



Brentwood  
Elementary School

ce Blvd

Advance  
Auto Parts

KFC

Pizza  
Hut

Rally's

McDonald's

Walgreens

MIKE'S  
CARWASH

Inwood Dr

Statewood  
Plaza

FAMILY DOLLAR metro  
HARBOR FREIGHT TOOLS  
Starbucks Little Caesars

SITE

Forest Ave

TACO  
BELL

Domino's

Delaware

INDIANA  
930

N Coliseum Blvd

FOR SALE

Lowe's Outparcel

1929 N Coliseum Blvd | Fort Wayne, IN

SRS

Imagery © 2023 Google, other sources deemed reliable; however, SRS does not guarantee its completeness or accuracy.

# Executive Summary

1929 N Coliseum Blvd | Fort Wayne, IN 46805



## CONCEPTUAL PLAN



±0.58 AC  
Available

1,500 SF  
Building  
(conceptual plan)

13  
Parking Spaces  
(conceptual plan)

## ABOUT THE PROPERTY

- Lowe's outparcel opportunity located on N Coliseum Blvd.
- Highly visible location.
- Located on the northeast side of Fort Wayne in a strong retail submarket.
- Surrounded by national retailers.

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

|                           |            |
|---------------------------|------------|
| N Coliseum Blvd           | 24,383 VPD |
| E State Blvd              | 11,843 VPD |
| Lake Ave                  | 8,872 VPD  |
| Year: 2023   Source: IDOT |            |

# Demographic Aerial

1929 N Coliseum Blvd | Fort Wayne, IN 46805



# Demographic Highlights

1929 N Coliseum Blvd | Fort Wayne, IN 46805



## DEMOGRAPHIC HIGHLIGHTS

### Population

|                                          | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------------|--------|---------|---------|
| 2023 Population                          | 9,121  | 78,053  | 193,862 |
| 2000 Population                          | 8,497  | 75,987  | 189,328 |
| 2023-2028 Population: Annual Growth Rate | 0.09%  | 0.23%   | 0.24%   |

### Daytime Population

|                               |       |        |         |
|-------------------------------|-------|--------|---------|
| 2023 Total Daytime Population | 9,613 | 94,382 | 204,153 |
| Workers                       | 4,532 | 53,924 | 103,676 |
| Residents                     | 5,081 | 40,458 | 100,477 |

### Income

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 2023 Median Household Income  | \$46,432 | \$52,299 | \$53,287 |
| 2023 Average Household Income | \$66,190 | \$69,915 | \$70,324 |

### Households & Growth

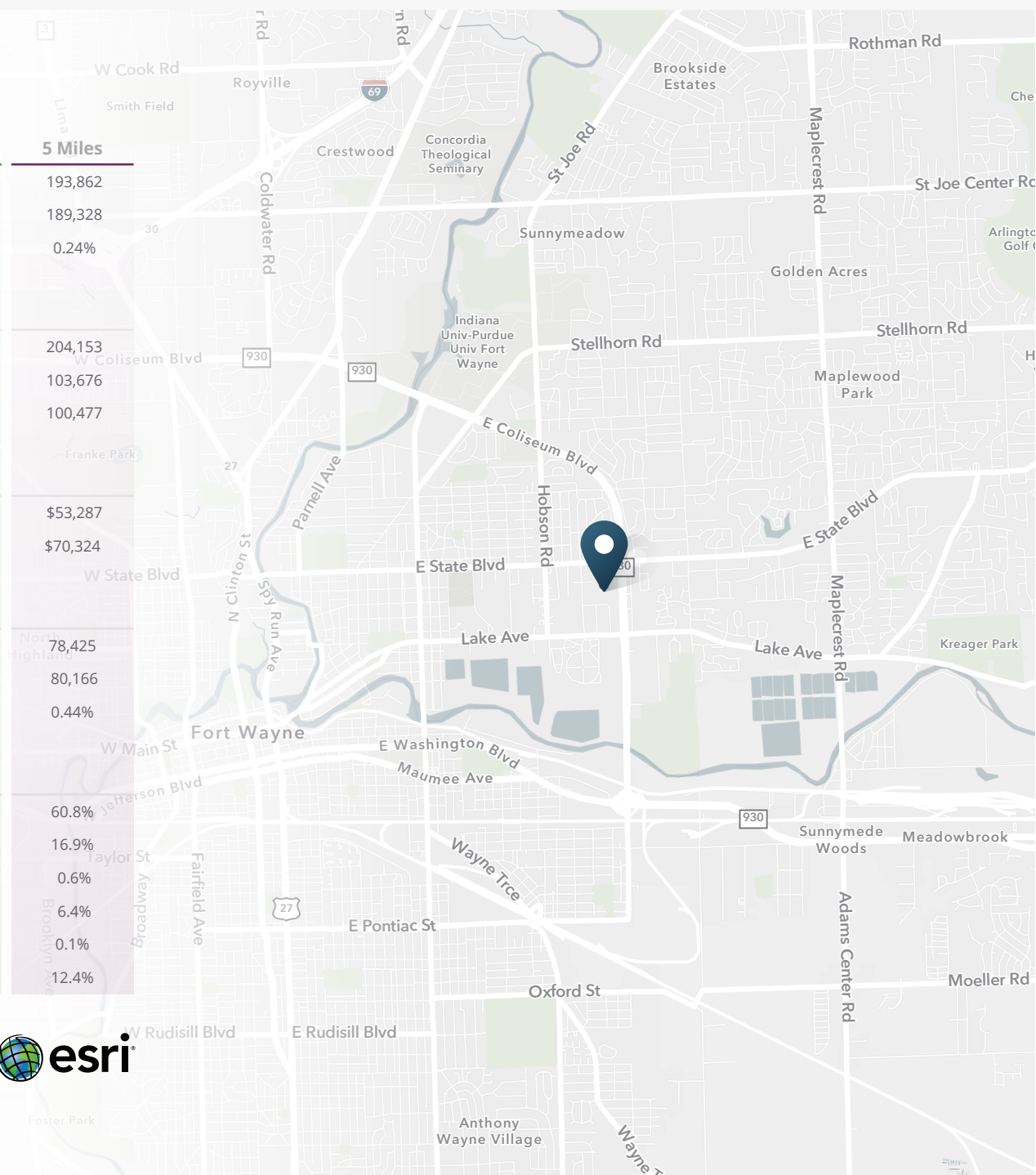
|                                          |       |        |        |
|------------------------------------------|-------|--------|--------|
| 2023 Total Households                    | 4,007 | 32,509 | 78,425 |
| 2028 Total Households                    | 4,052 | 33,300 | 80,166 |
| 2023-2028 Households: Annual Growth Rate | 0.22% | 0.48%  | 0.44%  |

### Race & Ethnicity

|                                    |       |       |       |
|------------------------------------|-------|-------|-------|
| 2023 White                         | 62.5% | 64.2% | 60.8% |
| 2023 Black                         | 16.9% | 16.9% | 16.9% |
| 2023 American Indian/Alaska Native | 0.4%  | 0.5%  | 0.6%  |
| 2023 Asian                         | 9.8%  | 4.7%  | 6.4%  |
| 2023 Pacific Islander              | 0.0%  | 0.0%  | 0.1%  |
| 2023 Hispanic Origin (Any Race)    | 6.8%  | 10.2% | 12.4% |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





**SRS Real Estate Partners**  
125 S Wacker Drive | Suite 1910  
Chicago, IL 60606  
312.279.5320

**Todd Frank**  
312.279.5327  
todd.frank@srsre.com

**Scott Tiernan**  
678.420.1385  
scott.tiernan@srsre.com

**Ken Galvin**  
312.279.5325  
ken.galvin@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.