



CHESTNUT CENTER

12628 ILLINOIS ROAD
FORT WAYNE, IN 46814

Diana Parent, CCIM
Executive Director
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+/- 3.24
Acres

Steinman Dr

Chestnut Hills Apts

Property Summary



OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	3.24 Acres
Zoning:	C-A2
Market:	Fort Wayne, Indiana
Submarket:	Aboite Township
Traffic Count:	9,500
APN #:	02-11-05-477-001.000-038

PROPERTY OVERVIEW

Fully entitled land zoned C-2A [Retail]. Property is divisible as needed. High traffic counts and high income and population demographics makes this an ideal retail location.

LOCATION OVERVIEW

This land is located in Aboite Township on SR 14 surrounded by the high-end residential subdivisions of Sycamore Hills and Chestnut Hills. New development of both office, retail, multi-family, attached single family and single family homes are within a 3 miles radius.

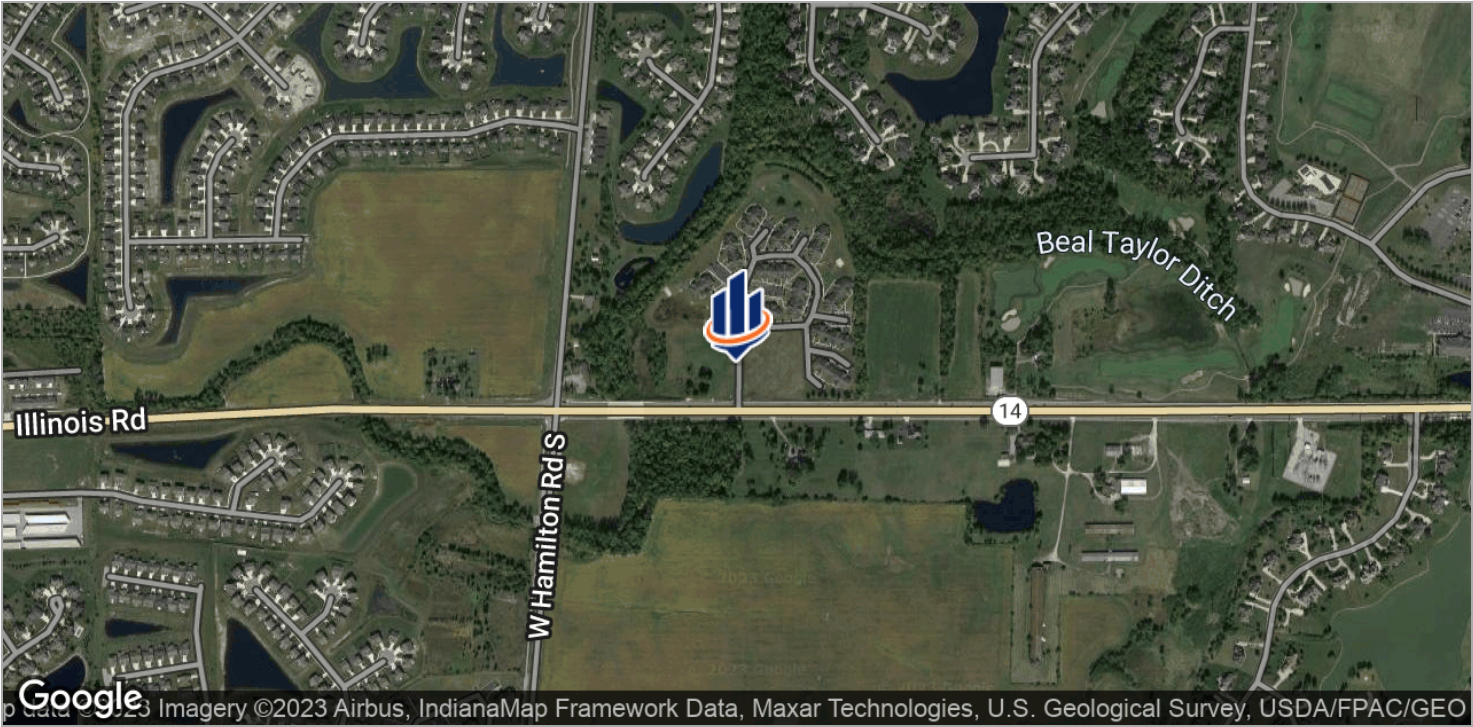
PROPERTY HIGHLIGHTS

- Located directly on SR 14 or Illinois Road
- Zoned for Retail
- High Traffic Counts and Visibility

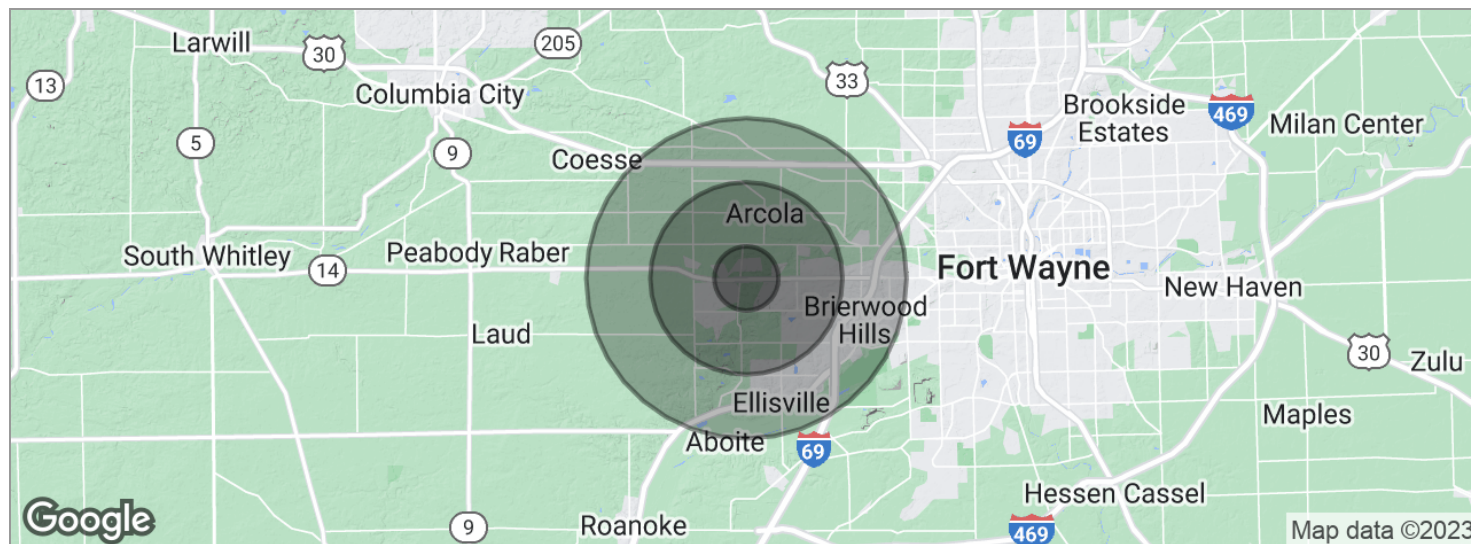
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,892	18,411	42,692
Median age	36.0	38.0	38.7
Median age [Male]	35.9	38.0	38.5
Median age [Female]	36.0	38.0	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	902	6,250	15,348
# of persons per HH	3.2	2.9	2.8
Average HH income	\$177,712	\$138,844	\$115,639
Average house value	\$336,368	\$287,480	\$239,121

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

DIANA PARENT, CCIM

Executive Director



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PROFESSIONAL BACKGROUND

Diana Parent serves as the managing director for SVN/Parke Group, a full-service commercial real estate firm offering brokerage, property management, asset recovery, maintenance, and development services. She is consistently ranked as one of the Top 10 Producers in the nation by SVN Corporate, including in 2010, when she was ranked as the 4th Top Producer in the nation for the year 2009. In 2007, Indiana Business Journal selected her for the “Future 40” business leaders award. In addition to her everyday active role in managing the firm and its employees, she provides personal service to her clients, providing commercial property, acquisition, disposition, and leasing services. Parent has amassed an impressive amount of experience with the sale and lease of countless commercial properties as well as both commercial and residential development projects. Her past professional experience, including Duke Realty and CBRE, in addition to transactional success gives her a solid, well-rounded foundation as a real estate Advisor.

Parent takes her role in the community seriously and enjoys serving on local boards of directors, including Children’s Hope, Vincent House, and Indiana Women’s CEO Forum, and is an active member in St. Vincent de Paul parish. In 2015 she was recognized nationally for her efforts when she was awarded the SVN National Humanitarian of the Year award.