

# Fort Wayne Office/Retail Investment

4930 Illinois Road Fort Wayne, IN 46804

Office/Retail

14,912 SF



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Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032





## Property Details

### 4930 Illinois Road

Asking Price:	\$1,700,000.00
Total Acreage:	1.42 Acres
Total Buildings SF:	14,912 SF
Occupancy:	100%
Zoned:	C-3
Year Built/Renovated:	1987/2010
No. Suites:	6
No. Executive Office Suites:	11
No. Stories:	1
Building Type:	Office/Retail
County:	Allen
Broker Owned:	Yes













# Aerial View





# Aerial Photo



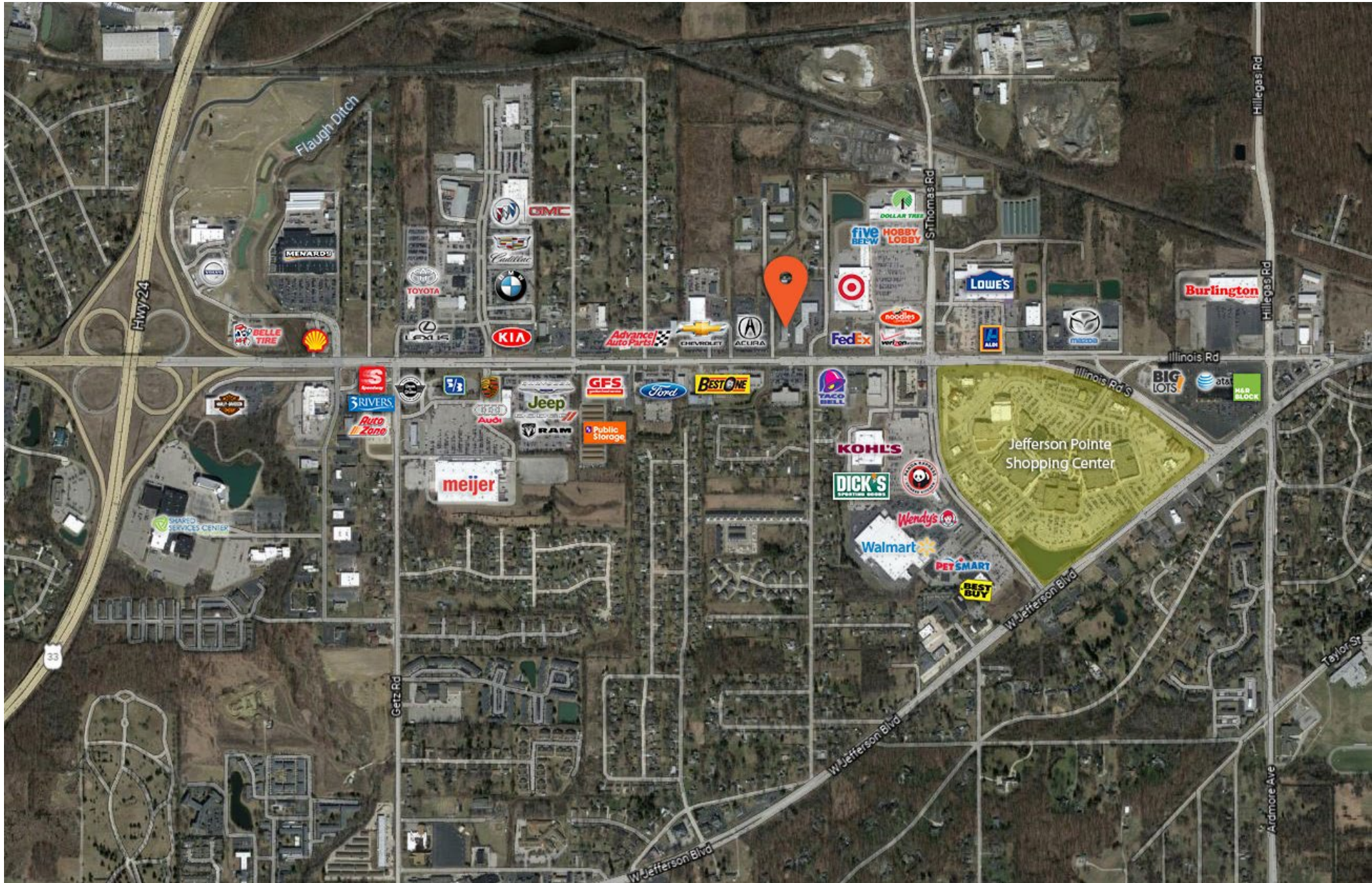


# Aerial Photo



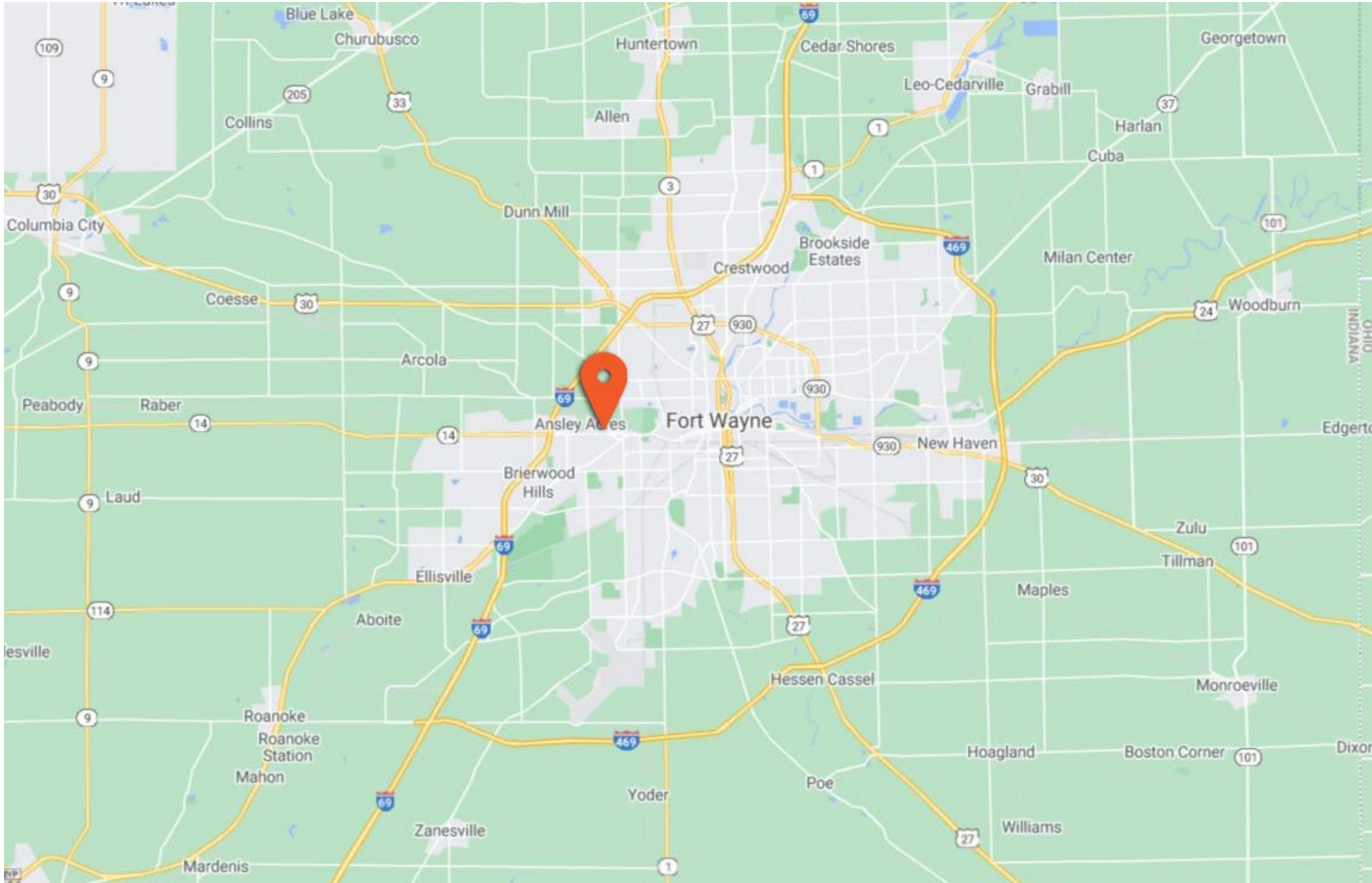


# Location Overview





# Location Overview





# Demographics

## KEY FACTS

1 mile



3,226

Population



38.1

Median Age



1.9

Average Household Size

## HOME VALUES

1 mile



\$164,550

2023 Median Home Value (Esri)



\$232,461

2023 Average Home Value (Esri)



\$254,623

2028 Median Home Value (Esri)



\$305,454

2028 Average Home Value (Esri)

## BUSINESS

1 mile



490

Total Businesses



7,013

Total Employees

## EMPLOYMENT

1 mile



White Collar

55%



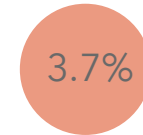
Blue Collar

25%



Services

19%



3.7%

Unemployment Rate

## INCOME

1 mile



\$54,379

Median Household Income



\$35,197

Per Capita Income



\$48,415

Median Net Worth

Variables	1 mile	3 miles	5 miles
2023 Total Population	3,226	39,473	132,177
2023 Total Households	1,640	17,315	55,298
2023 Average Household Size	1.92	2.24	2.35
2023 Median Household Income	\$54,379	\$57,740	\$54,320
2023 Median Age	38.1	38.0	37.0



## Area Overview



The City of Fort Wayne is one of the fastest growing cities in Indiana. Located in northeastern Indiana in Allen County, Fort Wayne is a historic city with award-winning schools, thriving businesses and family-oriented neighborhoods. The City of Fort Wayne has been recognized with numerous awards and ratings for its programs and services.

- Four-time winner of the All-American City awards from National League of Cities.
- Rated #1 city in the nation for job creation by the Fiscal Times magazine.
- Named one of the best places to raise children by Business Weekly.
- Ranked Fifth Safest City in the United States by Insuranceproviders.com.
- Reader's Digest's "Top Place to Move to in the US".
- Named a "Top 10 City for Quality of Life" by Nerdwallet.com.
- Rated "Top 50 Best Places to Live in 2022-2023" by US News & World Report.





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