



FOR **LEASE** RETAIL
PROPERTY

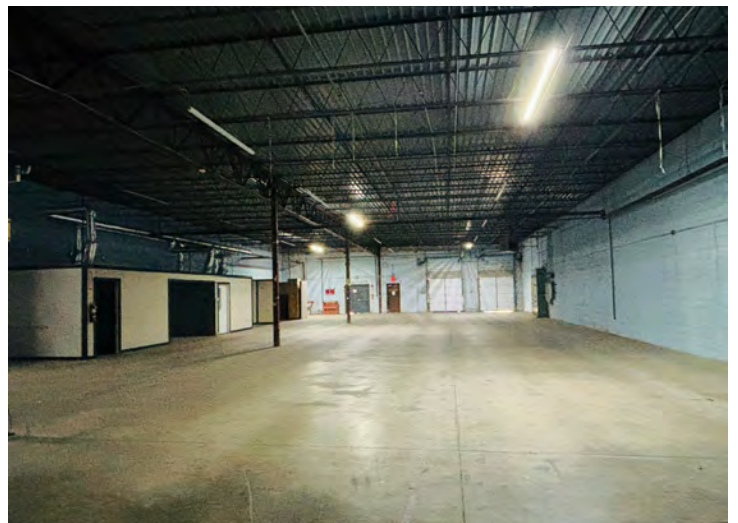


5327 Coldwater Road
Fort Wayne, IN 46825

Coldwater Crossing 24,000 SF Retail Space

About The Property

- High profile junior box within thriving shopping center
- Adjacent to Dollar Tree, Walmart, and Hobby Lobby
- Open layout provides flexibility
- 14' 10" clear height
- 2 truck docks
- High traffic counts with 25,237 VPD on busy Coldwater Rd.
- Lease Rate: \$9.75 SF/yr NNN



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

COLDWATER CROSSING 24,000 SF RETAIL SPACE

BUILDING SIZE/LOCATION

Street Address	5327 Coldwater Road
City, State, Zip	Fort Wayne, IN 46825
Total Building Size	88,295 SF
Site Acreage	19.68 Acres
Zoning	SC/Shopping Center

BUILDING DATA

Date of Construction	1989
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POPULATION DEMOGRAPHICS

1 Mile	5,449
3 Miles	67,896
5 Miles	157,129

TRANSPORTATION

Distance to Interstate	Approx. 1 Mile - I-69 N
Traffic Counts:	
Coldwater Road	25,237 VPD
W. Washington Ctr. Rd.	19,248 VPD

PROPERTY TAXES

Parcel Number	02-07-23-226-006.002-073
Assessment: Land	\$2,952,000
Improvements	\$1,482,000
Total Assessment	\$4,434,000
Annual Taxes	\$117,489.58 (\$1.33/SF)
Tax Year	2025 Payable 2026

PRICE/AVAILABILITY

Suite 5327	24,000 SF
Lease Rate	\$9.75 SF/yr
Lease Type	NNN
Availability	Immediately

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord
*Pro-rata share base on SF/area	

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne



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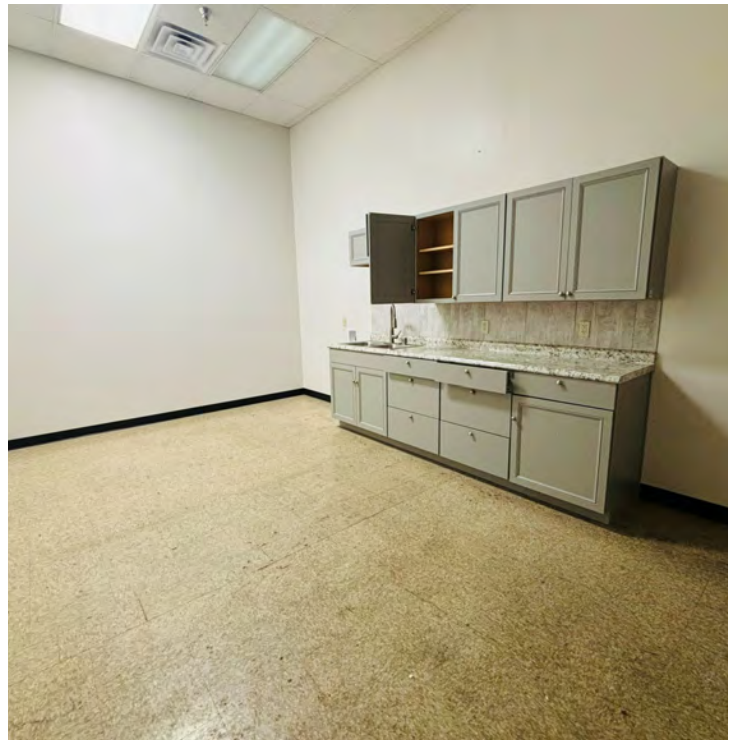
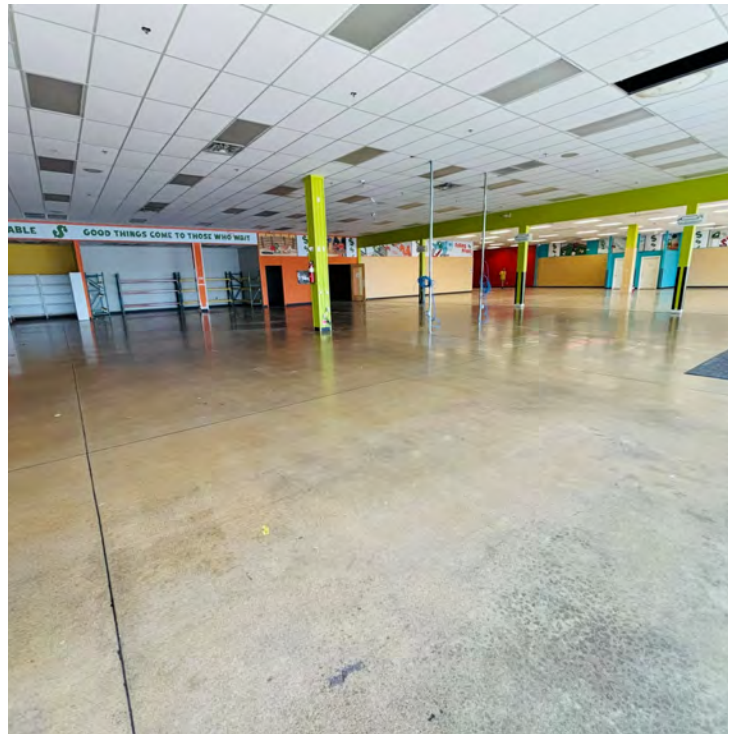
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ADDITIONAL PHOTOS

COLDWATER CROSSING 24,000 SF RETAIL SPACE



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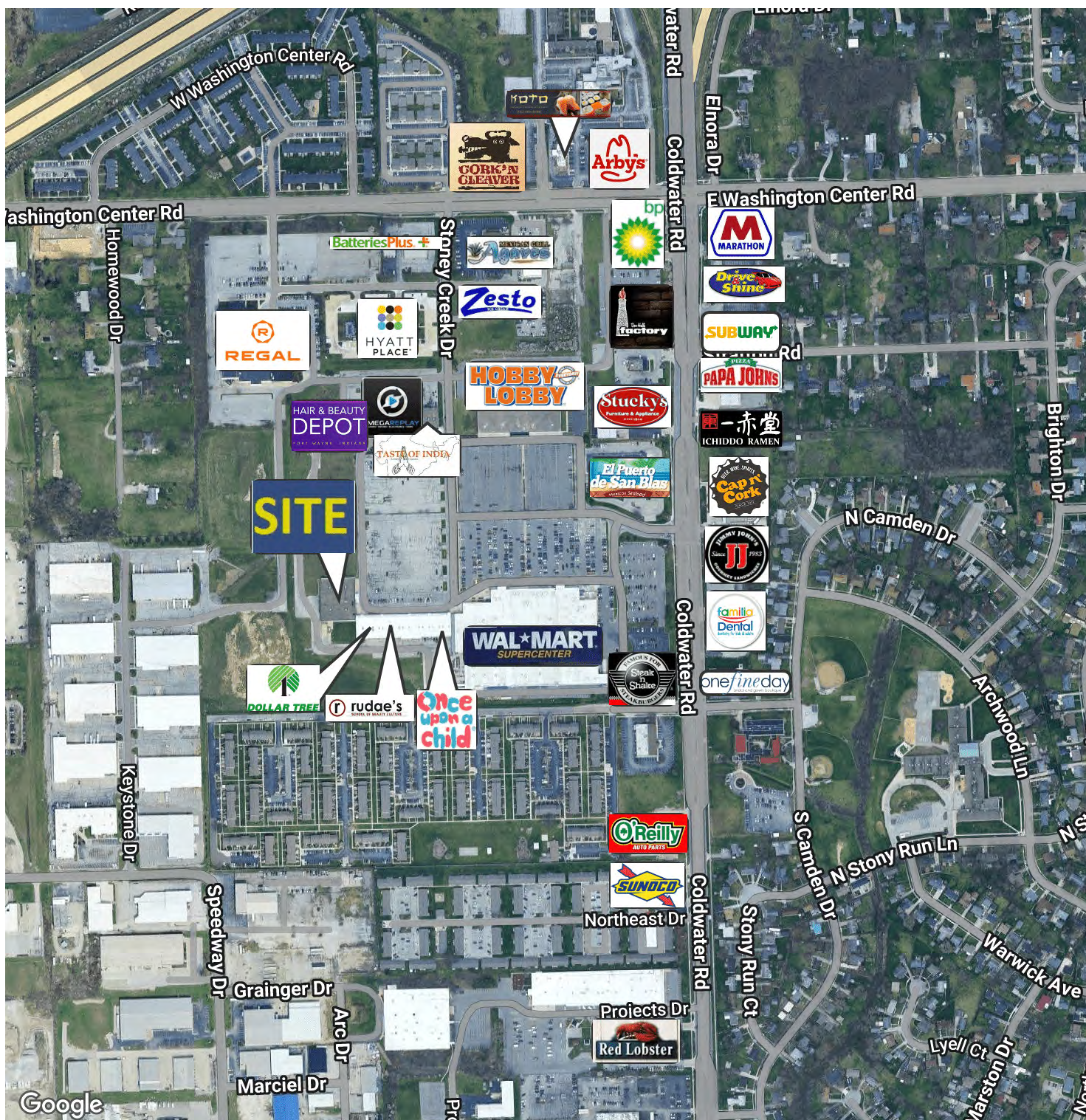
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RETAILER MAP

COLDWATER CROSSING 24,000 SF RETAIL SPACE



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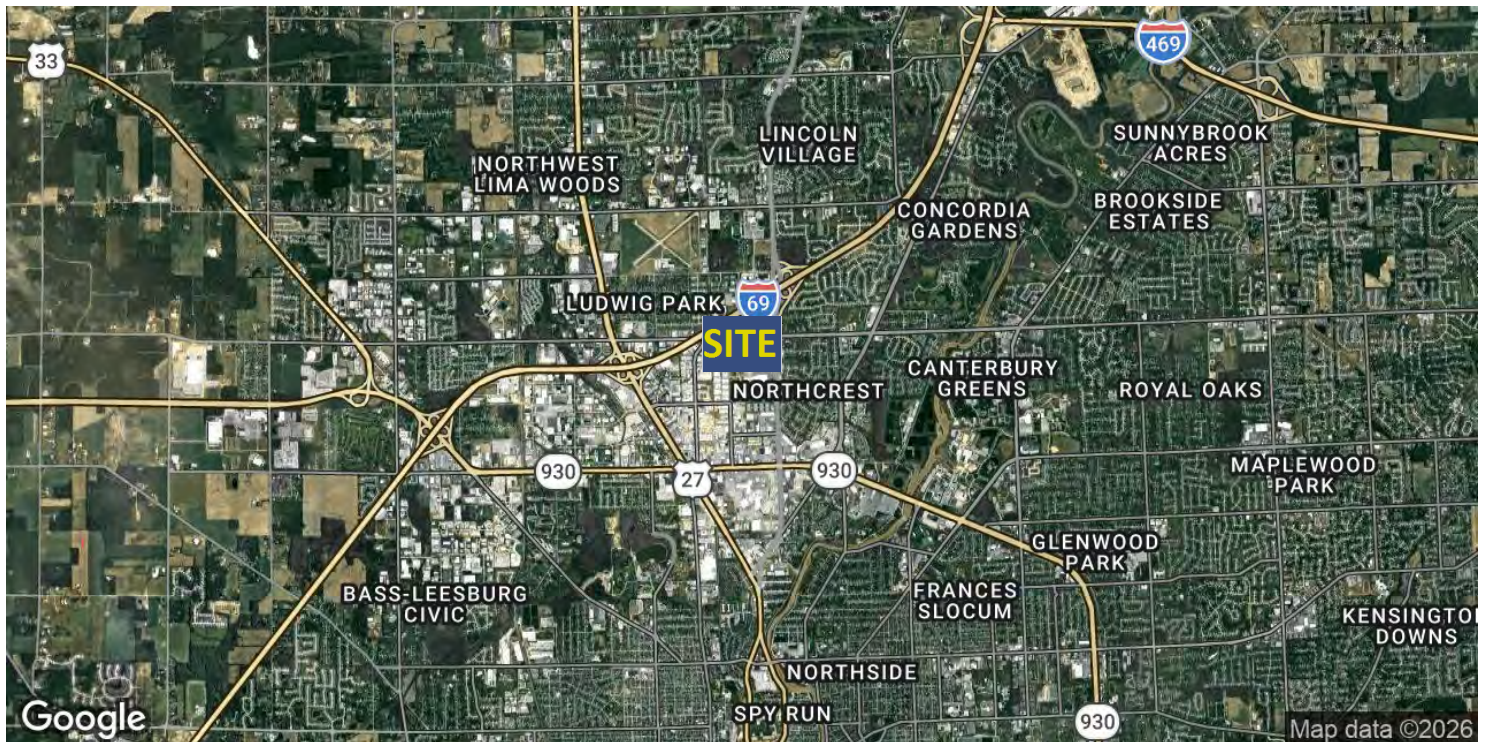
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LOCATION MAP

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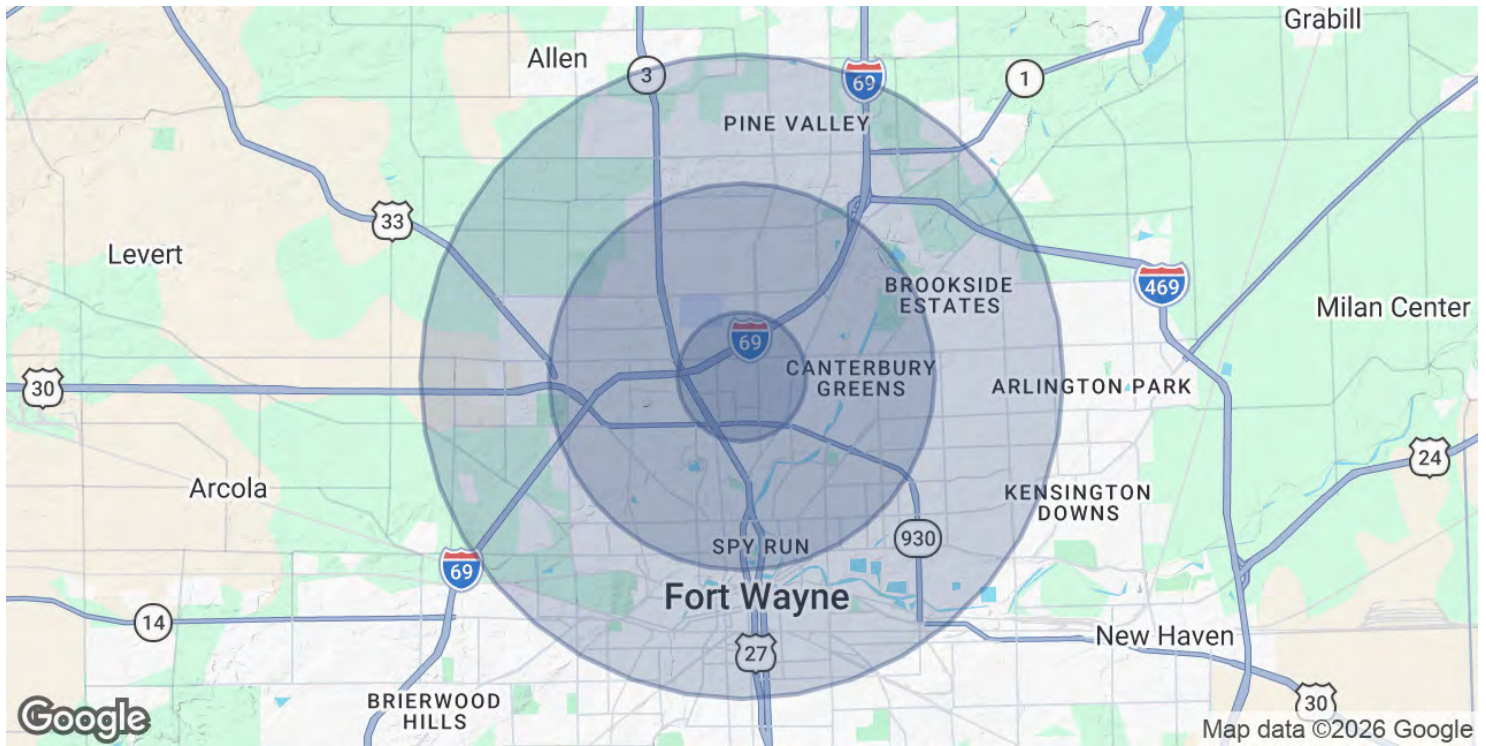
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DEMOGRAPHICS MAP & REPORT

COLDWATER CROSSING 24,000 SF RETAIL SPACE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,449	67,896	157,129
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,224	29,550	64,950
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$68,703	\$73,197	\$78,212
Average House Value	\$154,130	\$170,215	\$184,804

Demographics data derived from AlphaMap



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