

High Street

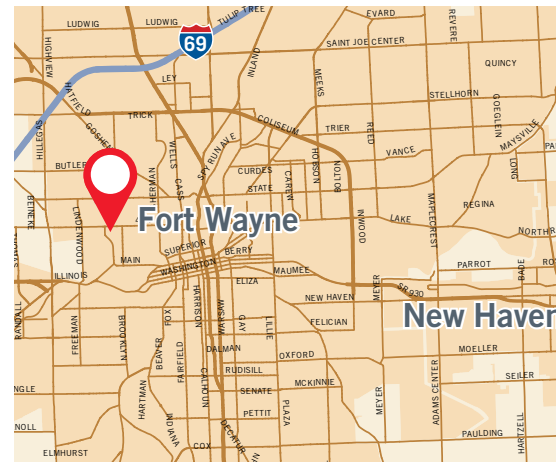
Fort Wayne, IN

±13 Acres



KEY FEATURES

- ±13 acres
- Rare downtown riverfront assemblage suited for mixed-use redevelopment — retail, residential, and hospitality
- Located directly on the Maumee River in downtown Fort Wayne, IN
- Prime riverfront position adjacent to numerous parks.
- Walkable connectivity to Headwaters Park and the downtown core positions the site for a live-work-play destination
- Zoned DE, allowing for potential ground-floor retail/restaurant with residential or multifamily above
- Robust daytime population supporting retail and food/beverage demand
- Well-connected to regional traffic corridors via I-69 and I-469



FOR MORE INFORMATION, CONTACT:

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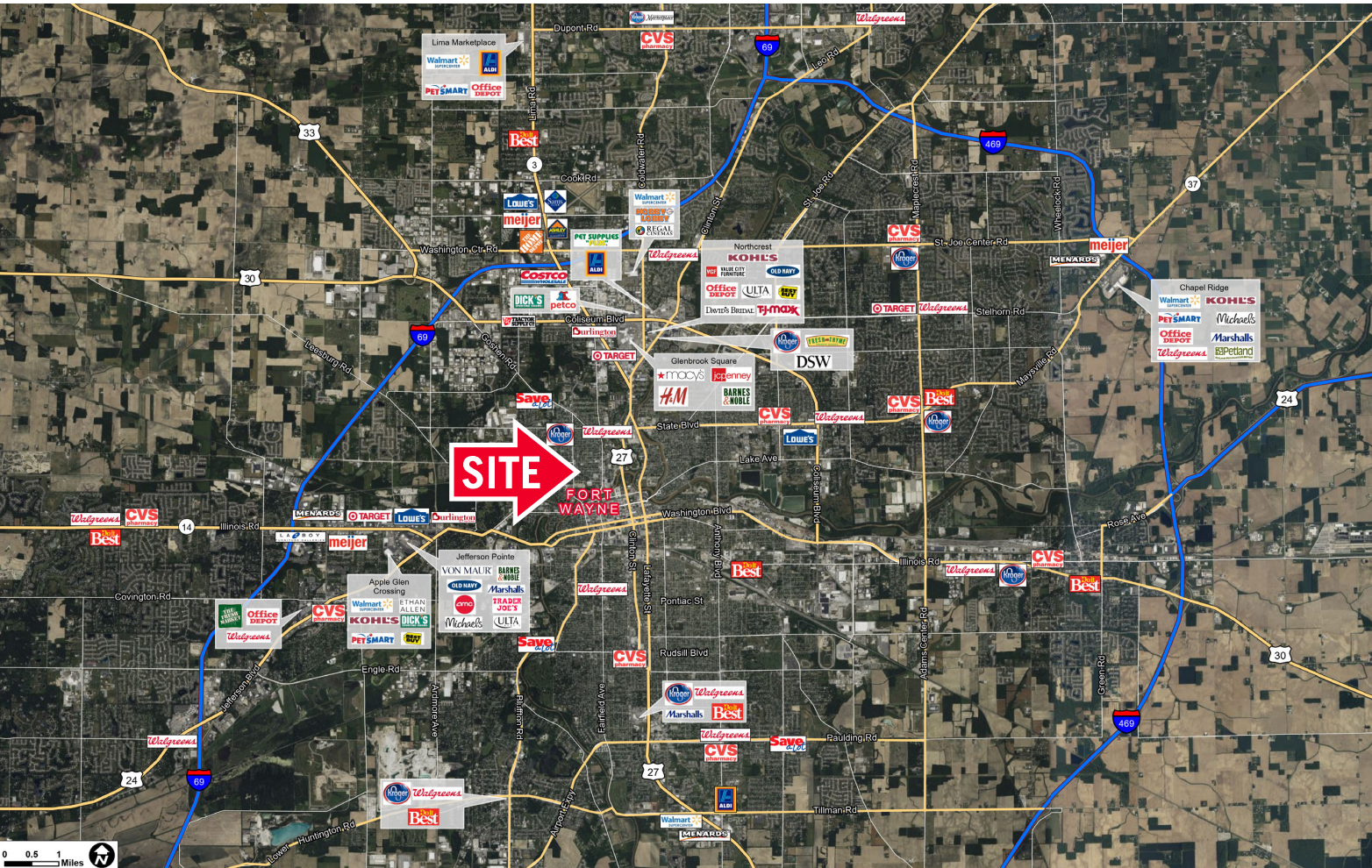
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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Estimated Population	15,796	81,706	179,914
Avg Household Income	\$79,979	\$71,924	\$76,129
Daytime Population	18,790	84,865	162,523

TRAFFIC COUNTS

Sherman Blvd 7,640 VPD

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