



## Outlot at Maplecrest Shops

Fort Wayne, Indiana 46835

### Property Features

This heavily traveled section of Maplecrest gives great visibility & access for all types of commercial uses. This site sees over 24,000 VPD, with ideal demographics.

This new development will pull great attraction & the site is only minutes away from I-69 & I-469.

LAND	0.51 AC
ZONING	SC-2 / SHOPPING CENTER
REDUCED PRICE	\$175,000 ( <del>\$275,000</del> )

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### General Property Information

<b>Name</b>	Maplecrest/Rothman Outlots	<b>Parcel Number</b>	02-08-16-227-022.000-072
<b>Address</b>	7201-7399 Maplecrest Road	<b>Acreage Size</b>	0.51 AC
<b>City, State, Zip</b>	Fort Wayne, IN 46835	<b>Zoning</b>	SC-2 / Shopping Center
<b>County</b>	Allen		
<b>Township</b>	St. Joseph		

### Utilities

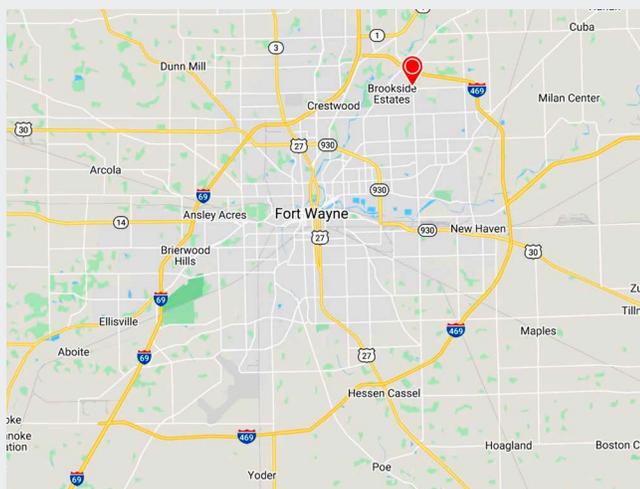
<b>Electric</b>	To Site
<b>Gas</b>	To Site
<b>Water/Sewer</b>	To Site

### Major Roads

<b>Nearest Interstate</b>	I-469
<b>Distance</b>	1 Mile
<b>Nearest Highway</b>	US 30
<b>Traffic Count</b>	24,247 VPD on Maplecrest Rd.

### Sales Information

Lot Number	Lot Size	Frontage	Sales Price	2019/2020 Taxes
Lot 2	0.51 AC	174' (Approx.)	\$175,000	\$1,835.03

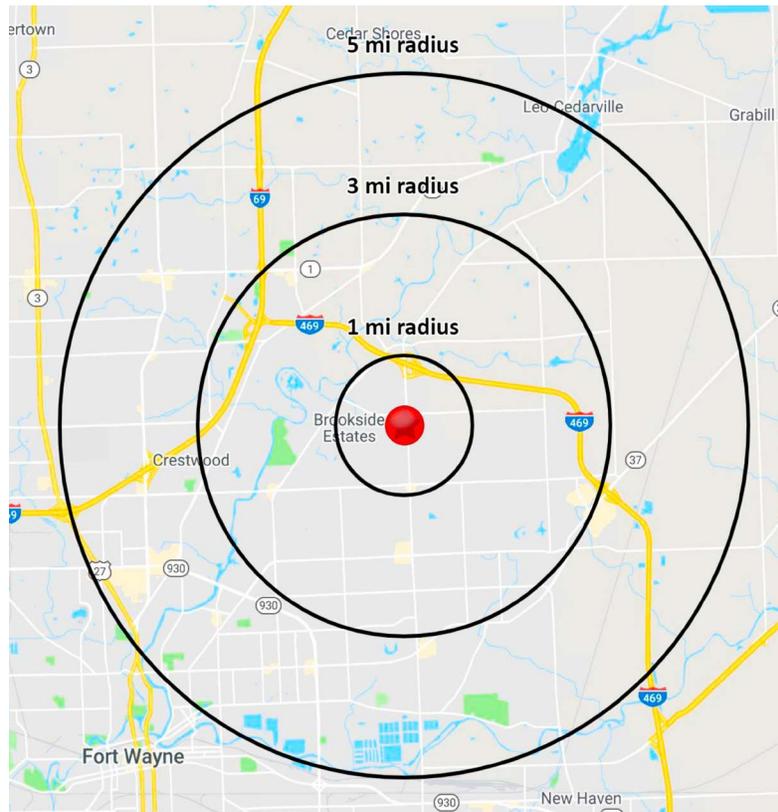


## Location

Located at the southwest corner of Maplecrest and Rothman Roads in front of Maplecrest Shops, with Max Fitness being the anchor tenant. Situated in a high density residential area with strong demographics.

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## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	9,142	63,345	129,723
HOUSEHOLDS	3,650	25,909	53,224
MEDIAN AGE	38.2	36.8	37.1
AVERAGE HOUSEHOLD INCOME	\$69,833	\$76,724	\$77,655
MEDIAN HOME VALUE	\$121,739	\$138,450	\$143,333

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