

FREESTANDING RESTAURANT AVAILABLE

8,076 SF ON 1.07 ACRES | FOR LEASE OR SALE

VERITAS
REALTY



**FOR LEASE or
SALE**

1203 Apple Glen Blvd., Fort Wayne, IN 46804

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PROPERTY OVERVIEW

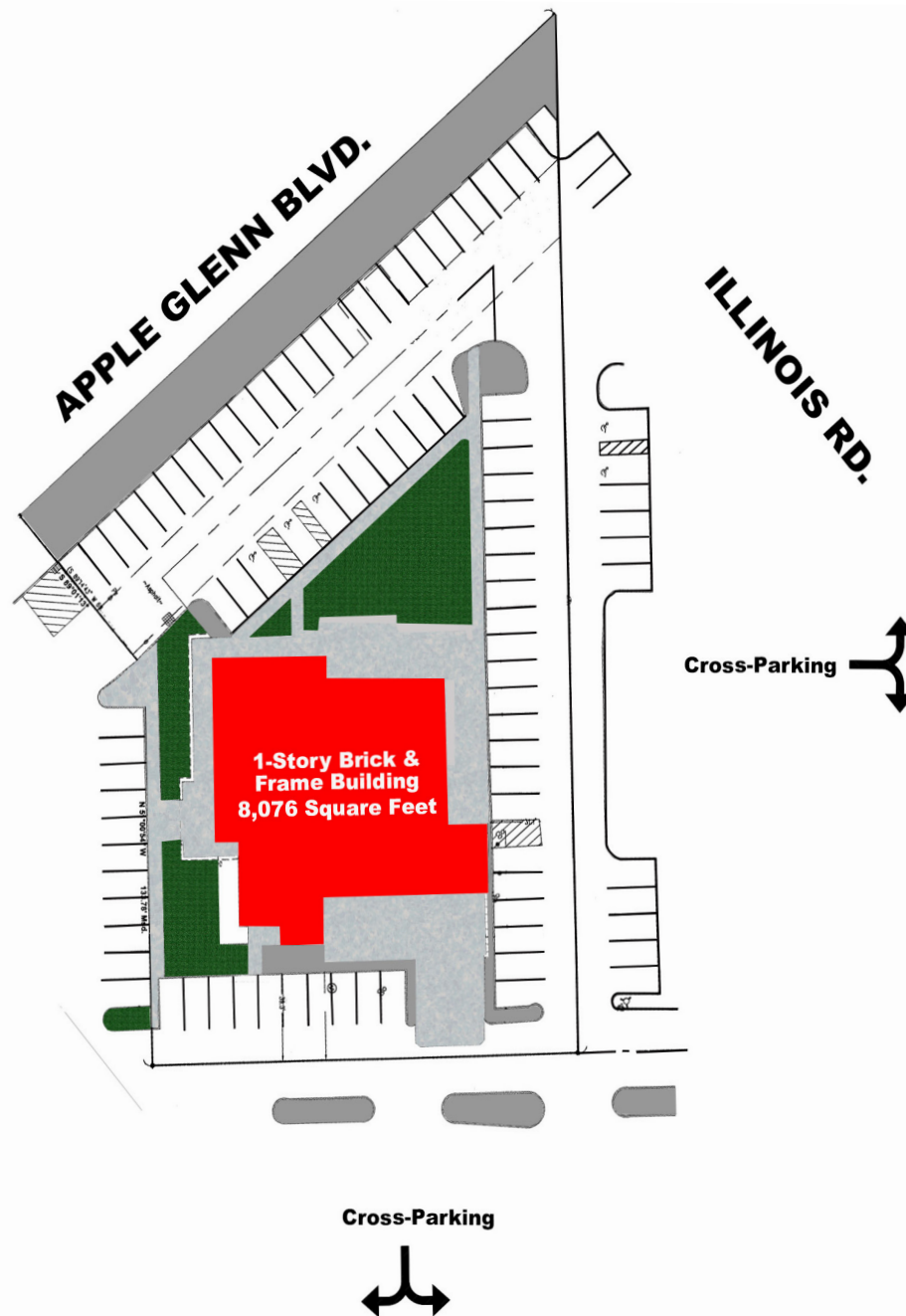
PROPERTY HIGHLIGHTS:

- Freestanding built-out restaurant
- 8,076 SF on 1.07 acres
- Large covered patio
- Monument signage
- Cross-parking with Jefferson Pointe

LOCATION OVERVIEW:

- Super regional trade area
- Anchored by Jefferson Pointe, Trader Joe's, Marshalls, Burlington, Chick-fil-A, Chipotle, Von Mauer, AMC Theater, Panera Bread
- Other area anchored include Target, Walmart, Lowe's, Kohl's, Dick's, and more
- Outstanding visibility to the stoplight of Illinois & Apple Glen Blvd. with 44,000 cars per day
- Access from Illinois Road, Apple Glen Blvd., and Jefferson Blvd.
- Close proximity to I-69 with 88,559 VPD and Lutheran Hospital (396 beds)

DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	3,773	45,384	142,328
Households:	1,988	20,268	60,152
Avg. HH Income:	\$69,780	\$87,248	\$83,538
Daytime Pop:	6,666	45,077	133,104

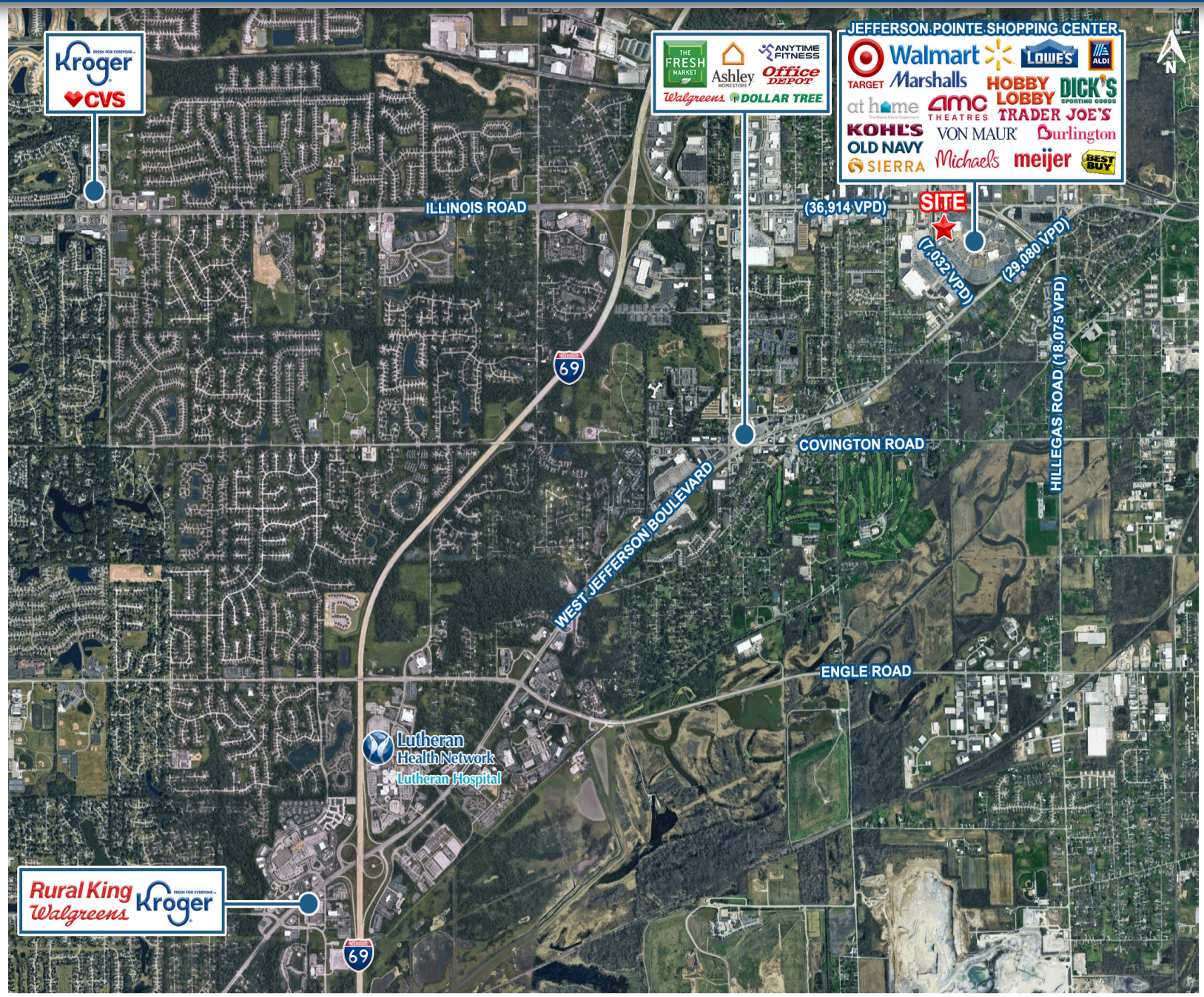


MID ZOOM AERIAL



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MARKET
AERIAL



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