



AVAILABLE FOR SALE

WILDWOOD COMMONS

3500 ILLINOIS RD FORT WAYNE, IN 46804

PETER BOBECK

Broker

M: 260.348.1204

E: pbobeck@xplorcommercial.com

TYLER BINKLEY

Vice President/Broker

M: 260.414.0617

E: tbinkley@xplorcommercial.com

9601 Coldwater Road

Fort Wayne, IN 46825

A MIKE THOMAS AFFILIATE

AVAILABLE 0.5 - 13 ACRES
SALE PRICE \$7.00 - \$14.00 / SF

PROPERTY HIGHLIGHTS

- Fully divisible 13 acres available for sale!
- Prime commercial land with excellent frontage and access
- Over 38,000 vehicles travel past daily!
- Located at the fork of the main arterial road to downtown via W Jefferson Blvd or the Illinois Rd retail corridor
- Over 1500 feet of frontage on W. Jefferson Blvd and Illinois Rd



WILDWOOD COMMONS

3500 Illinois Rd, Fort Wayne, IN 46804



PROPERTY SUMMARY



PROPERTY DESCRIPTION

AVAILABLE UTILITIES

- Electric - AEP
- Natural Gas - NIPSCO
- Water - City of Fort Wayne
- Sewer - City of Fort Wayne

OFFERING SUMMARY

Sale Price:	\$7.00 - \$14.00 / SF	
Entire Parcel	13 Acres	\$7.00 PSF
Lot 1	0.5 Acres	\$14.00 PSF
Lot 2	3.12 Acres	\$8.00 PSF



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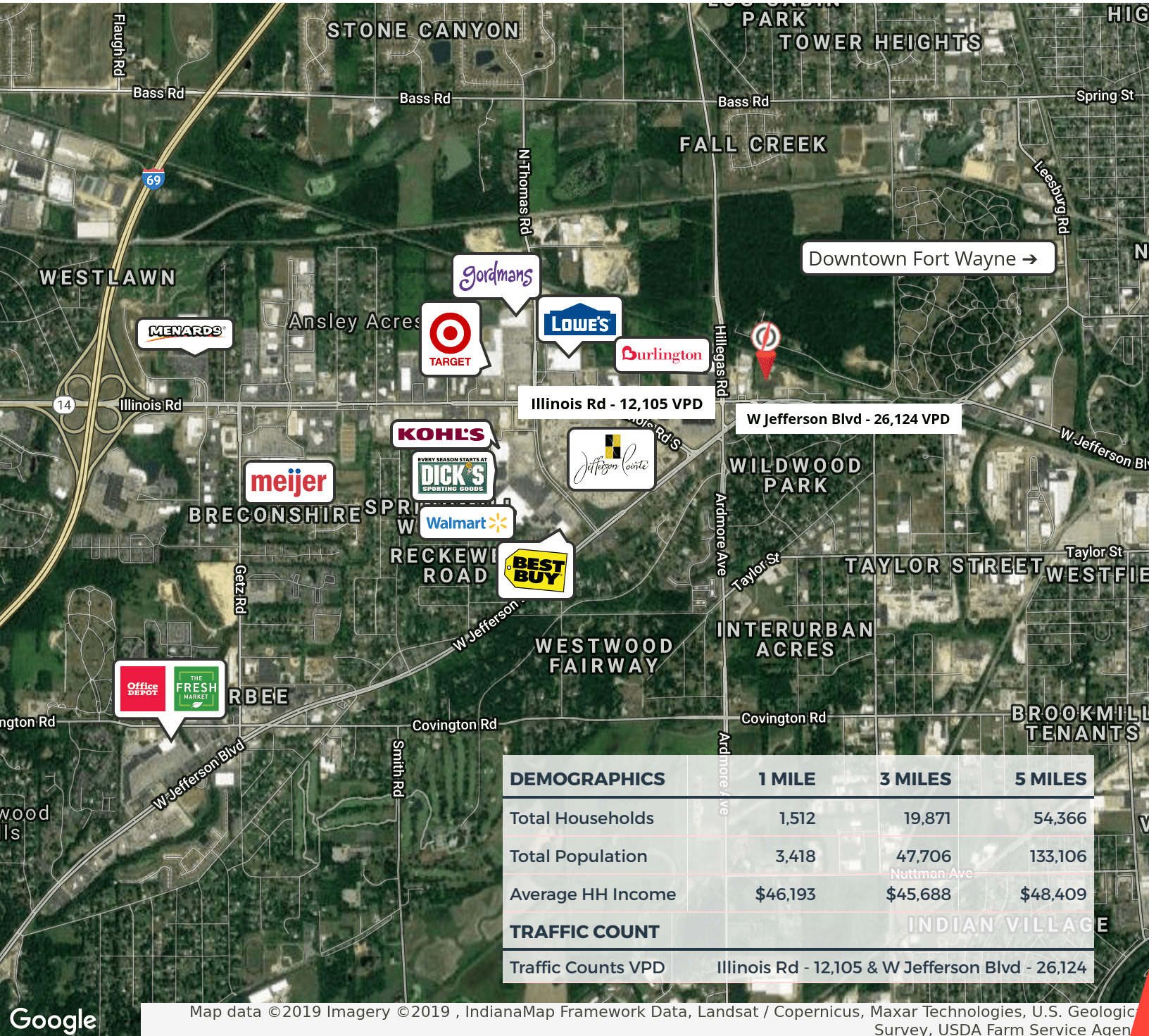
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RETAILER MAP



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PROPERTY DETAILS

SALE PRICE **\$7.00 - \$14.00 / SF**

LOCATION INFORMATION

Building Name	Wildwood Commons
Street Address	3500 Illinois Rd
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Wayne
Market	Southwest Fort Wayne
Cross Streets	Illinois Rd & W. Jefferson Blvd
Side Of Street	North
Signal Intersection	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	I-1 (Light Industrial)
Lot Size	13 Acres
APN#	02-12-04-354-006.000-074
Lot Frontage	1,000
Traffic Count Street	Illinois Rd - 12,105 VPD W Jefferson Blvd - 26,124 VPD

UTILITIES & AMENITIES

Natural Gas	NIPSCO
Water/Sewer	City of Fort Wayne
Electrical	AEP
Communications	Comcast / Frontier

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