

Pine Valley Shopping Center

10202 - 10350 Coldwater Road, Fort Wayne IN 46825

FOR LEASE

Retail Space For Lease



Whitney Peterson

AVI Commercial

Broker

(260) 423-0300

wpeterson@avicommercialfw.com



THE SPACE

Location	10202 - 10350 Coldwater Road Fort Wayne, IN 46825
County	Allen
APN	02-07-01-129-009.000-073
Cross Street	Dupont Road
Traffic Count	21,448
Sq Ft	7,378 SF
Tenant Name	Former Travel Leaders
Rent Per SF (Annual)	\$15.00 PSF (Yearly)
Lease Type	NNN

Notes Suite D is 7,378 sf and is mainly open with a few offices, restrooms and break room. Space available July 1, 2025.

HIGHLIGHTS

- Excellent visibility from both Coldwater and Dupont
- Ample parking
- Situated in one of Fort Wayne's most prominent retail corridors
- New roof in 2024
- Easy access with numerous ingress/egress

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,456	50,975	117,422

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$123,757	\$116,712	\$104,395

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,755	20,194	46,945

PROPERTY FEATURES

CURRENT OCCUPANCY	92.00%
TOTAL TENANTS	22
BUILDING SF	91,024
LAND ACRES	10.51
YEAR RENOVATED	2024
ZONING TYPE	C-1P
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	419
CORNER LOCATION	Yes
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

MECHANICAL

HVAC	Gas Heat; Electric AC
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER SOURCE	AEP
NATURAL GAS SOURCE	Nipsco

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Steel
CEILING HEIGHT	16' 3.75"
PARKING SURFACE	Paved
ROOF	New in 2024 - Built up

TENANT INFORMATION

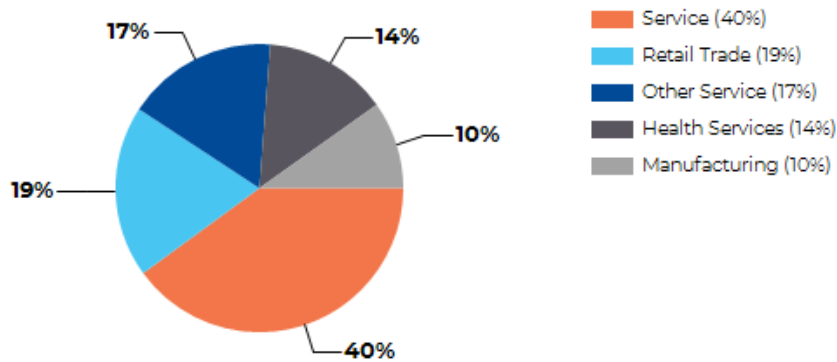
MAJOR TENANT/S	BMV, Treasure House
SHADOW ANCHOR	Kroger, Walgreens
LEASE TYPE	NNN



Property Description

- Pine Valley Shopping Center is located on the busy intersection of Dupont Road and Coldwater Road. The property is down the street from Fort Wayne's top employer, Parkview Health Systems, which increases the daytime population along Dupont Road. The property offers excellent visibility and easy access with numerous entrances on both Dupont and Coldwater Roads.

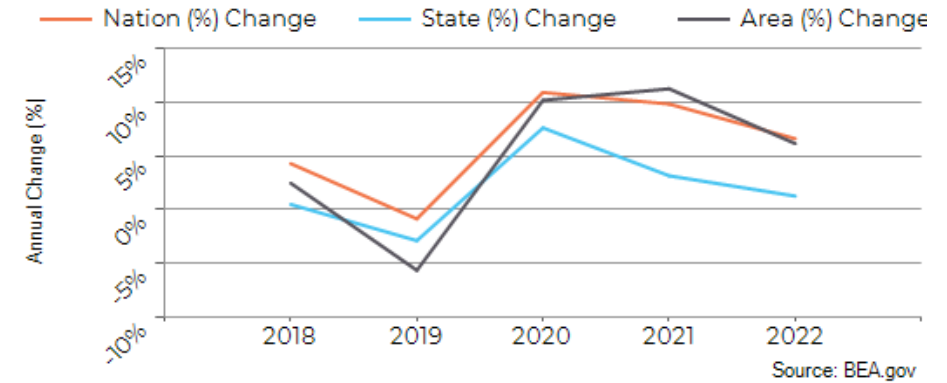
Major Industries by Employee Count

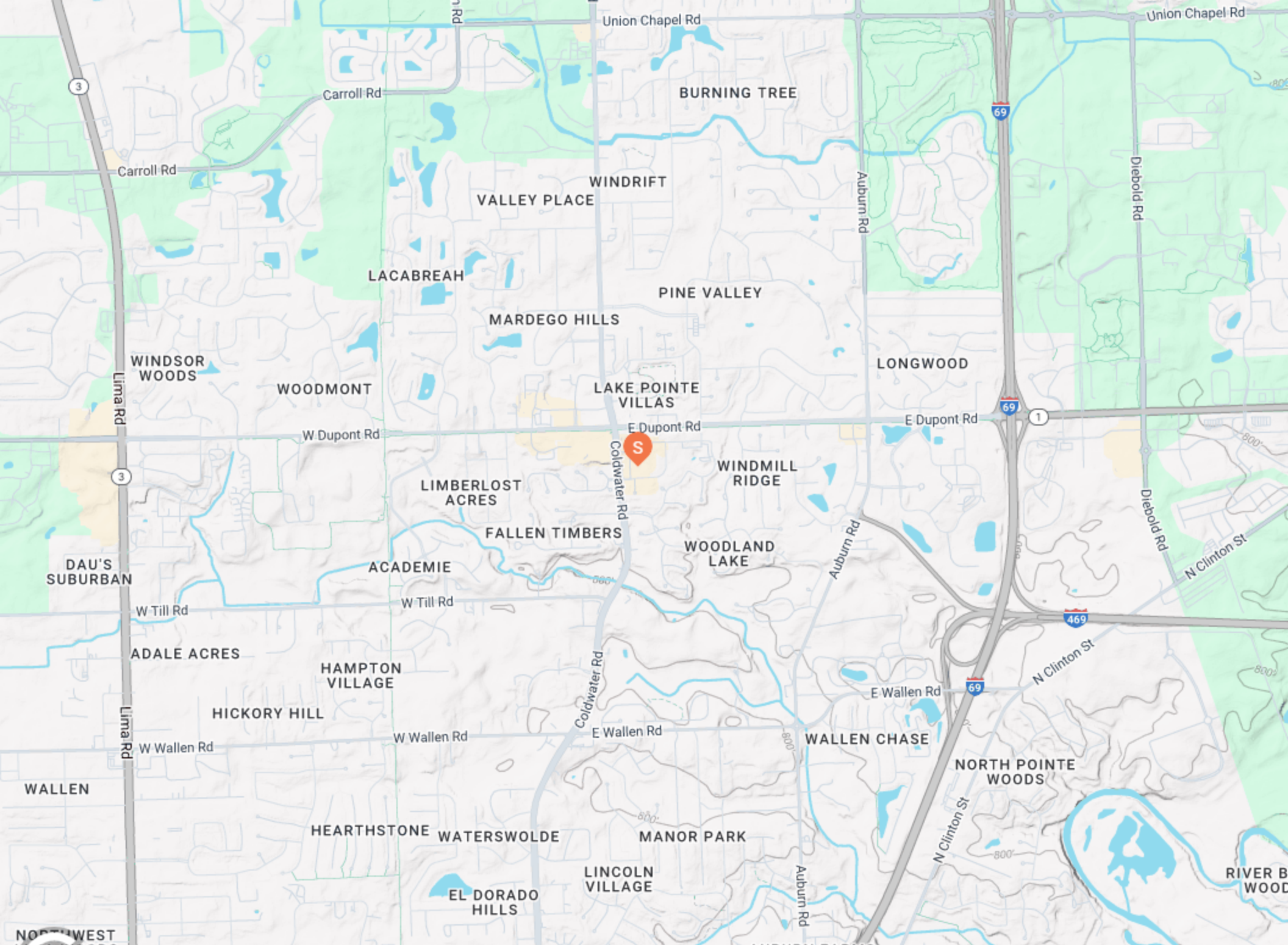


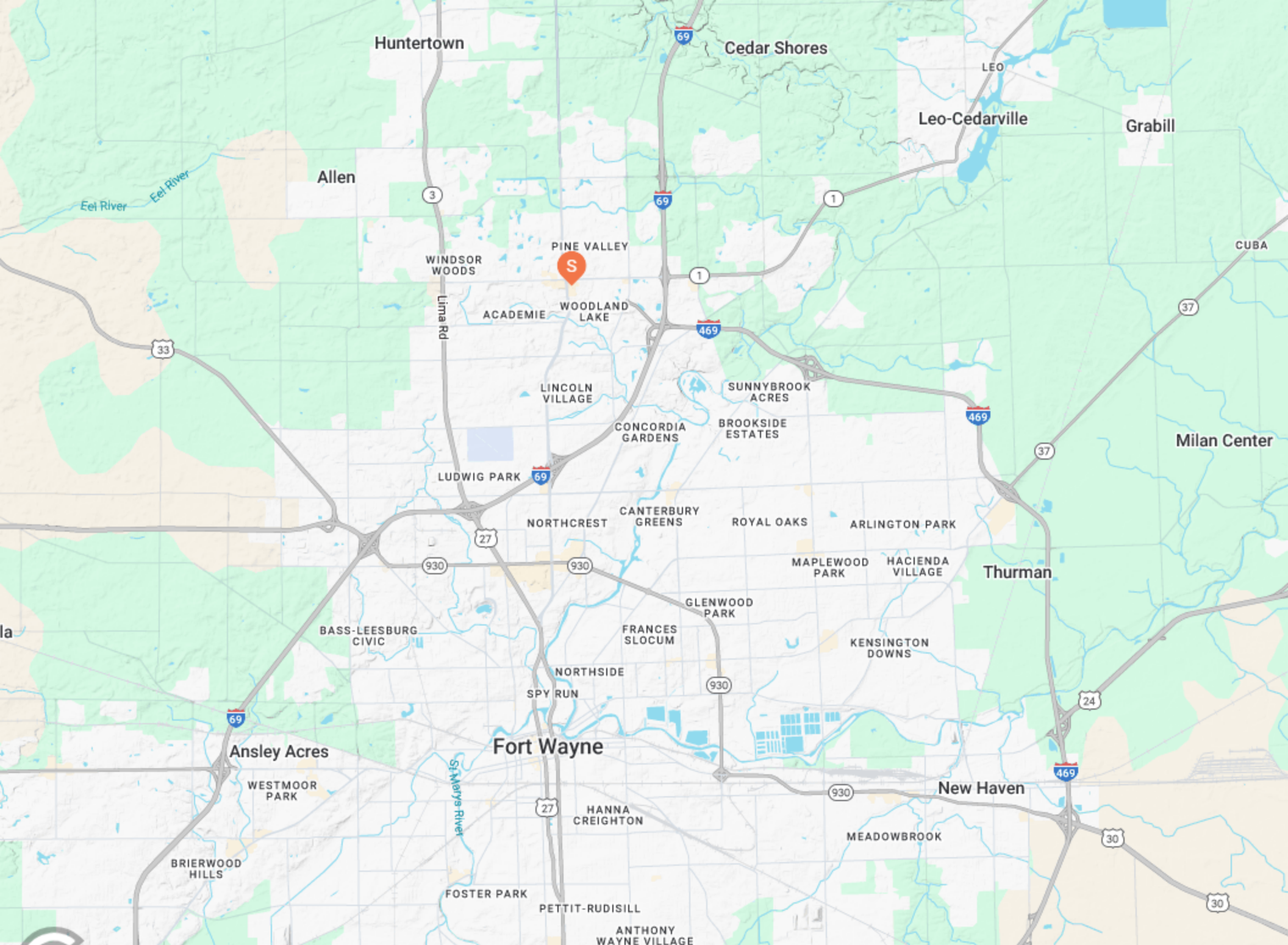
Largest Employers

Parkview Health	16,000
Lutheran Health Network	5,317
Amazon	4,650
General Motors	4,320
Sweetwater Sound	2,011
Lincoln Financial Group	1,700
Michelin	1,500
Fort Wayne Metals	1,419

Allen County GDP Trend









Bridge Pointe

Pine Mills Rd

Chanterel

Mill Lake Rd

Coldwater Rd

Dupont Rd

E Dupont Rd

E Dupont Rd

Woodland Plaza Dr

18 18

Coldwater Rd

Woodland Plaza Run

S

Woodland Plaza Run

Clarks Pgs

NW Passage Trail

Calverton Pass

Sona Marie Ct

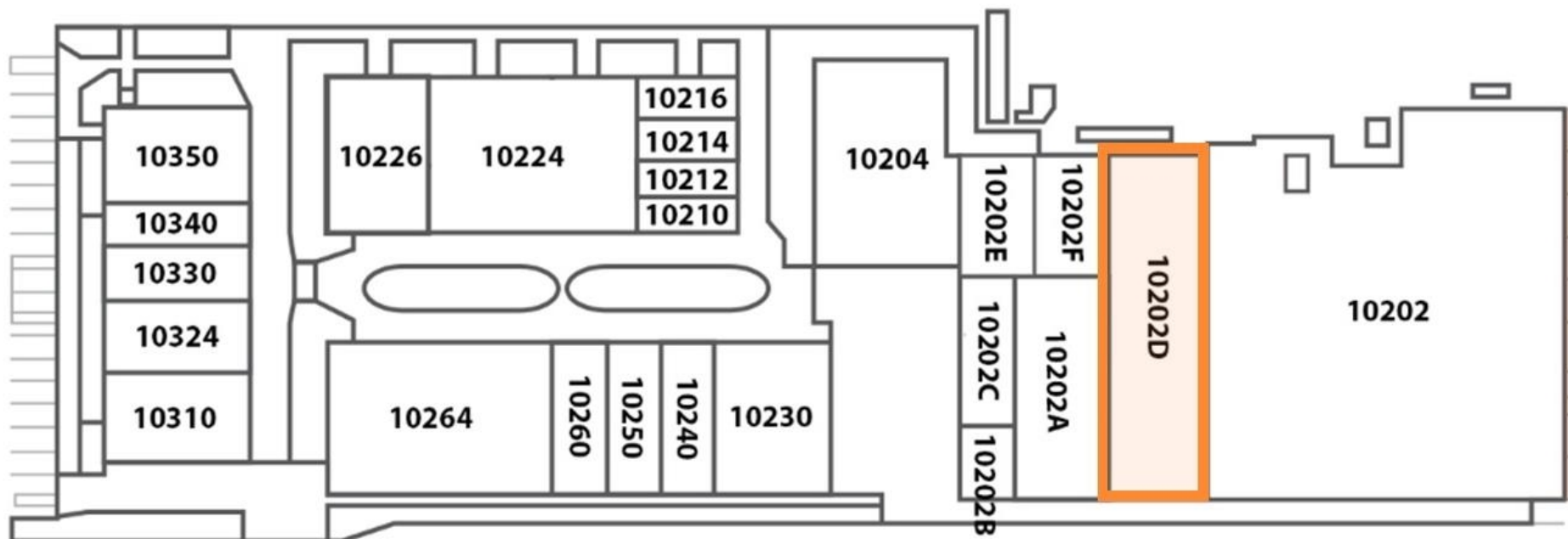
Coldwater Rd

Calverton Pass

Calverton Ct

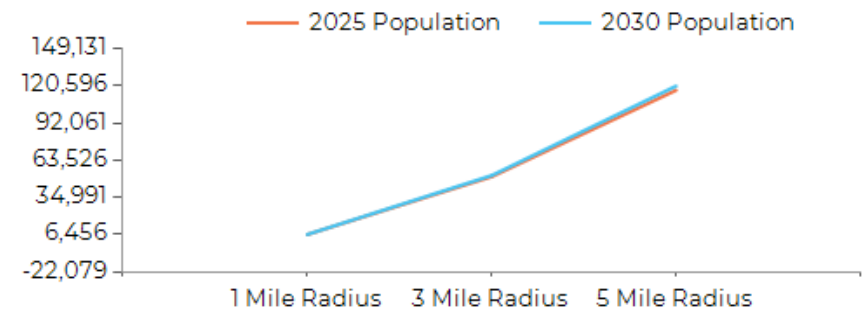
Lockade Dr

OUTLOTS
.40 ACRES
AVAILABLE

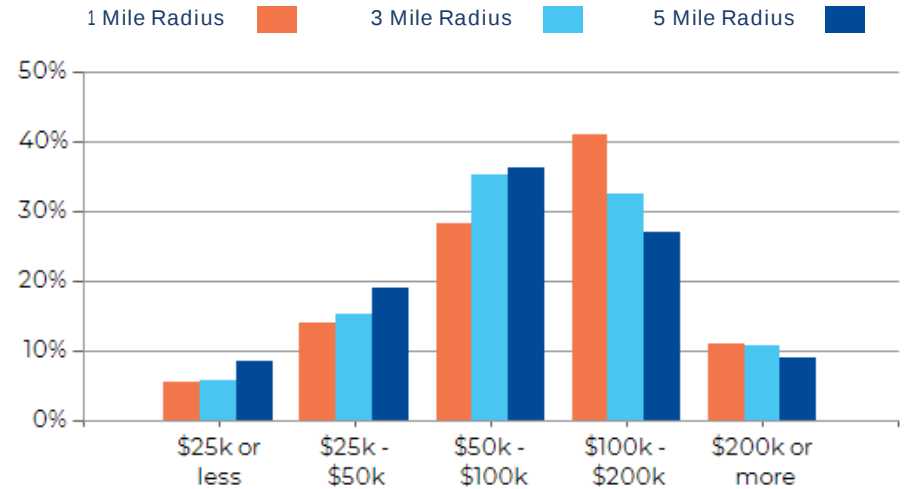


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,564	34,010	83,897
2010 Population	5,765	42,301	98,439
2025 Population	6,456	50,975	117,422
2030 Population	6,508	51,865	120,596
2025 African American	371	2,683	7,717
2025 American Indian	12	152	447
2025 Asian	332	2,683	5,854
2025 Hispanic	304	3,020	7,922
2025 Other Race	134	1,250	3,455
2025 White	5,215	40,769	91,656
2025 Multiracial	390	3,416	8,246
2025-2030: Population: Growth Rate	0.80%	1.75%	2.65%

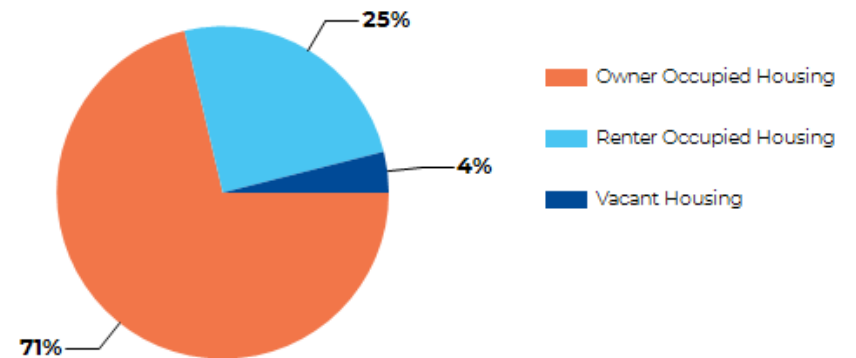
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	45	494	1,890
\$15,000-\$24,999	109	663	2,078
\$25,000-\$34,999	147	943	2,942
\$35,000-\$49,999	242	2,148	6,011
\$50,000-\$74,999	382	3,951	9,514
\$75,000-\$99,999	396	3,207	7,576
\$100,000-\$149,999	661	4,156	8,486
\$150,000-\$199,999	468	2,428	4,186
\$200,000 or greater	304	2,205	4,262
Median HH Income	\$102,648	\$87,954	\$77,567
Average HH Income	\$123,757	\$116,712	\$104,395



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

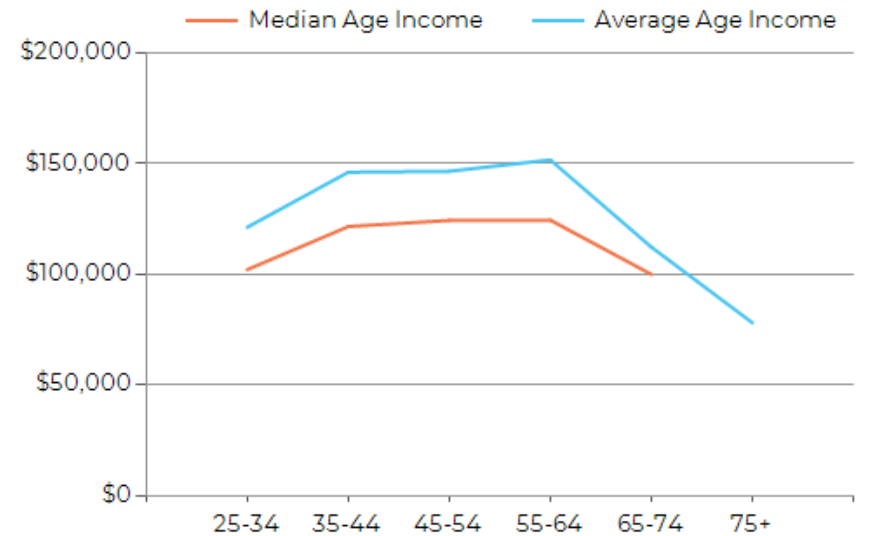
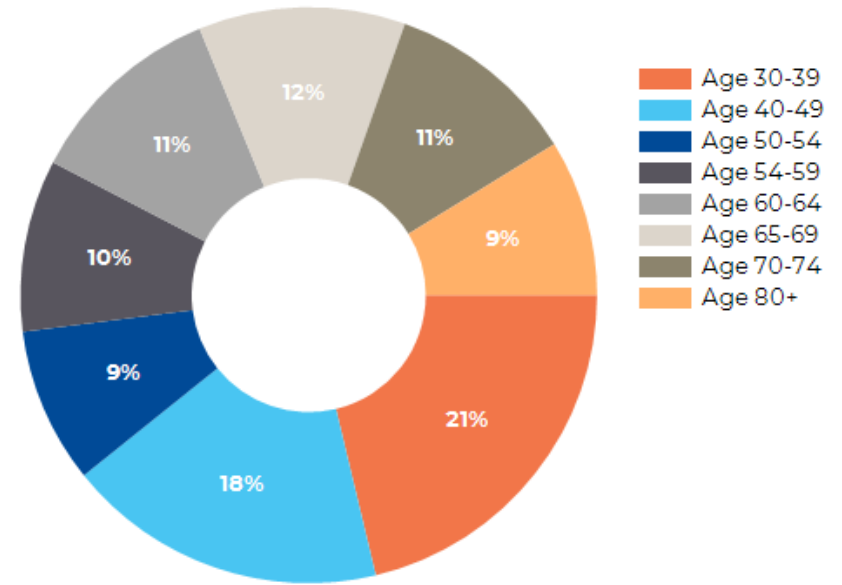


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	420	3,459	8,563
2025 Population Age 35-39	403	3,356	7,715
2025 Population Age 40-44	350	3,362	7,525
2025 Population Age 45-49	346	3,010	6,742
2025 Population Age 50-54	338	3,074	6,813
2025 Population Age 55-59	374	2,900	6,381
2025 Population Age 60-64	433	2,910	6,426
2025 Population Age 65-69	449	2,766	5,968
2025 Population Age 70-74	418	2,346	5,077
2025 Population Age 75-79	340	1,812	3,784
2025 Population Age 80-84	246	1,105	2,201
2025 Population Age 85+	211	1,198	2,223
2025 Population Age 18+	5,147	39,034	89,980
2025 Median Age	44	39	36
2030 Median Age	45	40	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,120	\$81,358	\$69,040
Average Household Income 25-34	\$121,287	\$106,596	\$92,015
Median Household Income 35-44	\$121,621	\$113,660	\$101,070
Average Household Income 35-44	\$146,216	\$144,247	\$129,254
Median Household Income 45-54	\$124,406	\$112,126	\$100,426
Average Household Income 45-54	\$146,647	\$141,705	\$128,296
Median Household Income 55-64	\$124,524	\$100,543	\$85,917
Average Household Income 55-64	\$151,799	\$127,928	\$114,286
Median Household Income 65-74	\$100,000	\$76,682	\$67,303
Average Household Income 65-74	\$112,310	\$100,821	\$90,933
Average Household Income 75+	\$78,063	\$75,531	\$71,406

Population By Age





Whitney Peterson
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

Pine Valley Shopping Center

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Exclusively Marketed by:

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