



AVAILABLE FOR SALE

BRIDGEWATER COMMERCIAL LAND

14413 - 14125 ILLINOIS ROAD
FORT WAYNE, IN 46814

DENNIS CALLISON

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9601 Coldwater Road

Fort Wayne, IN 46825

A MIKE THOMAS AFFILIATE

AVAILABLE 2.53 ACRES
SALE PRICE \$525,000 (\$4.76 /SF)

PROPERTY HIGHLIGHTS

- Only 1 lot left!!
- Shovel ready for development with all utilities on site
- Highly populated and growing area of Fort Wayne, with over 10,000 new residents in recent years
- Across the street from Marathon Fuel Station, U-Haul storage units, office buildings, and residential neighborhoods
- Excellent exposure to SR 14/Illinois Road

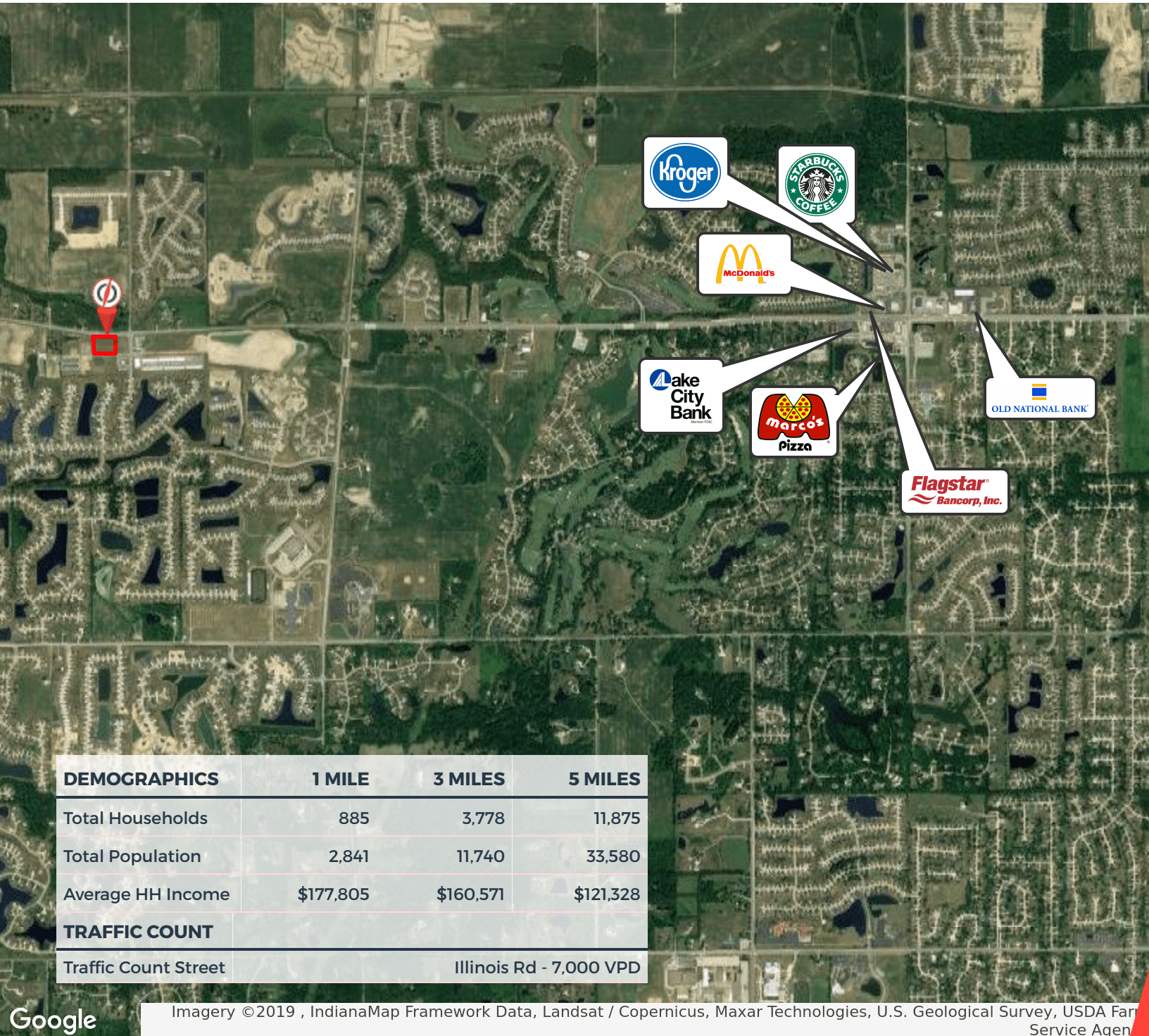


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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	885	3,778	11,875
Total Population	2,841	11,740	33,580
Average HH Income	\$177,805	\$160,571	\$121,328
TRAFFIC COUNT			
Traffic Count Street	Illinois Rd - 7,000 VPD		

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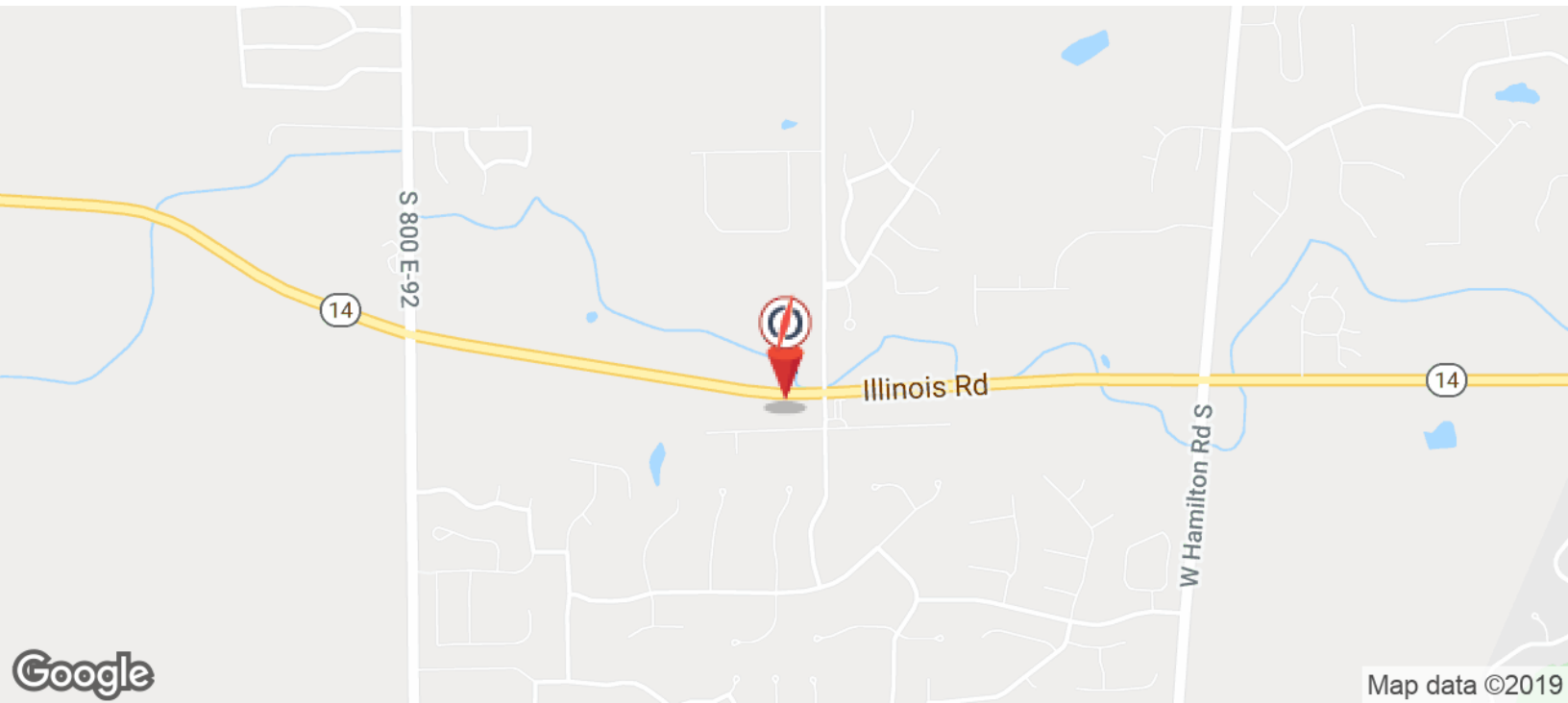
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Lot #2
\$525,000 for 2.53 Acres*
(*divisible)

Lot #7
SOLD

UTILITIES

Electric	Available
Water / Sewer	Available
Communications	Available
Cable	Available
Gas	Available



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PROPERTY DETAILS

SALE PRICE **\$525,000.00 (\$4.76 /SF)**

LOCATION INFORMATION

Building Name	Bridgewater Commercial Land
Street Address	14413 - 14125 Illinois Road
City, State, Zip	Fort Wayne, IN 46814
County/Township	Allen
Market	Southwest Fort Wayne
Submarket	Illinois Road Retail Corridor
Cross Streets	Illinois Rd/SR 14 and Rock Dove Rd
Side Of Street	South
Road Type	2-Track
Market Type	Large
Nearest Highway	SR 14

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	NC (Neighborhood Center)
Lot Size	2.53 Acres
APN#	02-11-07-200-005.002-038 02-11-07-200-008.002-038
Lot Frontage	404
Traffic Count Street	Illinois Rd - 7,000 VPD

LAND

Number Of Lots	1
Water	Yes
Electric	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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