

# For Sale

Vacant Land (2 Parcels) - ±0.26 Acres Available



## 1725 & 1801 N Coliseum Blvd

Fort Wayne, IN, 46805

Lot Size

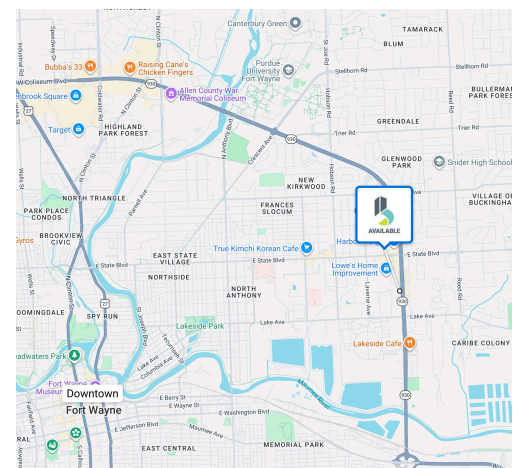
±0.26 Acres total  
(±0.13 Acres each)

### Highlights

- Located within the rapidly evolving 46805 corridor of Fort Wayne, an area experiencing sustained reinvestment and urban infill activity
- Strong momentum in mixed-use and neighborhood retail developments driven by proximity to downtown and established residential density
- Significant public and private capital flowing into redevelopment projects along key corridors such on E. State Blvd.
- Favorable demographics with a dense and growing population base supporting neighborhood-serving retail and daily needs tenants
- Strategic positioning minutes from Downtown Fort Wayne, providing connectivity to major employment hubs and entertainment districts
- Notable uptick in adaptive reuse projects converting historic structures into modern retail and office space

Sale Price

Contact Broker



**Chad Voglewede**

Senior Broker

cvoglewede@bradleyco.com

c 260.639.3377

**Conner Call**

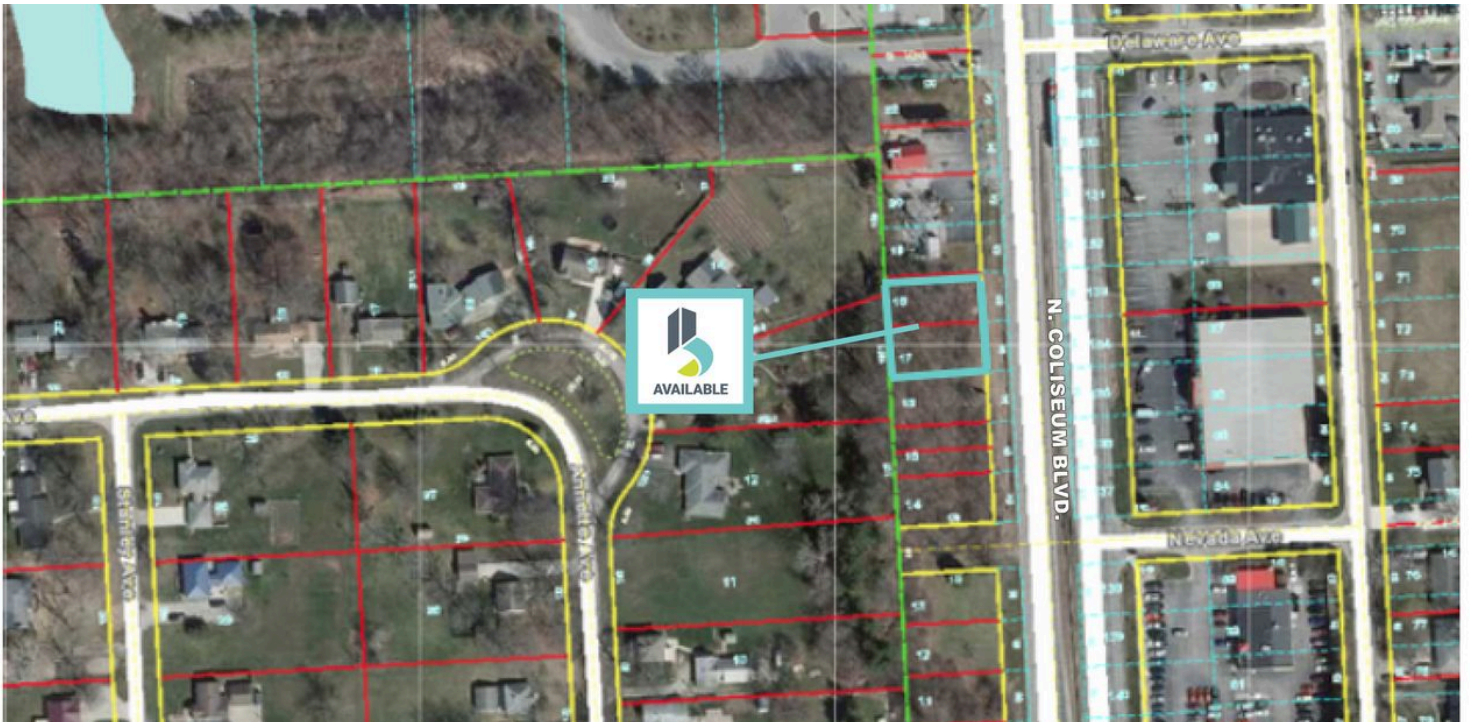
Broker | Market Research Analyst

ccall@bradleyco.com

c 260.241.6892

# Property Details

1725 & 1801 N Coliseum Blvd, Fort Wayne, IN 46805



## Property Summary

<b>Address</b>	1725 & 1801 N. Coliseum Blvd.
<b>City, State, Zip</b>	Fort Wayne, IN 46805
<b>County</b>	Allen
<b>Township</b>	St. Joseph
<b>Parcels IDs</b>	02 08 32 451 005.000 072 02 08 32 451 004.000 072
<b>Zoning</b>	R1
<b>Property Class</b>	Vacant - Platted Lots
<b>Acerage</b>	Combined - ±0.26 Acres Individually - ±0.13 Acres Ea.
<b>Frontage</b>	±110' - N. Coliseum Blvd.
<b>Typography</b>	Level
<b>Flood Hazard</b>	None
<b>Utilities</b>	All public utilities near by

<b>Utilities</b>	All public utilities near by
<b>Road Access</b>	Road Frontage on N Coliseum Blvd.
<b>Elevation Range</b>	798-800
<b>School District</b>	Fort Wayne Community Schools
<b>Improvements</b>	None on either lot

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population Total</b>	8,969	67,804	119,807
<b>Total Households</b>	3,955	28,385	47,735
<b>Average Household Size</b>	2.15	2.29	2.48
<b>Average Household Income</b>	\$68,383	\$72,197	\$75,005

**Traffic Count** 28,973 N. Coliseum Blvd.

# Area Maps

1725 & 1801 N Coliseum Blvd, Fort Wayne, IN 46805





# Fort Wayne

Fort Wayne, the second largest city in Indiana, is the center of the Allen County metro area which is home to over 430,000 people. Founded more than two hundred years ago, Fort Wayne combines history with progress, leisure with business, and offers every citizen a rich community in which to work, live, and play.

Fort Wayne has long been known for its high quality of life, and the results show. The city is a four-time winner of the All-America City award, has received the first place vote for the best city in the Nation for Job Creation by Fiscal Times, has been touted as one of the best cities to raise children by Business Week, and consistently ranks in the top 10 for safest cities in America (InsuranceProviders.com). With attractions such as a world-class zoo, a highly decorated minor league baseball stadium, a nationally recognized minor league hockey team drawing record crowds, and many other experiences for visitors and locals alike, Fort Wayne prides itself on creating an environment where people can enjoy themselves, feel safe, and feel welcome.

Not only is Fort Wayne a great place to live and raise a family, but a great place to start or

grow a business. Home to notable institutions such as Vera Bradley, Lincoln Financial Group, MedPro Group, Sweetwater Sound, Fort Wayne Metals, Master Spas, and Parkview Health, Fort Wayne has helped companies create more than 14,000 new jobs and invest \$3.8 billion since 2014. The area is home to a 4.6 million square foot GM plant employing over 4,000 residents and creating millions of dollars of impact to the local economy. Located mere hours from Detroit, Cleveland, Dayton, Cincinnati, Louisville, Indianapolis, and Chicago, the city serves as a centrally located business hub capable of harnessing talent from across the Midwest, as well as locally due to universities such as Purdue University Fort Wayne, Trine University, Indiana Tech, and Huntington University being located within the metro area.

Recognized as the second fastest growing metro in the Great Lakes Region and residing in the state ranked #6 in the nation for businesses, Fort Wayne is committed to investing in the future, helping business owners create jobs, maximize revenue, and invest in their community.

Population  
**269,621**

Total  
Households  
**106,669**

Median  
Age  
**35**

Total  
Businesses  
**5,435**

*Fort Wayne, Indiana, a thriving city in the Allen County metro area, combines rich history with a progressive and business-friendly environment. Notable for its quality of life, the city boasts accolades and attractions while being a hub for economic growth and investment.*



Winner of the  
All-America City Award



Safest Cities  
in America



Nationally for  
Businesses



Fastest Growing Metro in  
the Great Lakes Region

# Commercial Developments

## Electric Works

- The former GE campus - comprised of more than 1.2 million square feet across eighteen historic buildings on a 39-acre campus – is being redeveloped by Ancora. The goal of the project is to create a place where people can work, play, live, shop, learn, and dine.

## The Wedge

- SJCPD invested \$36 million to expand and renovate the downtown branch to create a community center and event space.

## Promenade Park

- Completed in 2019, this project transformed Fort Wayne’s riverfront into a vibrant regional landmark and place for community gatherings.

## STAR Bank HQ

- Star Bank is completing their brand-new headquarters in the heart of Fort Wayne, signifying their dedication to being a family-owned community bank in the Hoosier State.

## Riverfront Phases II & III

- The next phases of the overarching redevelopment and enhancement of the riverfront areas that produced the Promenade Park development, this project is designed to increase quality of life for residents, employees, and visitors.



# Residential Developments

## Riverfront at Promenade Park

- Complementing the project above, Barrett & Stokely has built a new \$70 million mixed-use project, bringing apartments, retail, and parking to the area.

## The Lofts at Headwaters Park

- A six-story, mixed-use development with 217 apartments, 15 townhomes, and 12,000 square feet of commercial space funded by both the city of Fort Wayne and Barrett & Stokely.

## The Pearl

- A \$50 million project in downtown Fort Wayne, The Pearl will feature a seven-story mixed-use building with a unique residential component. Located just adjacent to the new Vera Bradley boutique hotel, it brings even more living, dining, and shopping options to this area of downtown.



**Building Partnerships. Improving Communities. Changing Lives.**

bradleyco.com • 260.423.4311 • info@bradleyco.com