

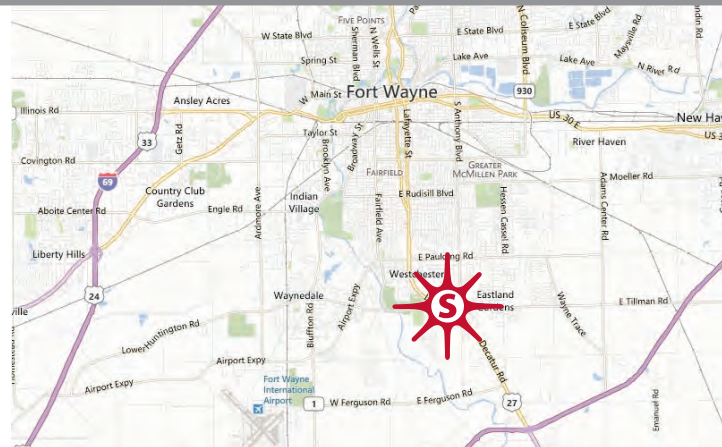
Southtown Development

U.S. 27 & Tillman Rd.
Fort Wayne, IN 46816
Allen County



key features

- three parcels available for development
- anchored by Walmart and Menards
- great corner location for quick-service retail, restaurant, and financial services
- daily traffic counts: 10,224 on U.S. 27/Lafayette Street; 13,426 on Tillman Rd.; and 9,665 on Anthony Blvd.



demographics	1 mile	3 miles	5 miles
population	8,590	59,834	99,943
households	3,687	23,740	40,137
avg. household income	\$42,536	\$62,998	\$63,577
daytime population	4,170	26,810	75,493

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

land for sale/lease/build-to-suit 3.3–14.42 acres

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outlots

UNIT	TENANT	DIMS.	S.F.
1020	DOMINO'S		2,100
1100	FIFTH THIRD BANK	IRR.	2,027

future development

UNIT	TENANT	SIZE
A	OUTLOT AVAILABLE	±3.30 AC
B	OUTLOT AVAILABLE	±6.78 AC
D	OUTLOT AVAILABLE	±14.42 AC

