

For Lease

Retail Center - 1,920 SF Available



821 W. Coliseum Blvd. / Coliseum Strip Center

Fort Wayne, IN, 46808

Retail center with high traffic visibility located on a bustling street with daily exposure to 27,400 vehicles. Dense local population with an average household income of \$67,000 within a 5-mile radius.

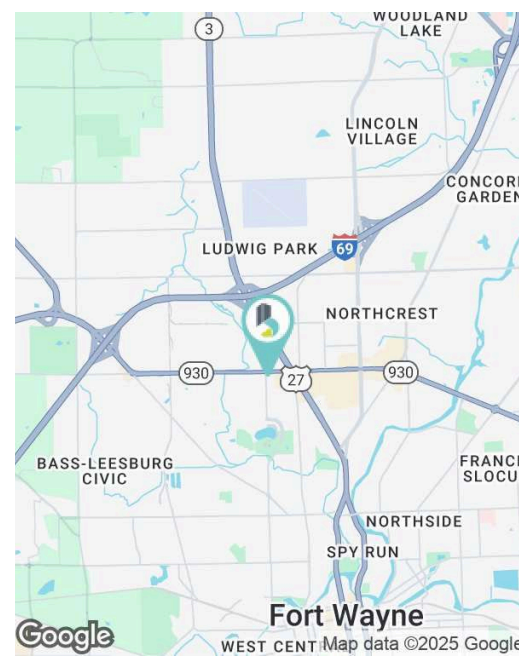
Highlights

- Suites from 1,200 SF - 1,920 SF
- Easy access off Coliseum Boulevard from either direction
- Pylon sign space available for enhanced brand visibility.

Lease Rate \$12.00 SF/YR (NNN)

Available SF 1,920 SF

Building Size 13,920 SF

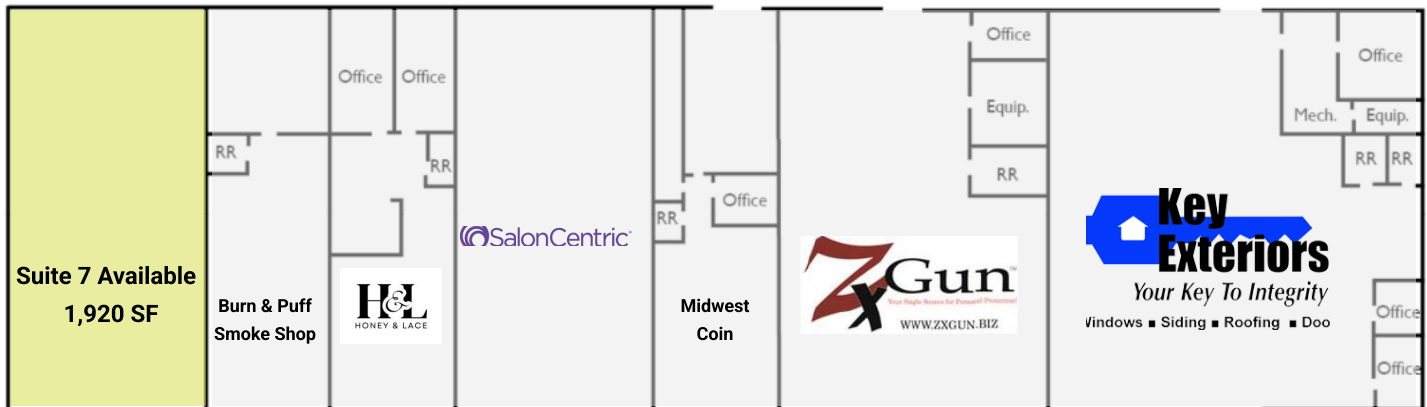


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Site Plan

821 W. Coliseum Blvd., Fort Wayne, IN 46808



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,920 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 3	-	1,320 SF	NNN	-
■ Suite 5	-	1,200 SF	NNN	-
■ Suite 7	Available	1,920 SF	NNN	\$12.00 SF/yr

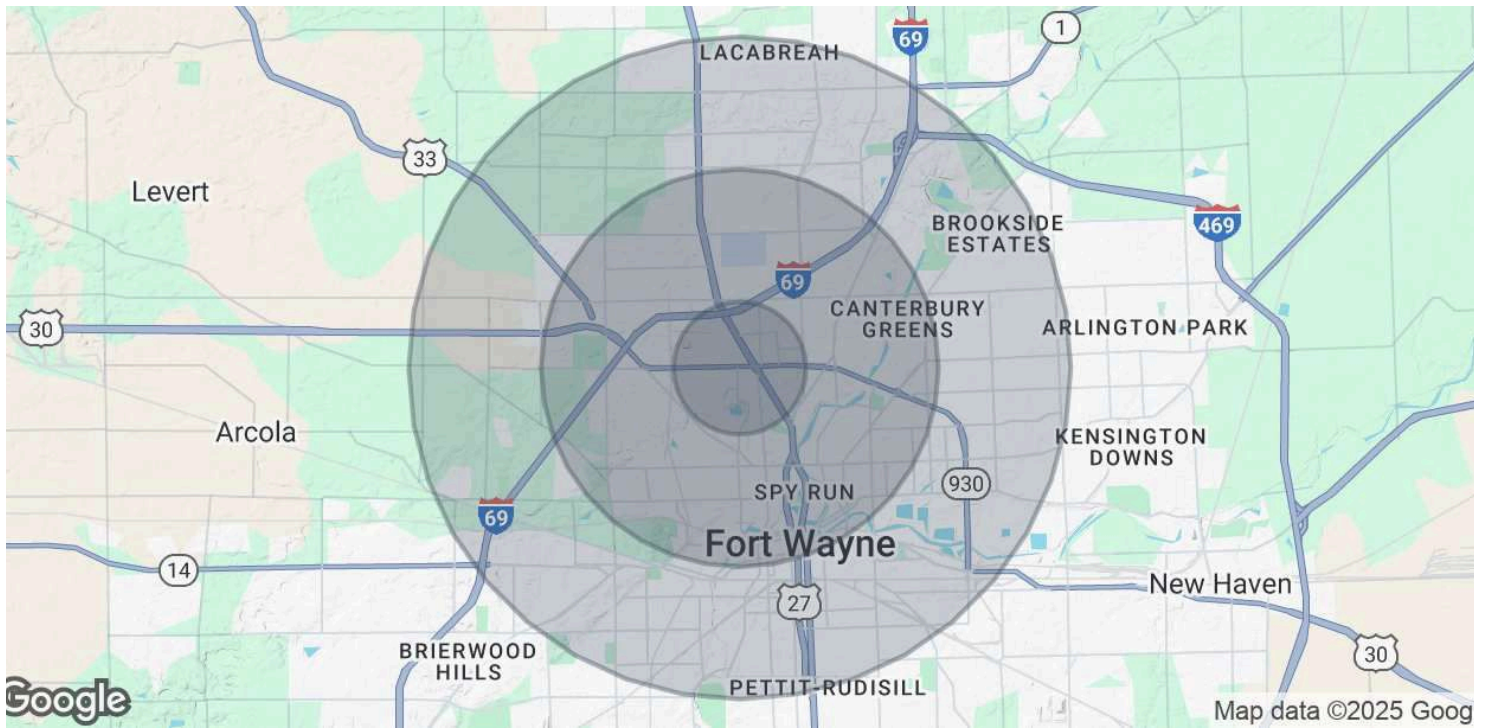
Photos

821 W. Coliseum Blvd., Fort Wayne, IN 46808



Demographics

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Demographics

	1 Mile	3 Miles	5 Miles
Total Population	3,111	66,285	159,118
Average Age	35.5	35.8	35.7
Total Households	1,522	31,185	72,428
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$47,942	\$52,670	\$55,836
Average House Value	\$53,964	\$95,160	\$110,324
W. Coliseum Blvd. Traffic Counts	27,384/day		
Sherman Blvd. Traffic Counts	3,995/day		