

820-916 N. Coliseum Blvd.

Fort Wayne, Indiana 46805

Property Features

- Outlots for ground lease or build-to-suit.
- Great location, excellent visibility on N. Coliseum Blvd. with 25,345 VPD.
- Adjacent to Daryl B. Cobin Memorial Park and Lakeside Golf Course.
- Located between Downtown Fort Wayne and New Haven on N. Coliseum Blvd./SR 930
- Easy access to I-69 & I-469, Hwy 24 & Hwy 30.

LAND	1-10 AC (DIVISIBLE)
ZONING	C-4
LEASE RATE	TBD

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

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General Property Information

Name	North Coliseum Plaza	Parcel Number	02-13-05-251-010.000-070
Address	820-916 N. Coliseum Blvd.	Acreage Size	1-10 Acres
City, State, Zip	Fort Wayne, IN 46805	Frontage	665' on N. Coliseum Blvd.
County	Allen	Zoning	C-4
Township	Adams		

Utilities

Electric	AEP
Gas	NIPSCO
Water/Sewer	City of Fort Wayne
Traffic Count	Coliseum Blvd - 25,345 VPD

Major Roads

Nearest Interstate	I-69
Distance	6 miles
Nearest Highway	SR 930
Distance	Adjacent to property

Lease Information

Lease Type	Triple Net	Lease Rate	TBD
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Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes	\$TBD	Tenant
CAM Fee	\$TBD	Tenant
Insurance	\$TBD	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities	\$TBD	Tenant
Total Expenses	\$TBD	

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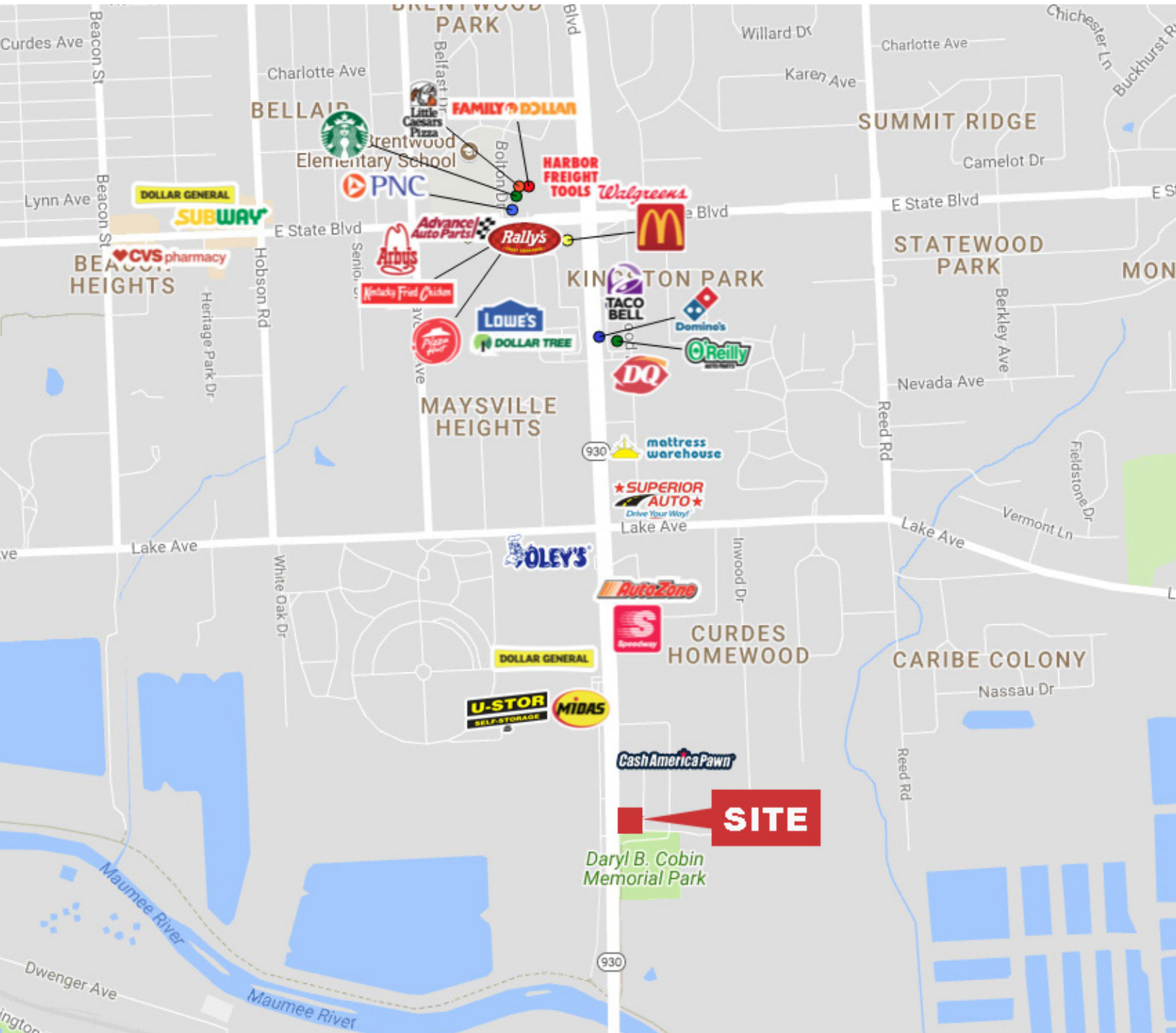
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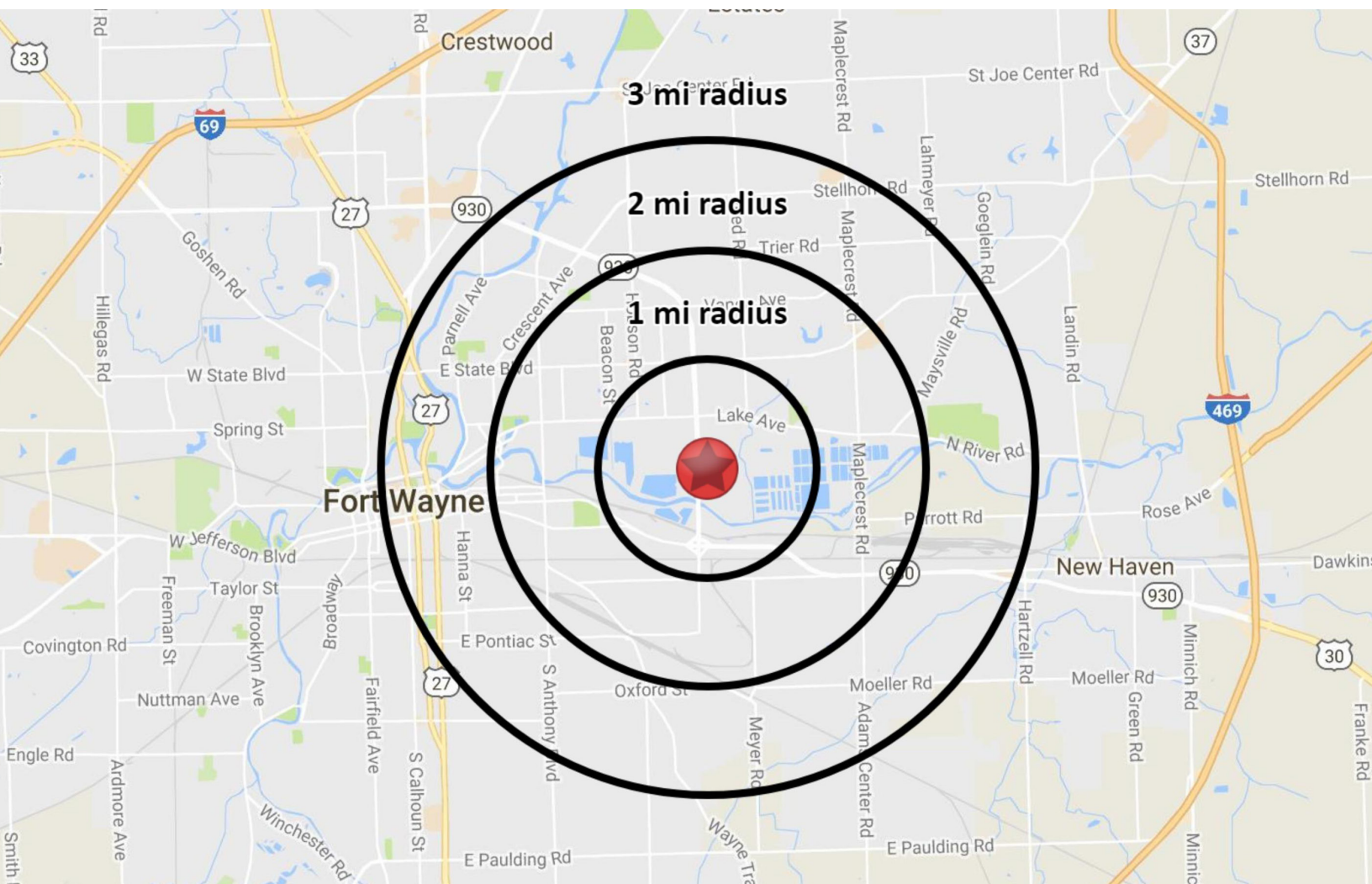
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2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,044	70,116	192,168
NUMBER OF HOUSEHOLDS	1,850	27,830	77,480
AVERAGE HOUSEHOLD INCOME	\$37,379	\$60,909	\$61,904
MEDIAN HOME VALUE	\$111,862	\$106,029	\$109,711
TRAFFIC COUNT	N. Coliseum Blvd.		25,345 VPD

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