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COMMERCIAL

BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT

FOR SALE & LEASE

RETAIL



COLDWATER ROAD AUTO BUILDING

4535 Coldwater Rd, Fort Wayne, IN 46825

Property Highlights

- Located in a prime area with 72,000 VPD from Coldwater Rd and Coliseum Blvd.
- Property is set up for an automotive use case, but can be converted to suit various retail uses.
- Located in between 2 intersections, across from a high traffic shopping center.
- 2 oil change bays, oil storage area, reception, 2 drive-up lanes.



Nate Ulman
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Parker Braun
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6059 Innovation Blvd
Fort Wayne, IN
260-424-0210

Alliedcommercial.co

SALE & LEASE INFORMATION



Price:	\$885,000.00
Price PSF:	\$571.00
Leaes Rate:	\$42.60
Terms:	3-5 Yeras (Flexiblibility based on term)
Lease Structure:	NNN
Availability:	Immediate
Exclusivity List:	Yes
Neighboring Tenants:	Petco, Dick's Sporting Goods, & Mister Coney

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GENERAL INFO



Address:	4535 Coldwater Rd, Fort Wayne, IN 46825
County:	Allen
Township:	Washington
Property Type:	Retail - Automotive
Population Demographics (1,3,5 Mile Radius):	7,484 (1 Mi) 74,633 (3 Mi) 177,699 (5 Mi)
HH Incomes (1,3,5 Mile Radius):	\$42,374 (1 Mi) \$46,591 (3 Mi) \$49,396 (5 Mi)
Parcel Number(s):	02-07-23-476-016.000-073

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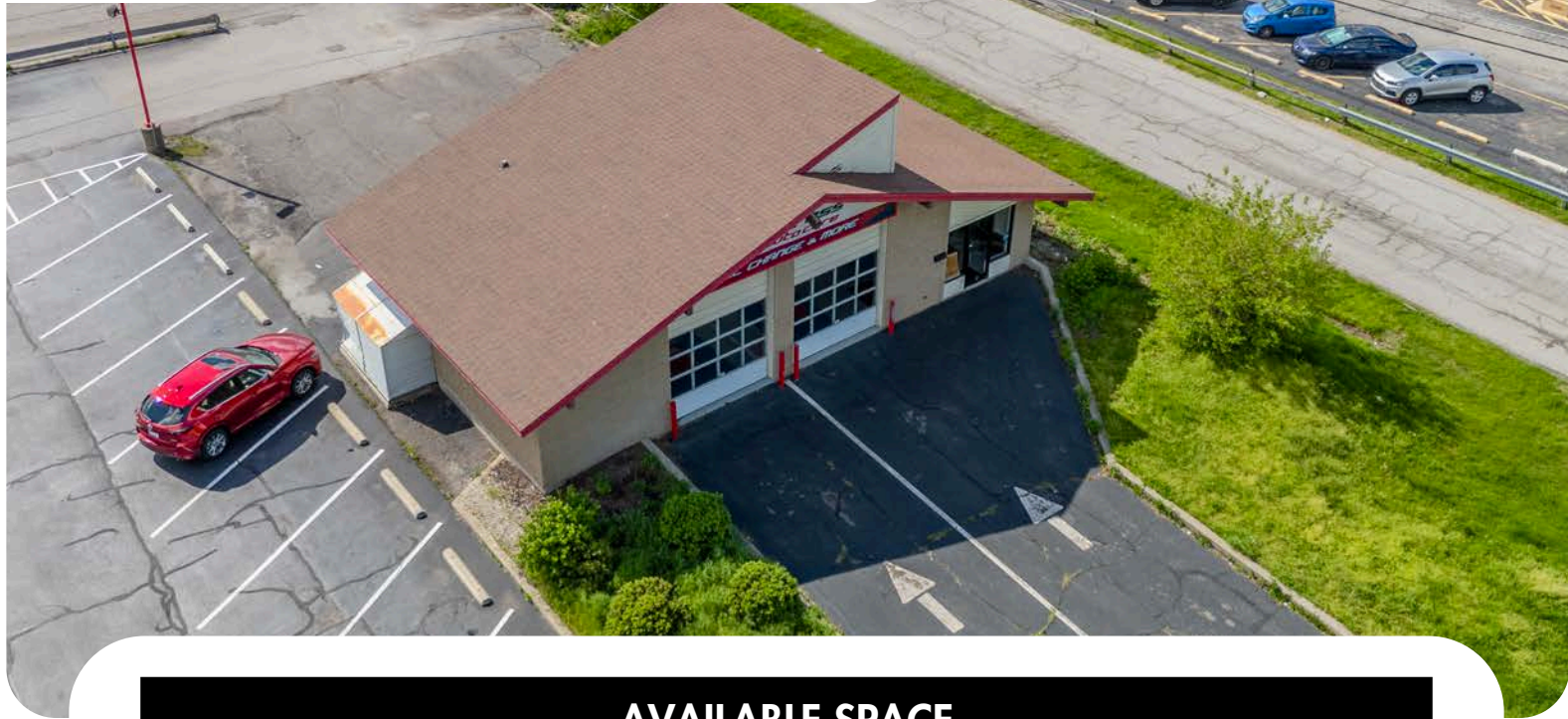
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BUILDING INFORMATION

Year Built:	1985
# of Stories:	1 Story and a subsurface oil change bay
Construction Type:	Concrete Block
Exterior Type:	Brick
Roof:	Shingle
Heating:	Electric
A/C:	Window Unit
Lighting :	LED/Fluorescent/Incandescent
Ceiling Height:	8-14 FT
Sprinkler:	Dry
Security:	Yes - ADT
Flooring Type:	Concrete
Drive Thru Potential:	Yes
Outlot Potential:	No
Developer Site Plan:	NA
Restrooms:	2
Sigange Location:	In Place
Over Head Doors	4
Size - Doors	10'

AVAILABLE UNITS



AVAILABLE SPACE

Total Building SQFT:	1,550
Total Available:	1,550
Max Contingous:	1,550

UNITS AVAILABLE

Unit #	Total SQFT	Base Monthly Rate
1	1,550	\$5,502.50

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RESPONSIBLE PARTIES



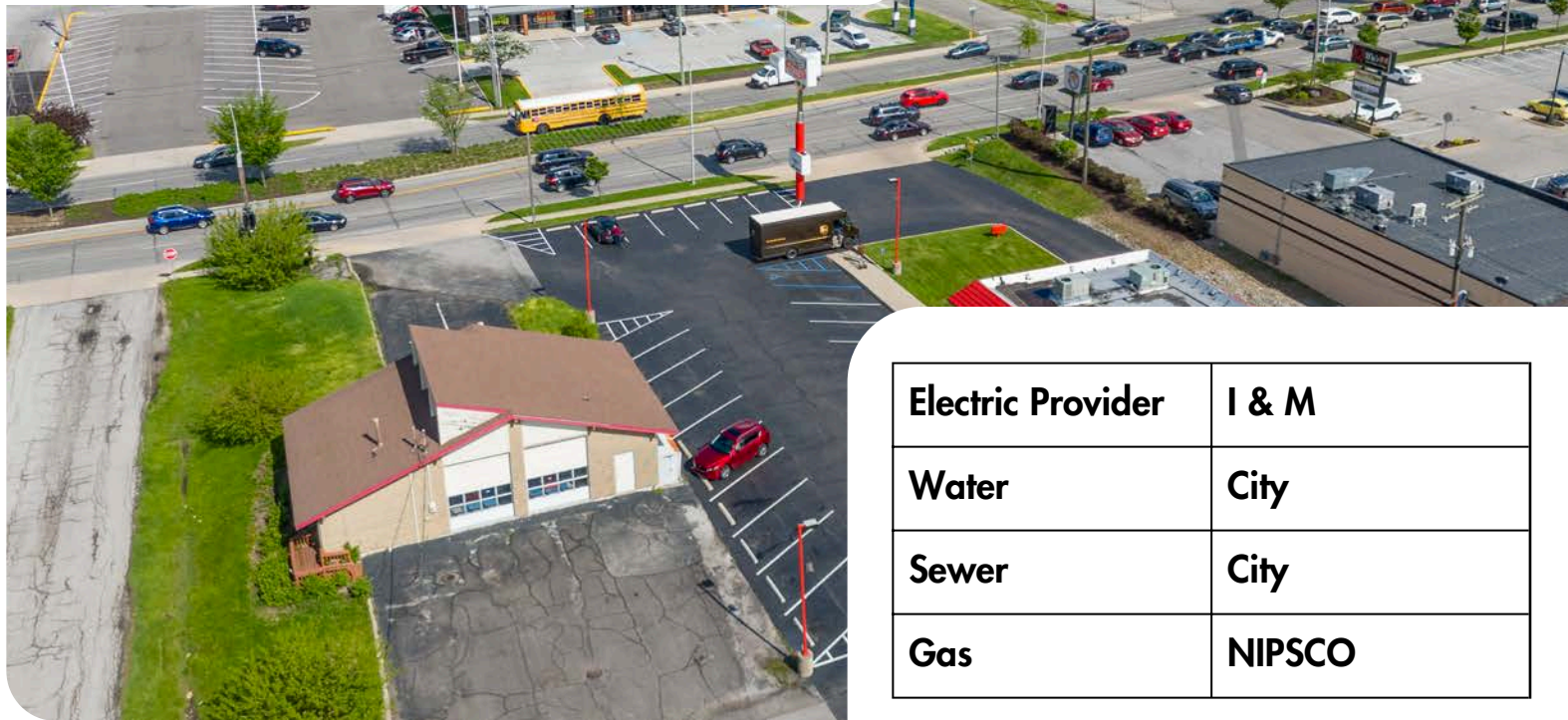
Expense Category	Party
Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof and Structure	Landlord

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SITE DATA & UTILITIES



Electric Provider	I & M
Water	City
Sewer	City
Gas	NIPSCO

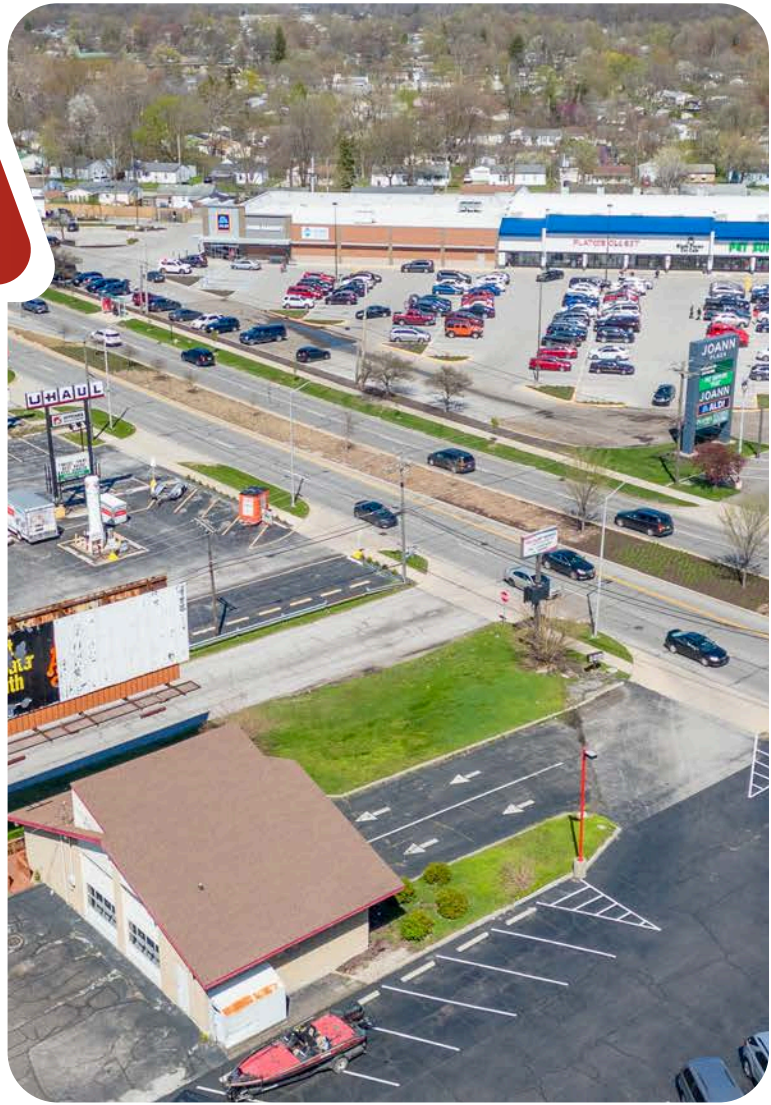
Acreage:	0.31
Zoning:	C4
Proximity to Interstate:	I-69 - .5 Miles (5 min)
Traffic Count:	24,396
Parking Surface:	Asphalt
Parking Spots:	10
Lighted Intersection:	Yes
Access:	Street
Site Visibility:	Good

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AERIAL VIEW

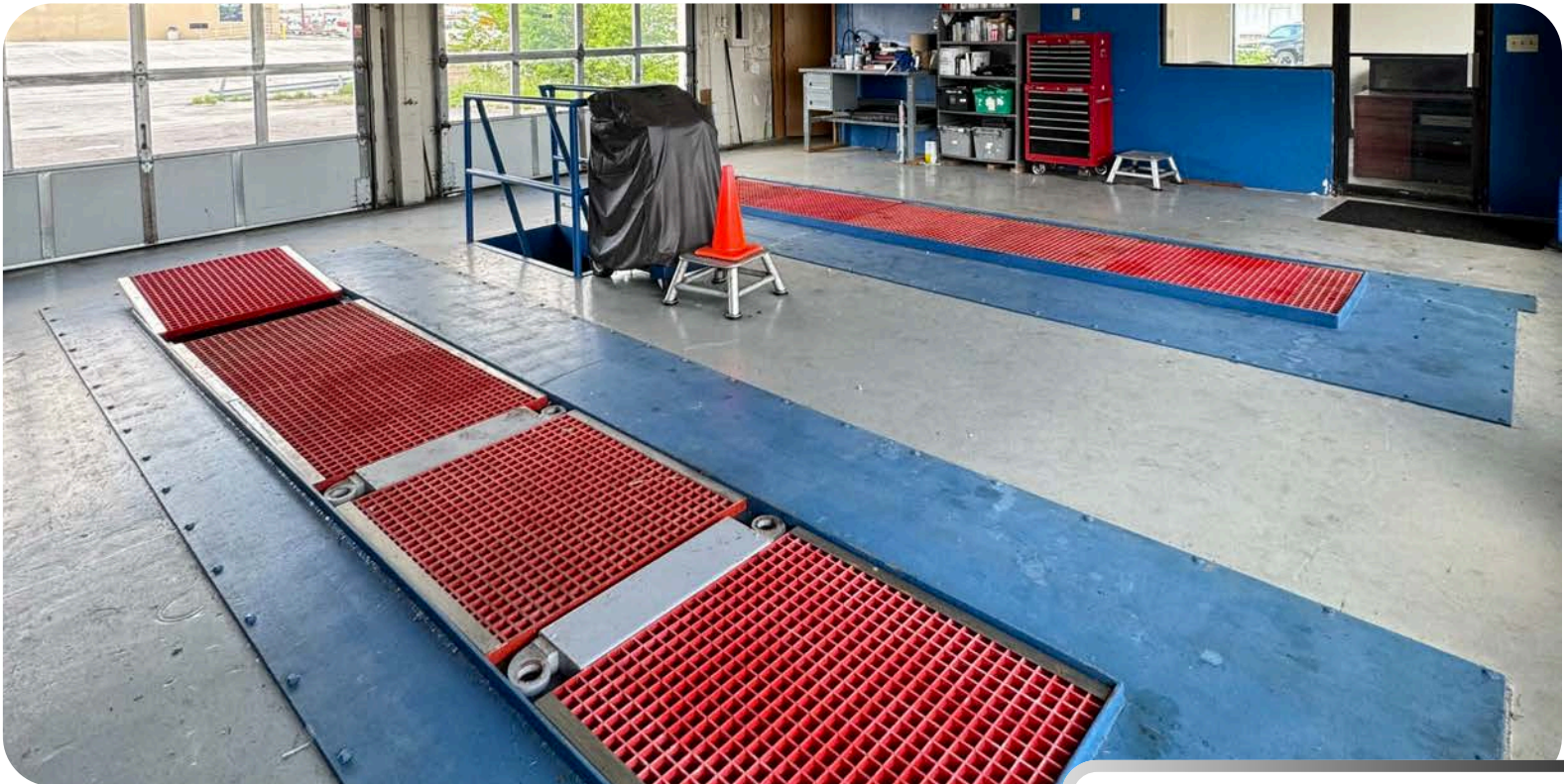


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INTERIOR PHOTOS

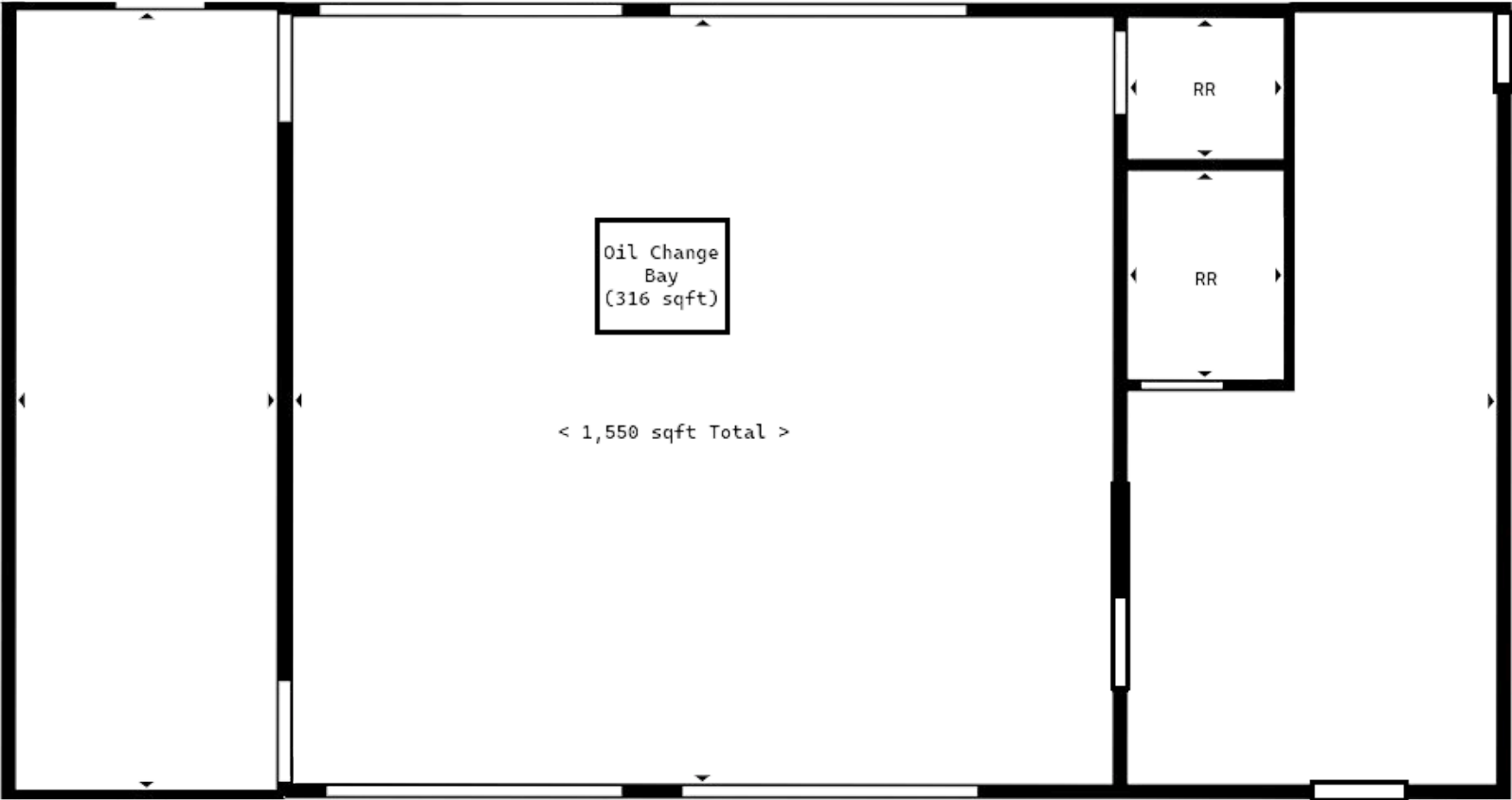


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FLOOR PLANS



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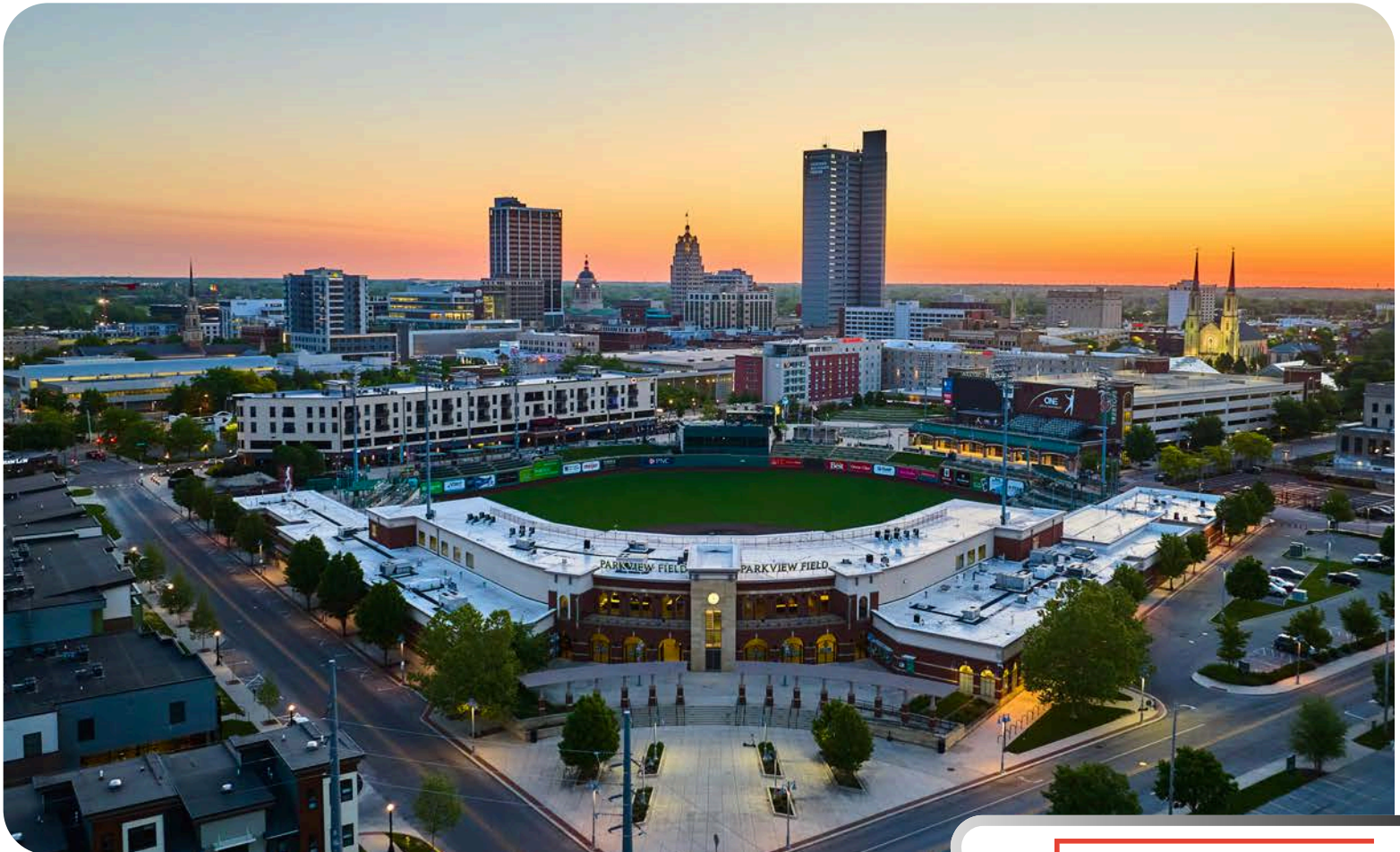
FORT WAYNE INDIANA

Size:	110.6 square miles
Population:	273,203 (2024)
Estimated Median Age:	35 years
Median Household Income:	\$60,293
Median Property Value:	\$169,700
Unemployment Rate:	3.6% (June 2025)
Homeownership Rate:	62.2% (city), 73.5% (county)

Fort Wayne, Indiana is growing steadily and getting more diverse - now the state's second-largest city with 273,203 residents (2024) and a metro of about 399,295, up 3.6% since 2020. With a median age of 35, the city boasts a balanced, ready workforce. Its population mix continues to broaden:

63.8% White, 14.4% Black, 10.5% Hispanic, and 5.8% Asian, reflecting notable growth in Hispanic and Asian communities. Economically, Fort Wayne is resilient and on the rise: median household income climbed to \$60,293 in 2023 (+3.54% YoY), unemployment sits at a healthy 3.6% (June 2025), and average hourly wages hit \$27.77 (May 2024), with strong employment in production, office/admin support, and transportation/material moving.

The housing story is equally upbeat. Recognized as the #1 housing market in the nation for 2024 by the Wall Street Journal and Realtor.com, Fort Wayne pairs affordability with velocity: a 2023 median property value of \$169,700, citywide homeownership at 62.2% (73.5% in Allen County), and Zillow's average home value around \$239,108 (+2.2% YoY), with homes typically pending in just 12 days. Geographically, the city spans 110.6 square miles as Allen County's seat and largest city, strategically positioned in northeast Indiana with quick access to major highways and neighboring Michigan and Ohio - an attractive hub for residents and businesses alike.



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FORT WAYNE DEMOGRAPHICS



Fort Wayne Population	Allen County Population	% are Renters	Average Household Income	Total Households	Average Age
265,974	388,608	37.4 %	\$53,978	108,207	35.3

NOTABLE COMPANIES



Parkview Health

Parkview Health Regional Healthcare system employing nearly 9,000 people in the Allen County area.



General Motors

General Motors Assembly plant for GMC Sierra, and Chevy Silverado, employing ~4,300.



Master Spas

Master Spas Manufacturer of Spas and Hot Tubs, with just north of 1,000 employees in Fort Wayne.

Raytheon Technologies Aerospace company involved in advanced propulsion and electrical systems. Employs ~450 in Fort Wayne.



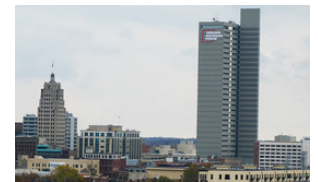
Raytheon Technologies

Steel Dynamics Steel production & metal recycling, employing just shy of 1,000 people.



Steel Dynamics

Indiana Michigan Power Electrical utility company dominating Fort Wayne skyline, employs ~400.



Indiana Michigan Power



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