

Fort Wayne West

4120 Illinois Rd.
Fort Wayne, IN 46804
Allen County



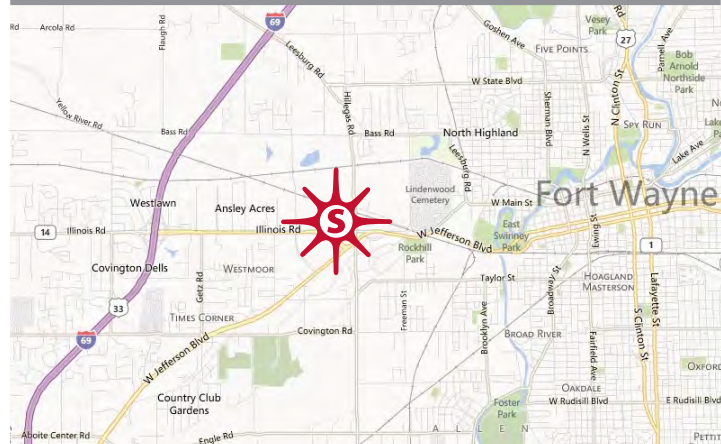
key features

- located across from Jefferson Pointe Mall
- join brand-new At Home
- outlots and 17.5-acre development land available
- zoned C3 General Commercial
- daily traffic counts: 14,047 on Illinois Road; 21,622 on Hillegas Road; and 33,033 on Jefferson Blvd.

demographics

	1 mile	3 miles	5 miles
population	2,651	53,851	154,103
households	1,257	23,930	64,139
avg. household income	\$75,557	\$77,696	\$79,012
daytime population	6,088	58,104	141,627

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography



outlots and land available $\pm 1-17.5$ ac

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sandor

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UNIT	TENANT	DIMS.	S.F.
3810-3830	AT HOME	401 x 310 IRR	96,339

future development

UNIT	TENANT	ACRES
A	OUTLOT AVAILABLE	±1
B	OUTLOT AVAILABLE	±1
C	OUTLOT AVAILABLE	±1
D	OUTLOT AVAILABLE	±1
	DEVELOPMENT LAND	±17.5

