



Jefferson Pointe

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Overview



#12 Best States for Business

Indiana continually ranks on the Forbes' list of Best States For Business, which gauges the business climates of all 50 states by measuring categories such as costs, labor supply, growth prospects and quality of life.



#2 Wealthiest Zip code

Jefferson Pointe shoppers are some of the wealthiest in the trade area. Strategically located near the wealthiest zip code in the state of Indiana, the annual retail expenditure nearly exceeds \$3.5 billion.



#5 Lowest Cost of Living

Fort Wayne has the fifth lowest cost of living of any U.S. city according to a study done by Niche. The report looks at various factors including Home Value to Income Ratio and media rent per household.



#2 Best Place to Live

Fort Wayne was ranked second as the Best Place to Live in Indiana by Business Insider. By combing through hundreds of reviews and rankings of each town in every state, Insider determined the cities that were most highly sought out in the nation.

Jefferson Pointe

392,945 SF



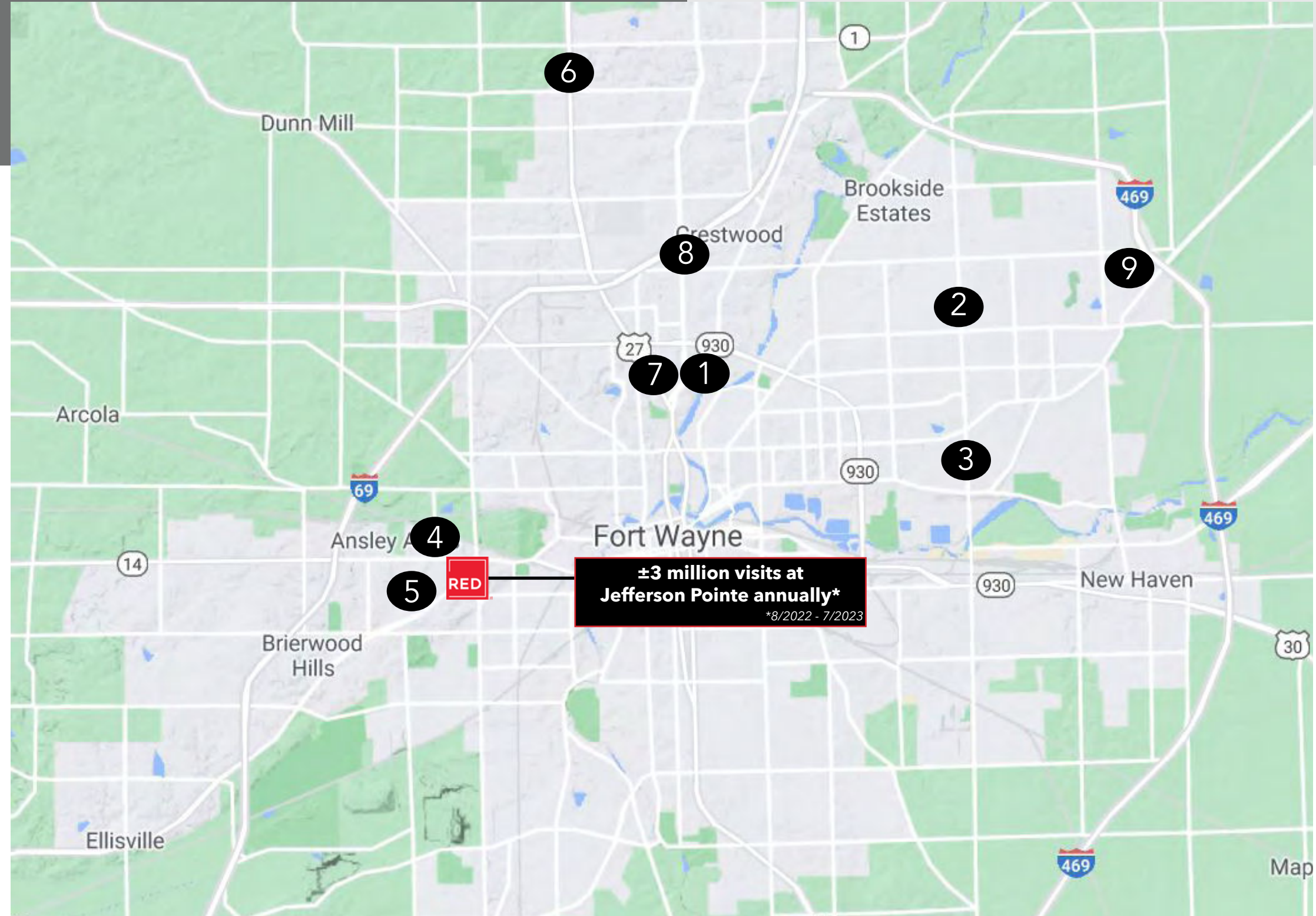
Highlights

- 1 Three Rivers Festival
500,000 annual attendees
- 2 TinCaps Minor League Baseball
425,000 annual attendees
- 3 Komets ECHL Minor League Hockey
288,000 annual attendees
- 4 Historic Embassy Theatre
110,000 annual attendees
- 5 Fort Wayne Mad Ants Basketball
76,800 annual attendees
- 6 Vera Bradley Outlet Sale
45,000 annual attendees
- 7 Home & Garden Show
35,000 annual attendees
- 8 Fort Wayne Children's Zoo
25,000 annual attendees
- 9 Sweetwater Sound Gear Fest
15,000 annual attendees
- 10 Purdue University, Fort Wayne
10,500 annual enrollment



Retail Market

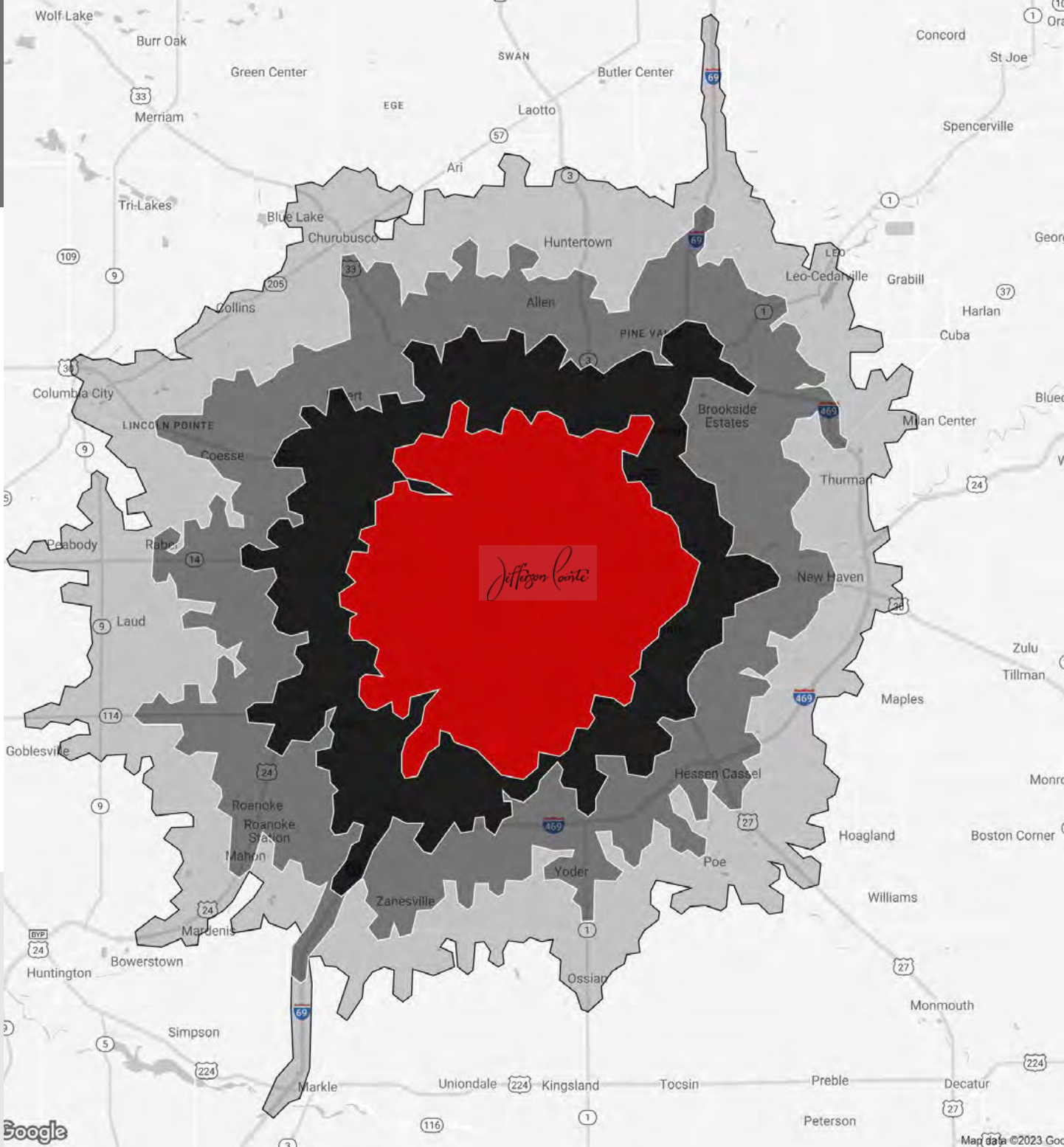
- 1 Glenbrook Commons
5.8 Miles
- 2 Northwood Plaza
9.9 Miles
- 3 Georgetown Square
9.4 Miles
- 4 Orchard Crossing
0.5 Miles
- 5 Apple Glan Crossing
0.4 Miles
- 6 Lima Marketplace
8.6 Miles
- 7 Glenbrook Square
5.9 Miles
- 8 Coldwater Crossing
7.2 Miles
- 9 Chapel Ridge
13.1 Miles



Demographics

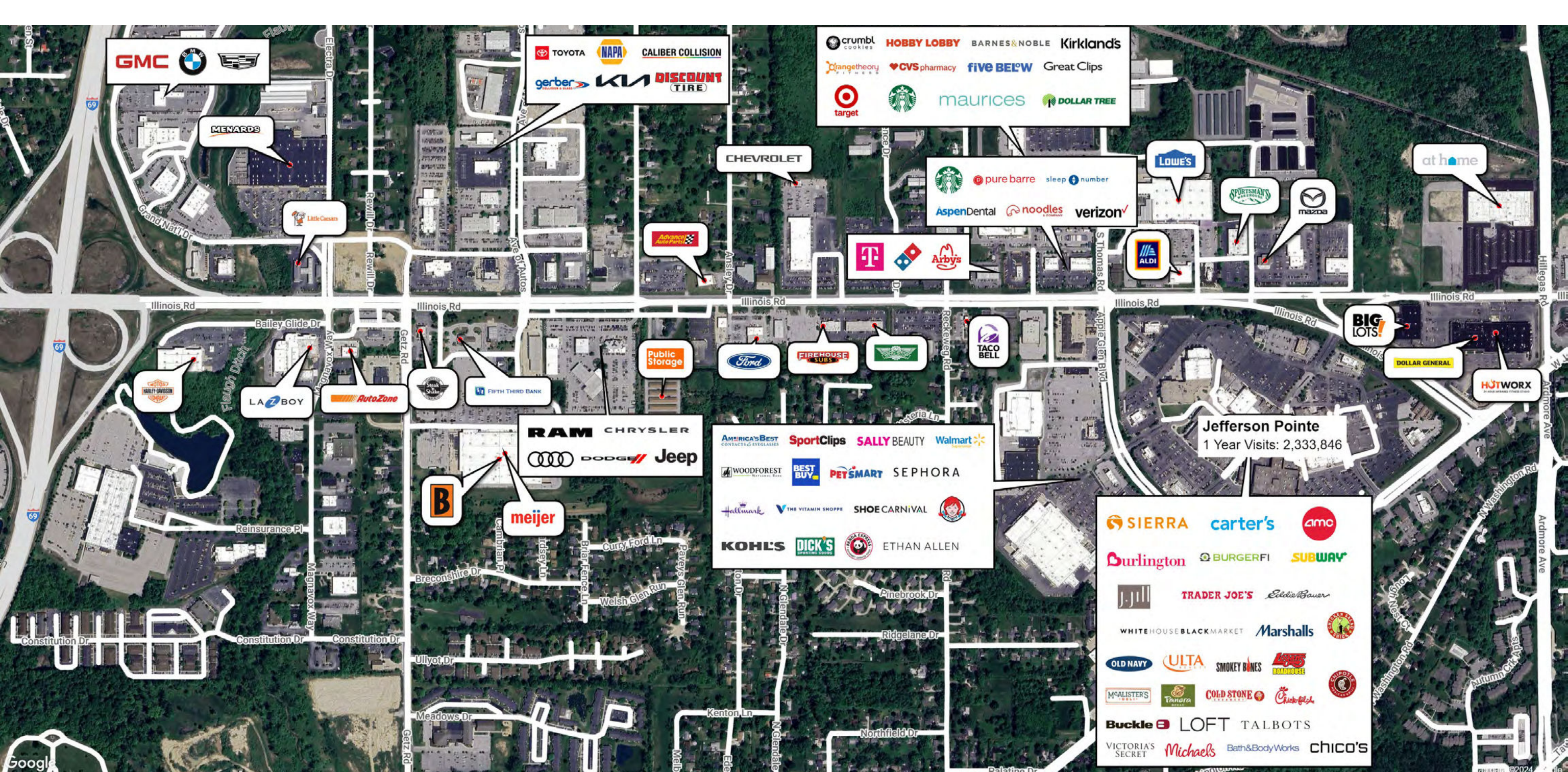
DRIVE TIME*	15 MIN	20 MIN	25 MIN	30 MIN
Estimated Population (2023)	142,872	228,319	337,810	390,791
Projected Population (2028)	146,787	234,730	346,540	401,728
Estimated Average Income (2023)	\$86,668	\$87,241	\$91,638	\$93,276
Projected Average Income (2028)	\$91,035	\$91,736	\$96,500	\$98,090
Total Business	7,869	11,713	15,233	16,825
Total Employees	89,078	128,184	152,034	164,308
Total Annual Consumer Expenditure	\$3.71 B	\$5.92 B	\$8.96 B	\$10.47 B
Total Annual Retail Expenditure	\$1.96 B	\$3.12 B	\$4.73 B	\$5.52 B

*Sites USA,2023



Site Plan





GMC

MEYARDS

Little Caesars

TOYOTA NAPA CALIBER COLLISION
gerber K&N DISCOUNT TIRE

CHEVROLET

Advanced Auto Parts

crumbl cookies HOBBS LOBBY BARNES & NOBLE Kirkland's
Orange Theory Fitness CVS pharmacy FIVE BELOW Great Clips
target Starbucks maurices DOLLAR TREE

Starbucks pure barre sleep number
Aspen Dental noodles verizon

LOWE'S

SPORTSMAN

MAZDA

at home

T-Mobile Domino's Arby's

ALDI

BIG LOTS!

DOLLAR GENERAL

HOTWORX

Jefferson Pointe
1 Year Visits: 2,333,846

LA Z BOY

AutoZone

Starbucks

FIFTH THIRD BANK

Public Storage

Ford

FIREHOUSE SUBS

Wingstop

TACO BELL

RAM CHRYSLER
Audi DODGE Jeep

B

meijer

AMERICA'S BEST CONTACTS & EYEGLASSES SportClips SALLY BEAUTY Walmart
WOODFOREST NATIONAL BANK BEST BUY PETSMART SEPHORA
Hallmark THE VITAMIN SHOPPE SHOE CARNIVAL
KOHLS DICK'S SPORTING GOODS ETHAN ALLEN

SIERRA carter's AMC
Burlington BURGERFI SUBWAY
J.Jill TRADER JOE'S Eddie Bauer
WHITEHOUSEBLACKMARKET Marshalls
OLD NAVY ULTA SMOKEY BONES
McALISTER'S PANARA COLD STONE CHICK-FIL-DEE
Buckle LOFT TALBOTS
VICTORIA'S SECRET Michaels Bath & Body Works chico's



xfinity

SMOKEY
BONES
Bar & Fire Grill

Logan's
ROADHOUSE

O'Charleys

McALISTER'S
DELICIOUS

amc
THEATRES

FLATTOP
GRILL

COLD STONE
CREAMERY

Burlington

Buckle

TALBOTS

Vera Bradley

Marshalls

Eddie's
Meats

Beer
Barrel

Buckle

TALBOTS

Vera Bradley

Marshalls

Eddie's
Meats

Michaels

TORRID

J.Jill

LOFT

Bath
& Body
Works

GameStop

PAINTED TREE
BOUQUETS

BIAGGI'S
RESTORANTE ITALIANO

Hardee's

OLD NAVY

Eddie Bauer

BURGERFI

VICTORIA'S
SECRET

WHITE
HOUSE
BLACK
MARKET

DeBrand
FINE CHOCOLATES

Panera
BREAD

TRADER
JOE'S

CHIPOTLE
MEXICAN GRILL

VON MAUR

Chick-fil-A

RED