

Southtown Development

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



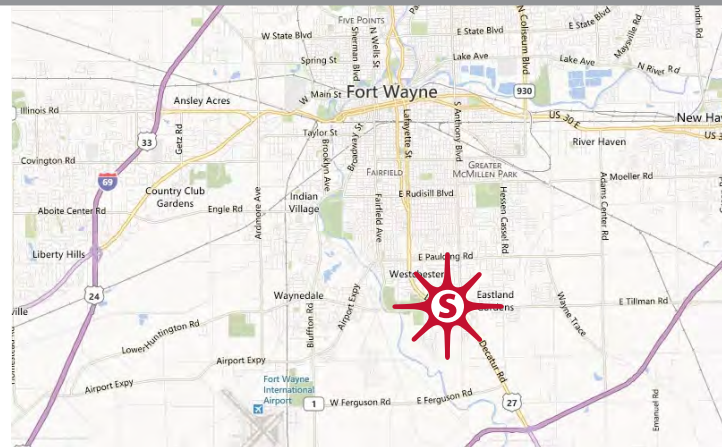
key features

- three parcels available for development
- anchored by Walmart and Menards
- great corner location for quick-service retail, restaurant, and financial services
- daily traffic counts: 11,607 on U.S. 27/Lafayette Street; 13,721 on Tillman Rd.; and 9,878 on Anthony Blvd.

demographics

	1 mile	3 miles	5 miles
population	8,944	64,811	107,474
households	3,766	24,860	43,189
avg. household income	\$46,620	\$64,236	\$63,277
daytime population	4,690	31,134	81,516

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography



land for sale/lease/build-to-suit ±3.3–6.78 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	±5.40 AC

