

427 W Coliseum Blvd  
Fort Wayne, IN 46805

## Property Features

- 2,903 SF retail end cap space for lease
- Features wood-look flooring, recessed lighting, and large storefront windows for strong natural light and visibility
- Includes enclosed offices, private workspace, and an ADA-compliant restroom
- Positioned along heavily traveled Coliseum Boulevard with easy access to Lima Road, Coldwater Road, and I-69
- Surrounded by national retailers, restaurants, and Glenbrook Square Mall within Fort Wayne's primary retail corridor



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General Property Information			
<b>Name</b>	427 W. Coliseum Blvd	<b>Parcel Number</b>	02-07-26-128-006.000-073
<b>Address</b>	427 W. Coliseum Blvd	<b>Total Building SF</b>	11,094 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46805	<b>Acreage</b>	1.08 AC
<b>County</b>	Allen	<b>Year Built</b>	1974
<b>Township</b>	Washington	<b>Zoning</b>	I-2
<b>Parking</b>	Surface		

Property Features			
<b>Construction</b>	Wood joist	<b># of Floors</b>	1
<b>Roof</b>	Flat	<b>Restrooms</b>	1
<b>Heating</b>	HVAC	<b>Central Air</b>	HVAC
<b>Signage</b>	Facade	<b>Traffic Counts</b>	33,653 VPD

Utilities		Nearest Major Roads	
<b>Electric</b>	I&M	<b>Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	1.4 Miles
<b>Water</b>	City of Fort Wayne	<b>Highway</b>	SR 930/Coliseum Blvd
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	Located directly off of SR 930

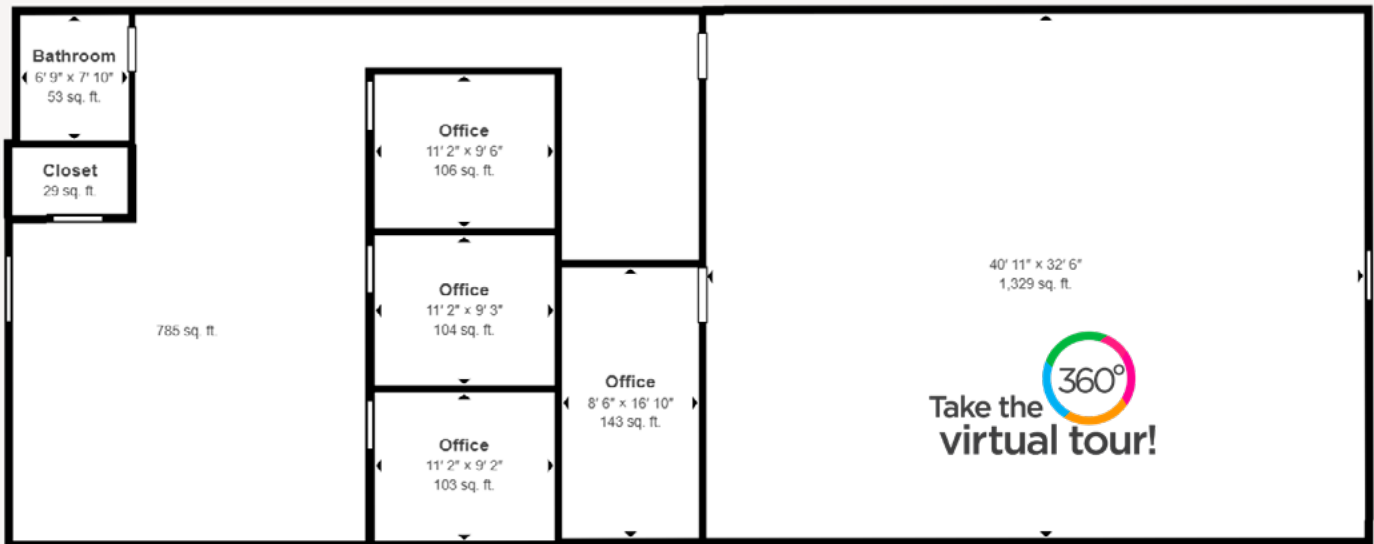
Lease Information			
<b>Unit</b>	<b>SF</b>	<b>Lease Rate</b>	<b>Lease Type</b>
427	2,903 SF	\$27.00/SF/YR	NNN

Expenses		
<b>Type</b>	<b>Price/SF (Estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>
<b>Taxes</b>	\$1.80/SF	Tenant
<b>CAM</b>	\$2.43/SF	Tenant
<b>Insurance</b>	\$0.42/SF	Tenant
<b>Maint/Repairs</b>		Tenant
<b>Roof/Structure</b>		Landlord
<b>Utilities</b>		Tenant
<b>Total Expenses</b>	\$4.65/SF	

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This 2,903 sq. ft. commercial space is purpose-built for retail or office. Features light wood-look flooring, a drop ceiling with recessed panel lighting, and clean white walls. A rustic wood-paneled service counter anchors the front of the store, complemented by floor-to-ceiling storefront windows that flood the space with natural light and provide clear street visibility. Enclosed offices with carpeted floors and drop ceilings provide private workspace for administrative tasks. The facility also includes an ADA-compliant restroom equipped with grab bars, a paper dispenser, and a first aid station. Throughout, the space is serviced by a consistent drop-tile ceiling with integrated ventilation and lighting systems.

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The property is strategically located along one of Fort Wayne's primary commercial corridors, offering exceptional visibility and accessibility in the city's north-central retail and business district. Positioned on heavily traveled Coliseum Boulevard, the property benefits from strong traffic counts and direct access to major thoroughfares including Lima Road, Coldwater Road, and Interstate 69.

The surrounding area is home to a dense concentration of national retailers, restaurants, service businesses, and commercial users, as well as Glenbrook Square Mall, one of the region's dominant retail destinations. Its central location provides convenient access to downtown Fort Wayne, the north side retail corridor, and surrounding residential neighborhoods, making it an ideal location for a wide range of commercial uses.

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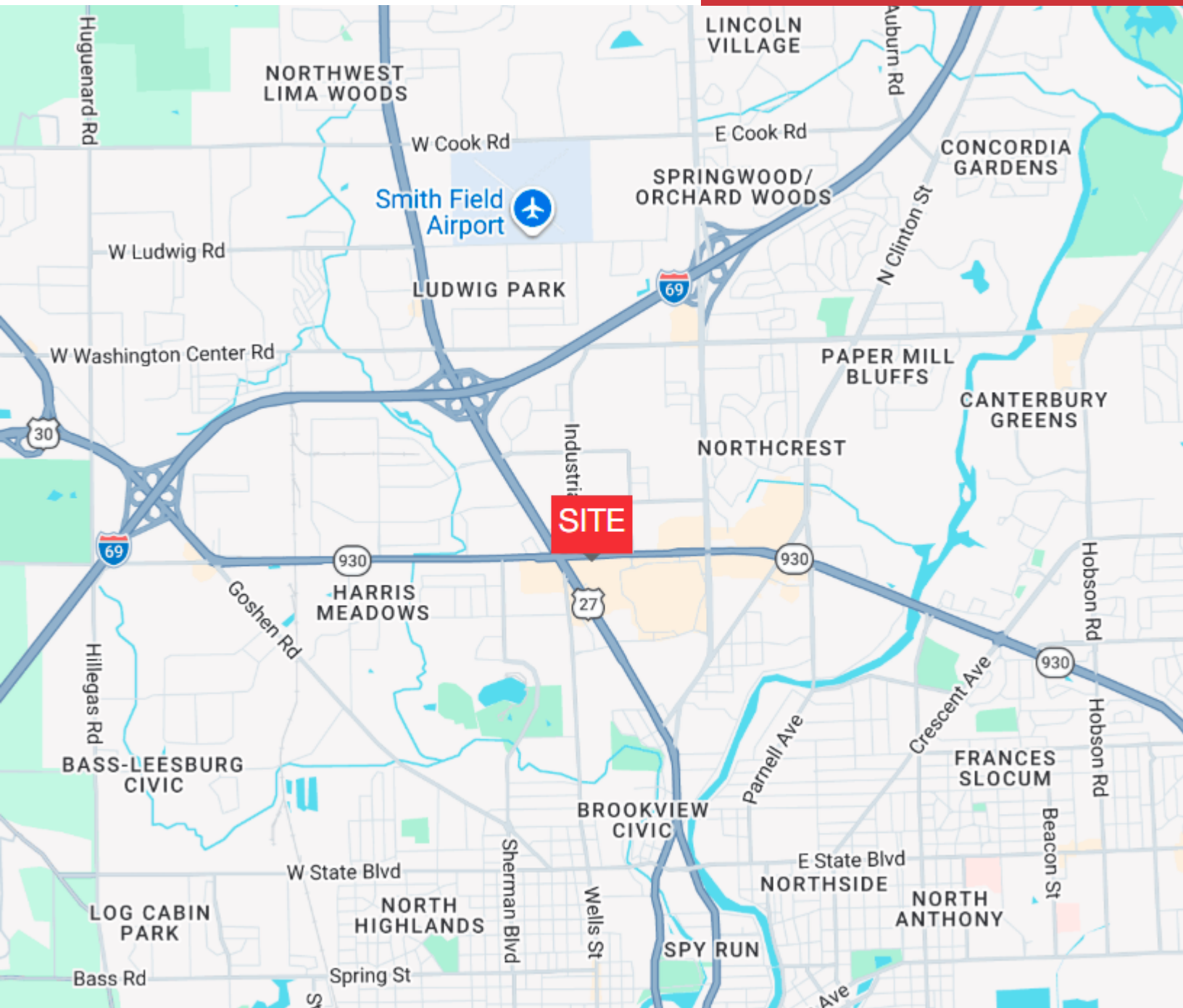
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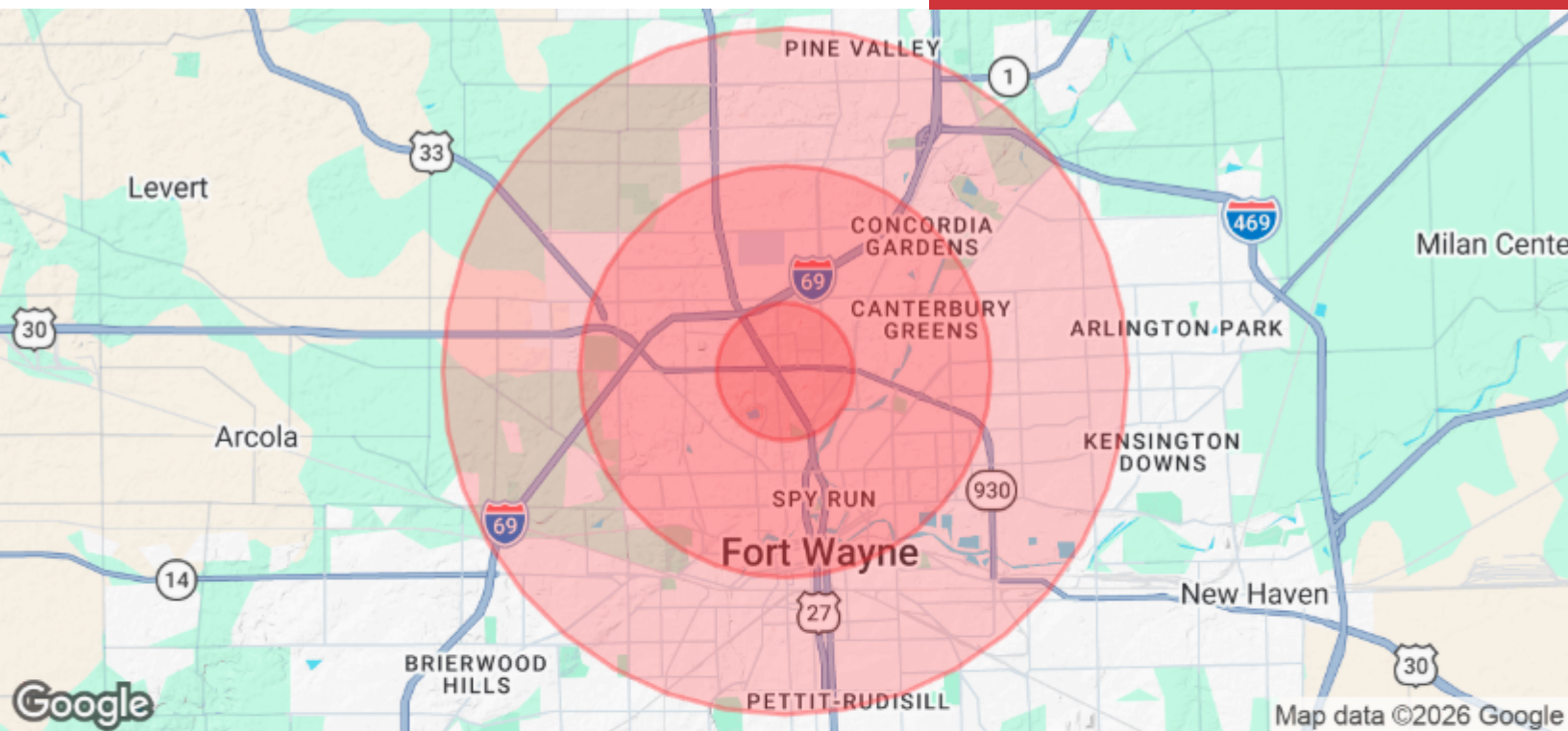
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,565	69,426	167,940
Average Age	33.6	35.1	35.1
Average Age (Male)	34.0	34.5	34.0
Average Age (Female)	33.3	36.0	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,985	30,261	69,963
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$57,342	\$68,979	\$73,502
Average House Value	\$119,068	\$157,364	\$170,188

2023 American Community Survey (ACS)

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