

Coliseum Shoppes

Fort Wayne, Indiana

PROPERTY HIGHLIGHTS

- Coliseum Shoppes is located at the northeast corner of Coldwater Road and Coliseum Boulevard in the heart of the Glenbrook commercial and retail district, directly across from Glenbrook Mall.
- This retail area has an 8-county, 100 mile market.
- The intersection of Coldwater Road and Coliseum Boulevard is Fort Wayne's busiest intersection.
- Signalized intersection with great visibility and easy access.
- GLA: 62,028
- MSA: Fort Wayne, IN
- Key Tenants are Half Price Books, DXL Mens Apparel, Potbelly Sandwiches, and Eyemart Express.

LEASING CONTACT:

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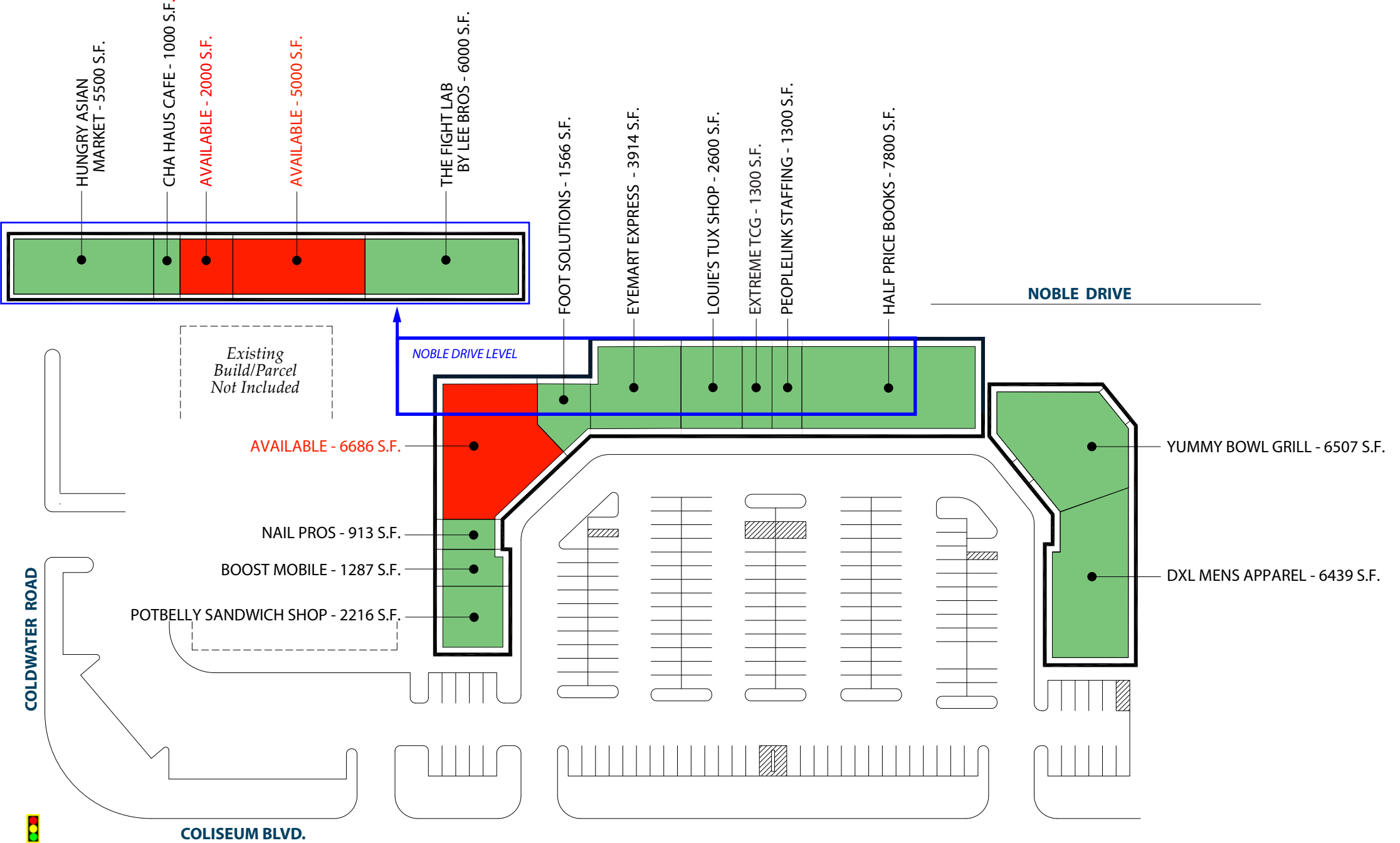




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SITE DATA	DISCLAIMER
TOTAL BUILDING AREA Building Area - Coliseum Blvd. Level - 42,528 S.F. Total Building Area - 62,028 S.F.	THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.
PARKING SPACES Provided - Coliseum Blvd. Level - 176 Spaces Total Parking - 252 Spaces	THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast
Population	77,358	79,767	178,814	182,854	358,707	367,811
Daytime Population	105,206		212,126		379,394	
Households	33,666	34,992	74,878	77,295	145,037	149,970
Average HH Size	2.18	2.17	2.33	2.31	2.43	2.41
Average HH Income	\$69,805		\$76,256		\$90,694	
Median HH Income	\$54,371	\$60,770	\$58,940	\$65,688	\$66,702	\$75,526
Per Capita Income	\$30,829	\$34,697	\$31,955	\$36,155	\$36,754	\$41,595

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
49,103	Coliseum Blvd.	Coldwater Road	Clinton Street
38,145	Coliseum Blvd.	Coldwater Road	Lima Rd./ U.S. 27
25,377	Coldwater Road	Coliseum Blvd.	Noble Drive
34,099	Coldwater Road	Noble Drive	Collins Road

