



AVAILABLE FOR LEASE

# COLDWATER CENTRE

8802-8828 COLDWATER RD  
FORT WAYNE, IN 46825

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919 S Harrison Street  
Fort Wayne, IN 46802  
A MIKE THOMAS AFFILIATE

**AVAILABLE** 1,500 SF  
**LEASE RATE** \$13.00 SF/YR (NNN)

### PROPERTY HIGHLIGHTS

- Only 1 space available!
- Space is delivered as vanilla box
- Low tenant turnover with consistently high occupancy rates and long term tenants
- Well established, highly populated area with 49,457 people within 3 mile radius
- Ample parking and signage available on pylon sign
- Ideal visibility with high daily traffic counts



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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

### TENANT or LANDLORD EXPENSES

- Utilities - Tenant
- Lawn & Snow - Tenant
- Real Estate Taxes & Building Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

## OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Total Units:	11
Available SF:	1,500 SF
Lot Size:	2.59 Acres
Building Size:	18,602 SF

SPACES	LEASE RATE	SPACE SIZE
8824 Coldwater Rd	\$13.00 SF/yr	1,500 SF



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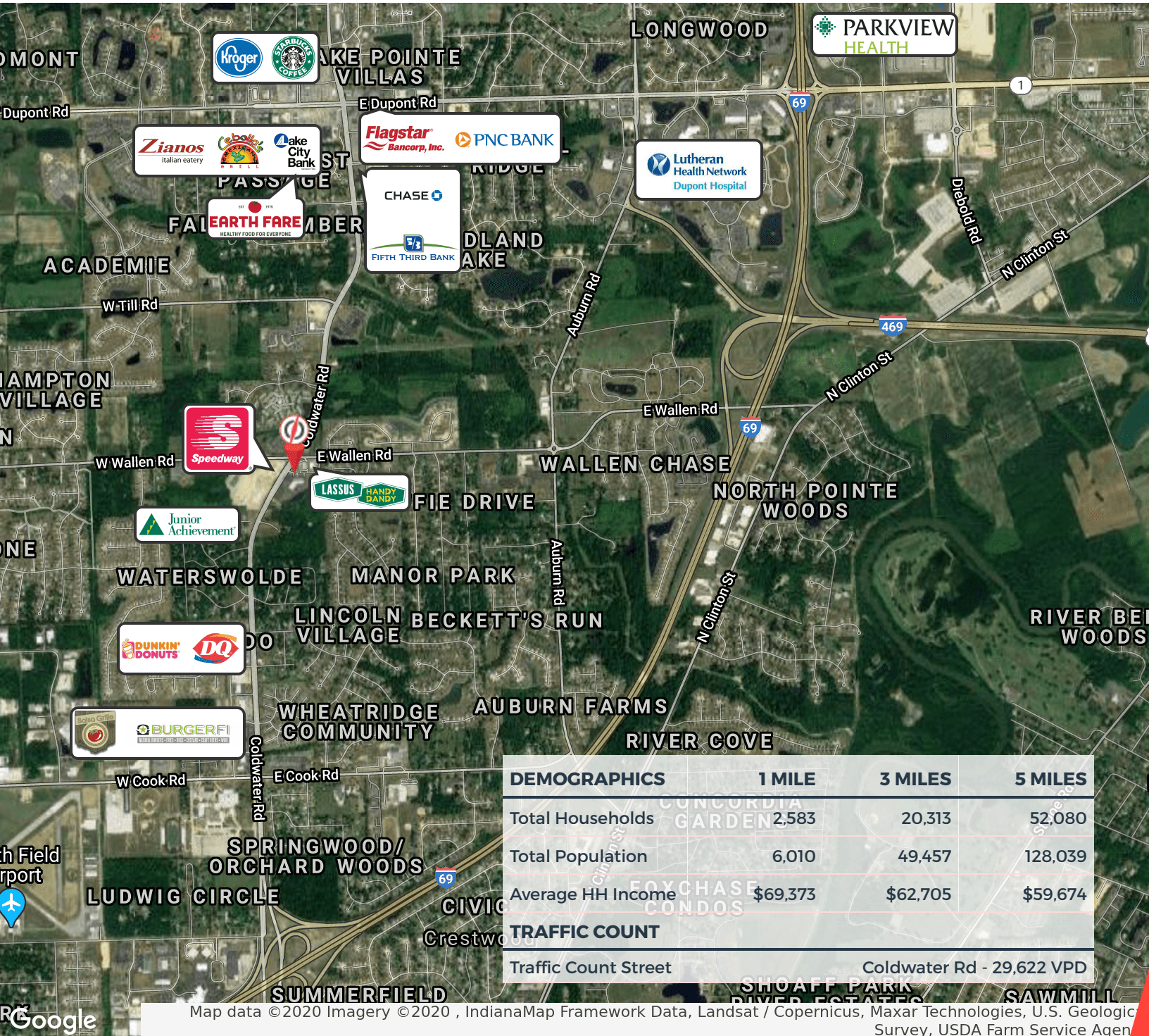
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## RETAILER MAP



Map data ©2020 Imagery ©2020, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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## PROPERTY DETAILS

### LEASE RATE

**\$13.00 SF/YR**

#### LOCATION INFORMATION

Building Name	Coldwater Centre
Street Address	8802-8828 Coldwater Rd
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/Washington
Cross Streets	Coldwater Rd & E Wallen Rd
Side Of Street	Southeast
Signal Intersection	Yes
Nearest Highway	SR 3
Retail Clientele	General

#### BUILDING INFORMATION

Building Size	18,602 SF
Price / SF	\$13.00
Year Built	2006
Occupancy %	92%
Tenancy	Multiple
Condition	Good

#### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	C2 (Limited Commercial)
Lot Size	2.59 Acres
APN#	02-07-12-102-002.003-073
Traffic Count Street	Coldwater Rd - 29,622 VPD

#### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Description	Ample parking

#### UTILITIES & AMENITIES

Gas / Propane	NIPSCO
Exterior Description	Brick building with stucco facade

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