

For Sale



Restaurant, Retail, or Redevelopment Opportunity
1.45 Acres on E Coliseum Blvd / 8,830 SF Available



930 E Coliseum Blvd

Fort Wayne, IN, 46805

Highlights

- **Restaurant-ready Footprint** — 1.45 acres with an 8,830 SF building primed for development of a dining concept
- **Food-service Infrastructure** — Commercial kitchen, four walk-in coolers, covered patio, and landscaped exterior
- **High-traffic Exposure** — 48,271 vehicles per day on Coliseum Blvd
- **Flexible C-4 Zoning** — Supports restaurants, bars, and mixed food-and-beverage concepts
- **High-capacity Parking** — 93 paved spaces for peak dining periods
- **Dual Access Points** — Entry from E Coliseum Blvd and the adjacent Kroger parking lot improves customer circulation
- **Liquor License available separately**

Size Summary	8,830 SF
Lot Size	1.45 Acres
Sale Price	Contact Broker
Liquor License Available Separately	Contact Broker



Conner Call

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Exterior Concept

930 E Coliseum Blvd, Fort Wayne, IN 46805



Development Opportunity

This property can be repositioned as a destination-level concept, supported by its flexible building layout, strong visibility, ample parking, and prominent signage. It is especially well-suited for **restaurant redevelopment**, with the existing structure accommodating **full-service dining, fast-casual operations, sports bars, breweries**, or even a regional flagship restaurant seeking a high-exposure location. The open interior and strong traffic patterns also make the site ideal for entertainment venues such as an **adult arcade, VR or immersive experience centers, boutique bowling concepts, or escape rooms**—each capable of transforming the property into a recognizable destination. Beyond dining and entertainment, the property's visibility and parking support a range of **retail and specialty uses, including a jewelry store, luxury retail, specialty apparel, home décor, boutique markets, or even a showroom for furniture or curated goods**. With the right operator and redevelopment vision, the property can establish a new identity within the market and evolve into a memorable restaurant, entertainment, or retail anchor.



AI-Rendered Development Possibilities

Property Details

930 E Coliseum Blvd, Fort Wayne, IN 46805



Location Information

Address	930 E Coliseum Blvd
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Washington
Parcel Number	02-07-25-128-003.000-073
2025 Taxes Payable 2026	\$25,405.72
Sale Price	Contact Broker
Liquor License Available Separately	Contact Broker

Property Information

Property Type	Restaurant/Retail/ Commercial/Land
Lot Size	1.45 Acres
Zoning	C-4 (Commercial)
Nearest Interstate	2 Miles to I-69
Traffic Count	48,271 Daily on E Coliseum

Parking & Accessibility

Parking Type	Paved lot
# of Parking Spots	93 Spaces
Access	From E Coliseum Blvd and the adjacent Kroger parking lot to the south

Building Information

Building Size	8,830 SF
Year Built	1979
# of Stories	1 Story w/ storage mezzanine
Construction Type	Wood frame
Exterior Finish	Wood siding
Roof	Shingle
Signage	Building & digital pylon
Restrooms	Multiple
Floor Covering	Carpet
Kitchen Equipment	Full kitchen

Utilities & Amenities

Natural Gas Supplier	NIPSCO
Water / Sewer Provider	City of Fort Wayne
Electrical	3 Phase / 1200 Amp / Two 800 amp panels
Power Supplier	AEP
Heating	Package
Cooling	Package
High Speed Data	Available

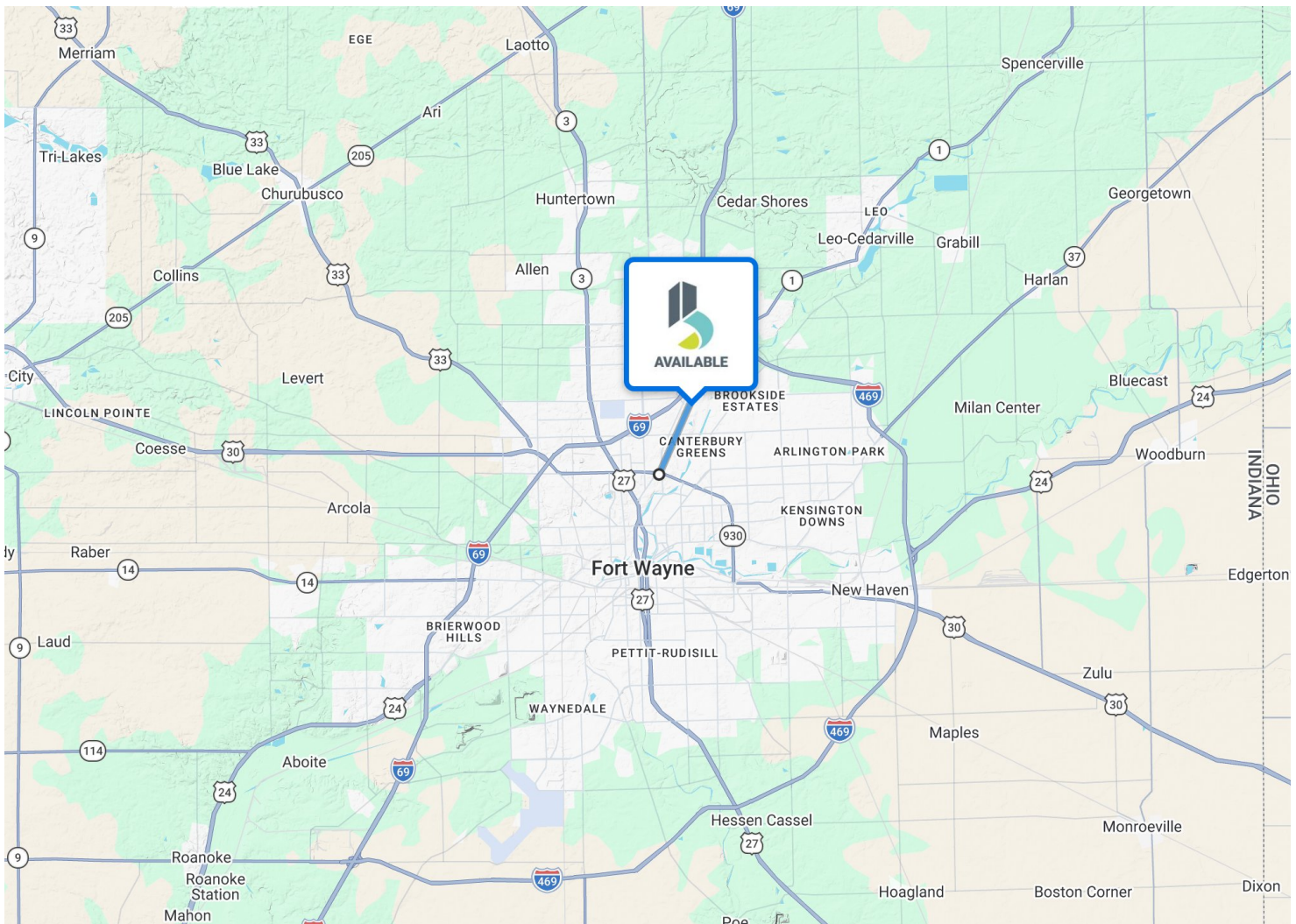
Area Maps

930 E Coliseum Blvd, Fort Wayne, IN 46805



Demographics

930 E Coliseum Blvd, Fort Wayne, IN 46805



Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,233	82,055	189,603
Total Households	2,887	36,277	80,376
Average Household Size	2.12	2.16	2.30
Average Household Income	\$69,217	\$86,597	\$94,428
Traffic Counts	Clinton Ave - 15,718 E Coliseum Blvd - 48,271 Parnell Ave -14,861		