

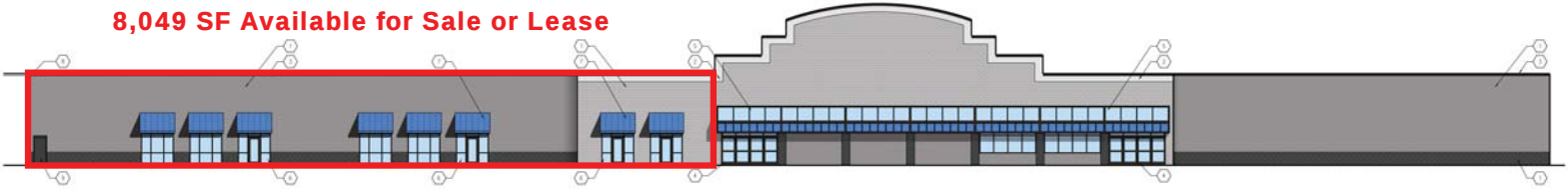
Stellhorn Village

For Sale or Lease

4522 Maplecrest Road, Fort Wayne, IN 46835

Proposed Elevation

8,049 SF Available for Sale or Lease

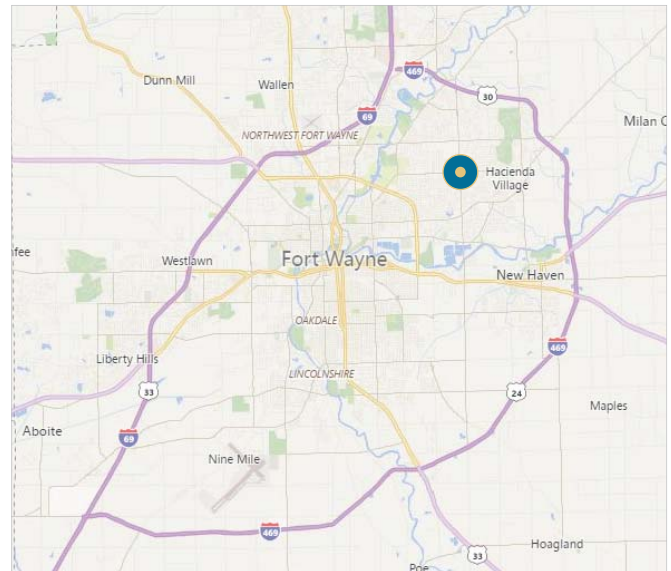


PROPERTY OVERVIEW

- 1,200 SF - 8,049 SF available for sale or lease located at the intersection of Maplecrest Rd and Stellhorn Rd
- Shared signalized access with Target
- Large pylon sign available on both Maplecrest Rd and Stellhorn Rd
- Site is located directly across from Target, within 1 mile of two Kroger locations, and within 2 miles of IPFW University
- Multiple points of access on both Maplecrest Rd and Stellhorn Rd
- High density area
- Drone Video: <https://www.youtube.com/watch?v=nwtM3EZXAik>

DEMOGRAPHICS

2016	1-Mile	3-Mile	5-Mile
Est. Population	9,688	67,405	136,249
Avg. HH Income	\$68,448	\$68,504	\$63,009
Daytime Pop.	2,277	24,085	105,945



TRAFFIC COUNTS

Stellhorn Rd:	22,218 ADT
Maplecrest Rd:	21,114 ADT

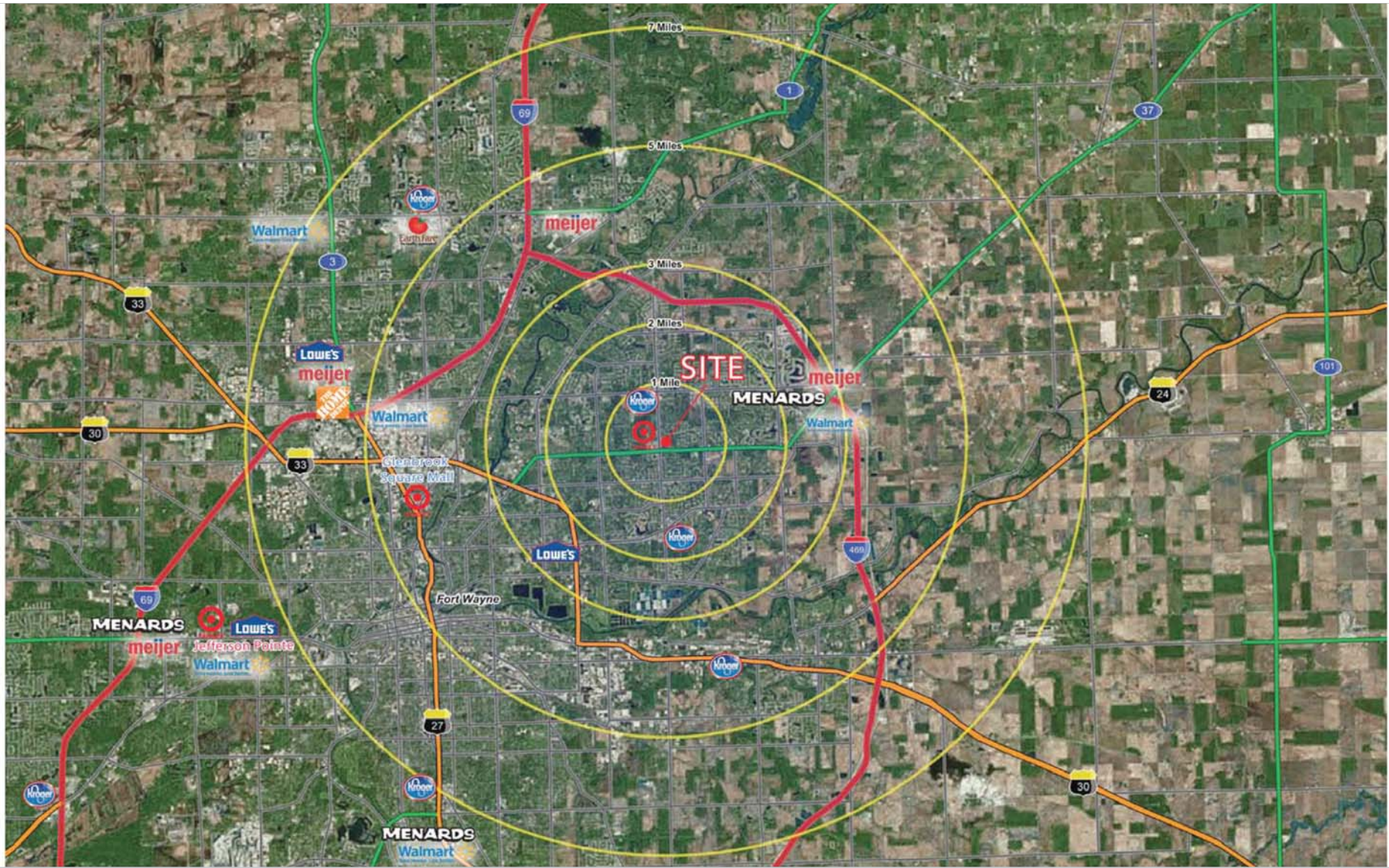
Bart Jackson
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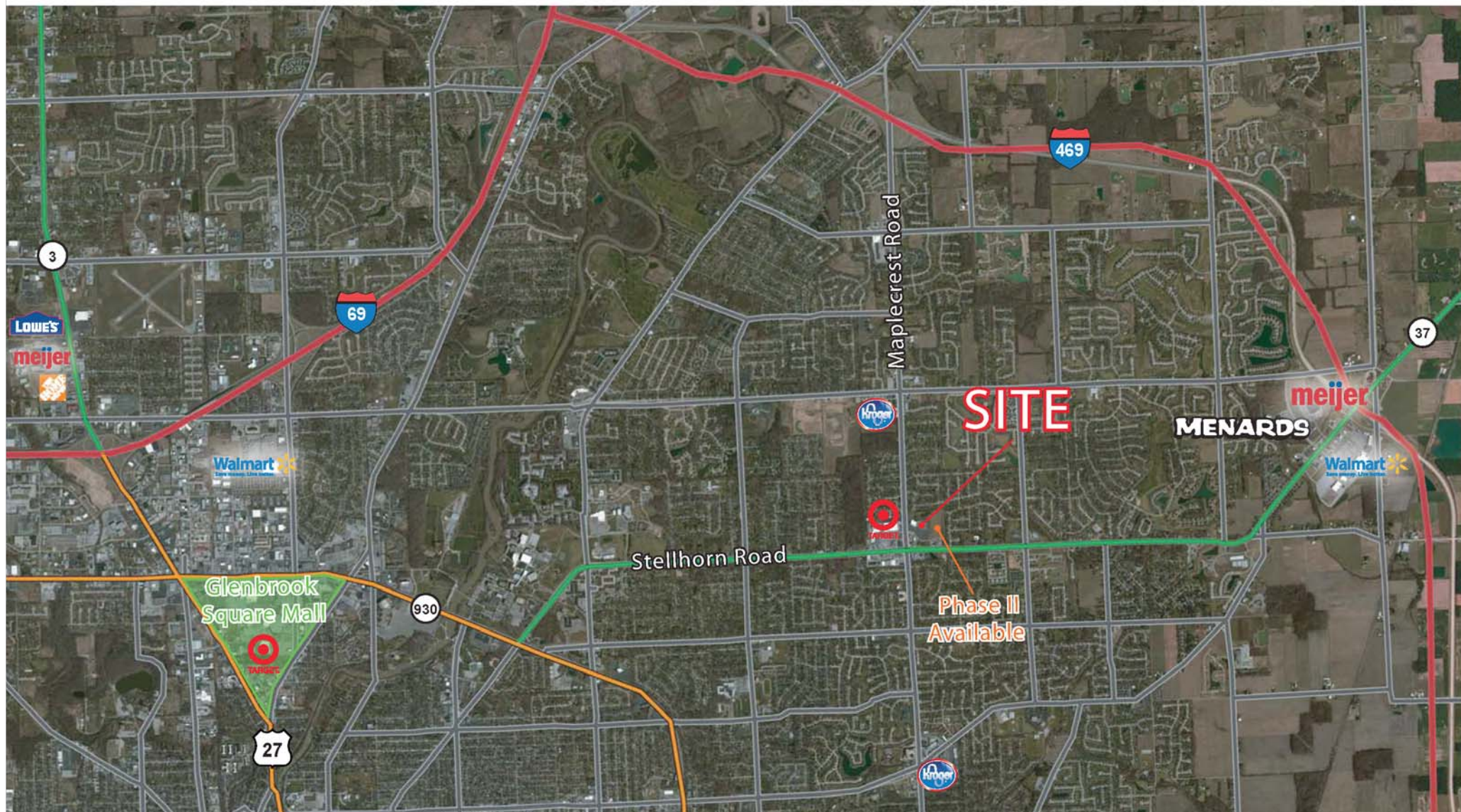
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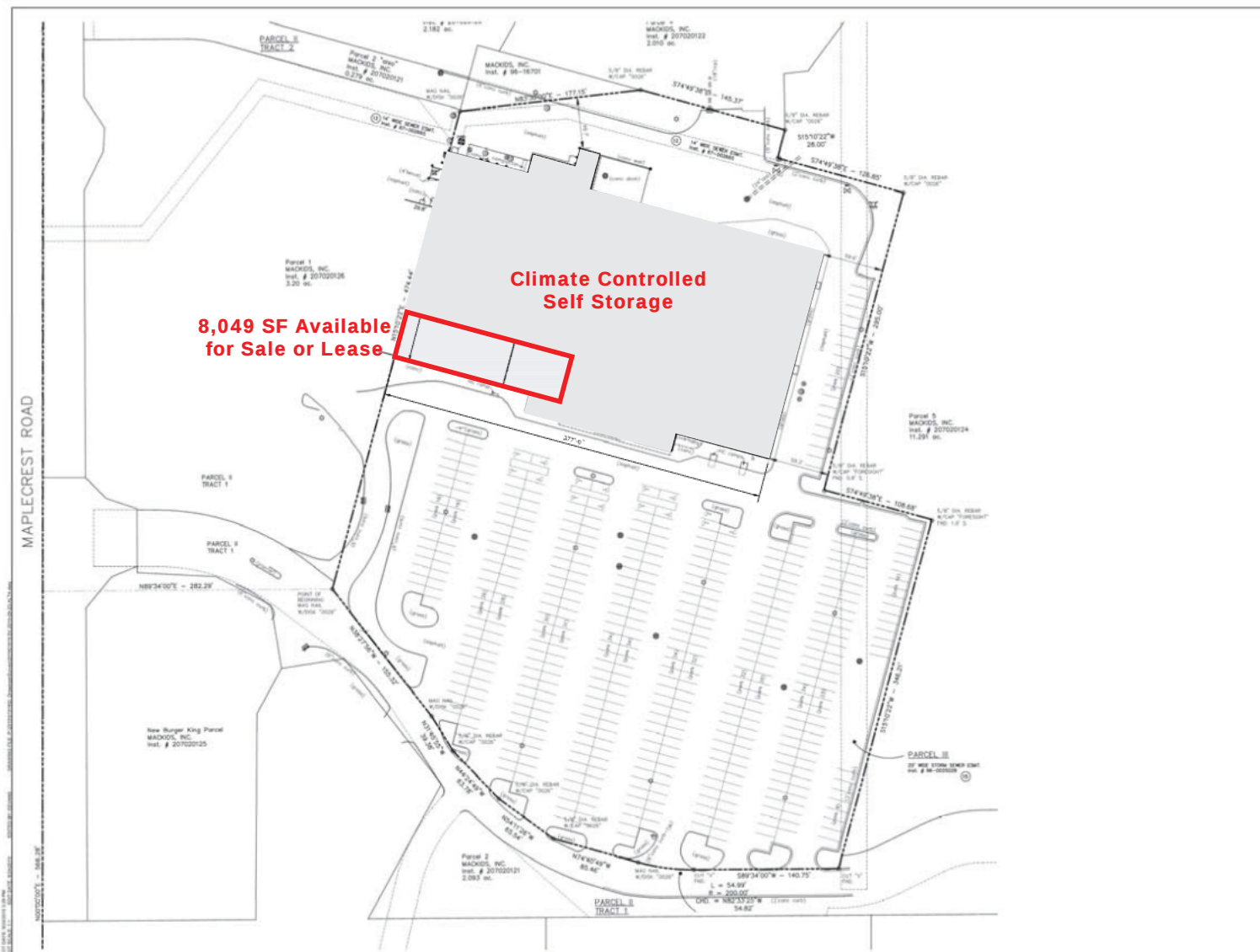
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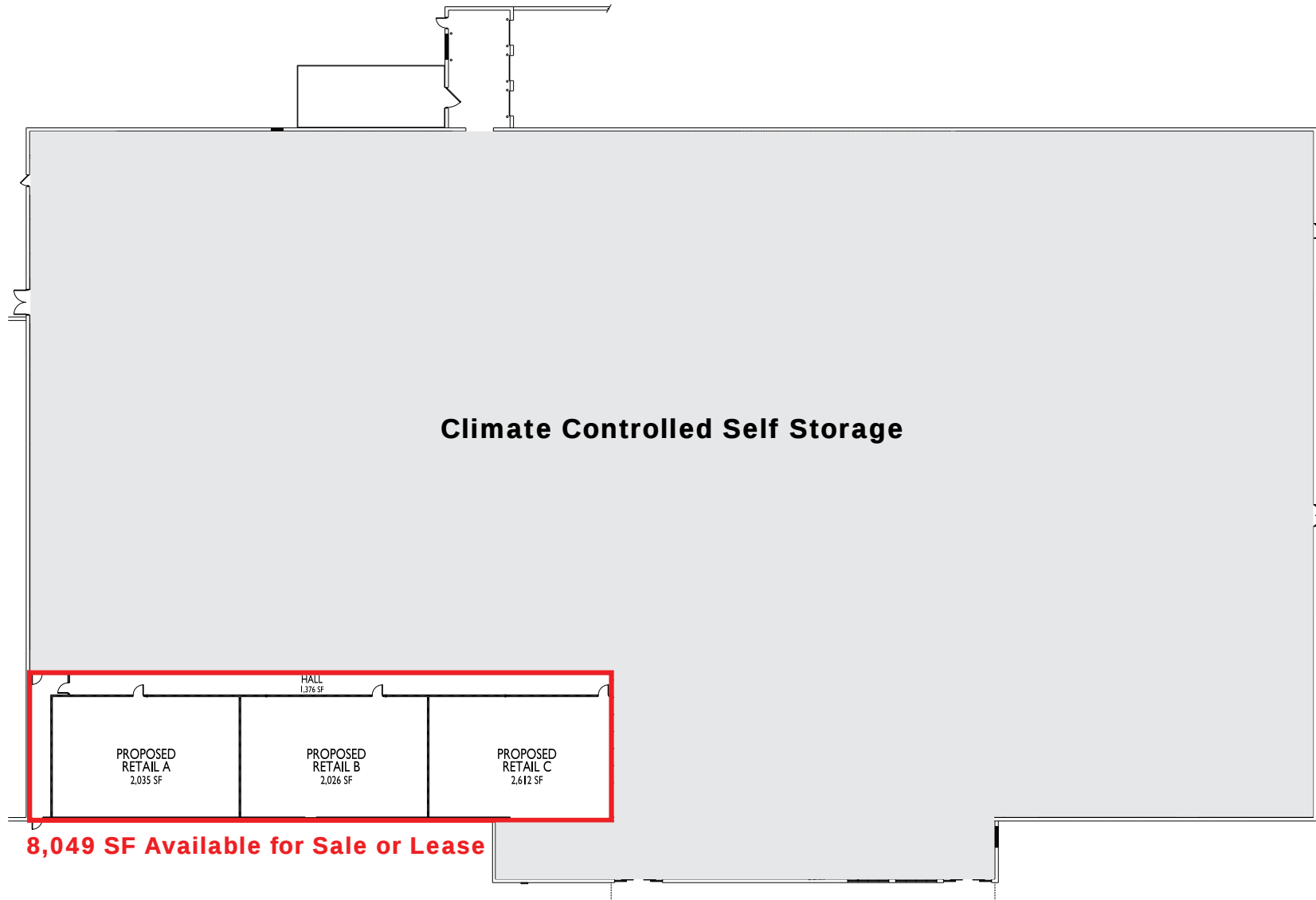
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Pylon Signs



1/4"=1'-0"



NOT TO SCALE

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