHOTOS

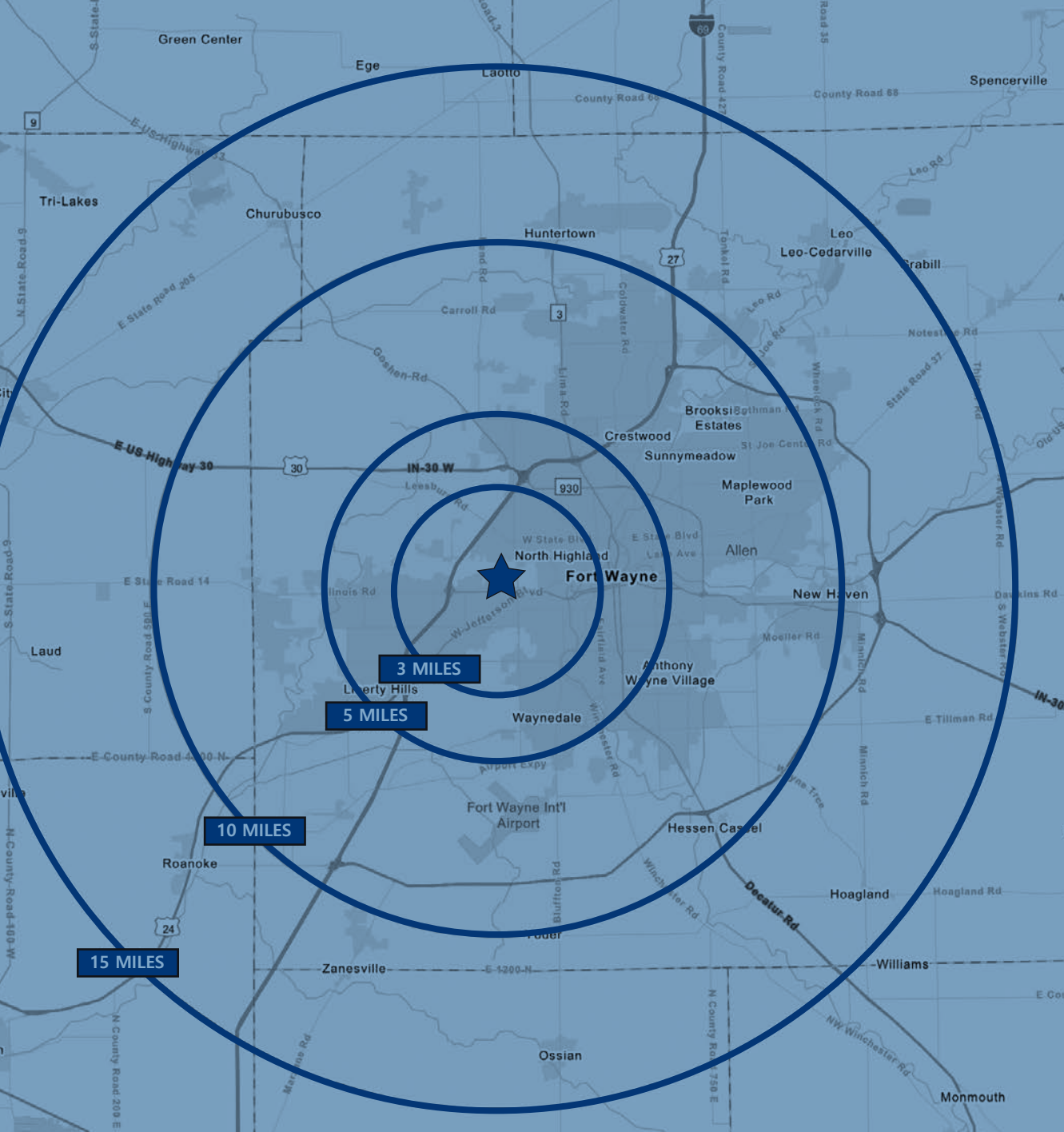
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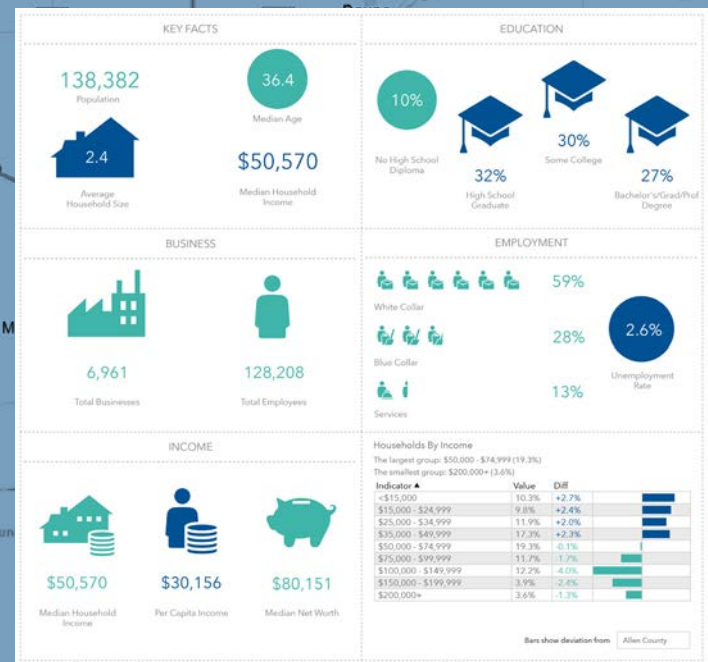


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DEMOGRAPHICS				
2022 Summary	3 MILE	5 MILE	10 MILE	15 MILE
Population	43,342	138,382	329,757	400,591
Households	18,842	57,282	132,633	159,174
Families	10,101	32,414	80,976	101,112
Average HH Size	2.26	2.37	2.44	2.48
Owner Occupied Housing Units	11,211	34,610	89,047	112,623
Renter Occupied Housing Units	7,631	22,672	43,587	46,551
Median Age	37.3	36.4	37.3	37.8
Median HH Income	\$51,615	\$50,570	\$57,213	\$60,838
Average HH Income	\$73,806	\$72,796	\$81,367	\$85,580
2027 Summary	3 MILE	5 MILE	10 MILE	15 MILE
Population	43,688	140,675	334,495	407,341
Households	19,039	58,438	135,052	162,433
Families	10,164	32,873	82,093	102,854
Average HH Size	2.25	2.36	2.43	2.47
Owner Occupied Housing Units	11,557	35,808	91,754	116,195
Renter Occupied Housing Units	7,482	22,631	43,298	46,238
Median Age	38.4	37.3	38.1	38.5
Median HH Income	\$61,996	\$59,309	\$67,567	\$72,951
Average HH Income	\$87,634	\$86,119	\$95,684	\$100,529



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