

PINE VALLEY CENTER

10200 COLDWATER RD., FORT WAYNE, IN

FOR LEASE



RETAIL PROPERTY

PROPERTY SUMMARY

Pine Valley Shopping Center is located in the most sought after and dominant retail corridor of Fort Wayne, at Dupont and Coldwater Road. This beautiful, long standing shopping center, which has recently undergone a complete façade renovation with a newly surfaced parking lot offers excellent growth demographics. With a traffic count of 50,700 VPD Pine Valley Shopping Center is surrounded by the most popular amenities in the city of Fort Wayne.

- Up to 24,500 SF Contiguous Anchor Space Available for Lease
 - Suite 10202: 24,500 SF
 - Suite 10240: 1,781 SF

LEASE RATE: \$10.00 - \$15.00 PSF NNN

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PROPERTY INFORMATION

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PROPERTY HIGHLIGHTS

- Located at the highly visible and signaled intersection of Coldwater Rd. and Dupont Rd.
- Fort Wayne's dominant retail corridor to popular amenities
- Up to 24,500 SF of anchor space available
- Highly accessible with direct access to Coldwater Rd. and Dupont Rd.
- Ideal location with quality tenants
- New 2018 parking surface, with abundant parking
- Complete façade renovation
- Traffic Count:
 - 23,600 VPD on Dupont Rd.
 - 16,200 VPD on Coldwater Rd.



PROPERTY DETAILS

Property Name	Pine Valley Shopping Center
Street Address	10200 Coldwater Road
City/State	Fort Wayne, IN
Zip Code	46825
City Limits	Inside
County	Allen
Township	Washington

PARCELS	
Key Number	02-07-01-129-009.000-073
	02-07-01-201-011.000-073

AREA OVERVIEW

2017 EST. DEMOGRAPHICS:			
	1 Mile	3 Miles	5 Miles
Population	6,034	46,026	105,723
Households	2,603	17,584	41,722
Avg. Household Income	\$101,300	\$83,809	\$75,222

TRAFFIC COUNTS	
Street	Number of VPD
Coldwater Road	16,200
Dupont Road	23,600

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SITE DETAILS

GENERAL INFORMATION	
Number of Stories	One (1)
Condition	Excellent
Year Built	Facade Renovated in 2014
Former Use	Retail
Property Type	Community Shopping Center

BUILDING SIZE & AVAILABILITY	
Total Building Area	91,024 SF
Available Square Footage	1,785 – 24,500 SF

SITE DATA	
Site Acreage	10.51 Acres
Zoning	C-1P

STRUCTURAL DATA	
Type of Construction	Steel Frame
Roof	Built-up Roof
Dimensions	70' and 175' Depth
Ceiling Height	16' 3.75"
Deliveries	At Rear

LEASE INFORMATION	
Date Available	Immediately
Lease Rate & Terms	\$10.00 – \$15.00 PSF NNN

MECHANICAL DATA	
Sprinklers	Yes
Type of Heating System	Gas
Type of Air Conditioning	Electric



COSTS / EXPENSES

OPERATING COSTS	
Electricity Source	AEP
Natural Gas Source	NIPSCO
Fire & Ext. Coverage Ins.	\$0.30/SF
CAM Charges	\$2.51/SF
Real Estate Tax Charge	\$1.16/SF

ACCESS & PARKING

TRANSPORTATION	
Nearest Hwy./Interstate	I-69
Distance	< 1 Mile
Distance to Commercial Airport	22 Miles
Parking Lot	Asphalt/Common
Number of Spaces	419

TENANT OR LANDLORD EXPENSES	
Utilities	Landlord Reimbursed by Tenant
Lawn & Snow	Landlord Reimbursed by Tenant
Real Estate Taxes	Landlord Reimbursed by Tenant
Building Insurance	Landlord Reimbursed by Tenant
Maint. & Repairs	Tenant
Roof & Structure	Landlord

LEGEND

1 & 2)	Pilates	10226-10228	3,227 SF	31)	Back in Balance	10340	1,440 SF
5)	Tiffany Studio of Dance	10220	6,376 SF	32)	Maximized Living/Chiropractor	10330	1,630 SF
6)	Bartle Driving School	10216	815 SF	33)	H & R Block	10324	1,930 SF
7)	Ellie's Hair Studio	10214	816 SF	34)	Honey Baked Ham	10320	2,800 SF
8)	Weddings by Linda	10212	815 SF	40) AVAILABLE	10202	24,500 SF	
9)	National Auto Insurance	10210	810 SF	A)	Druley Dental, PC	10202-A	3,400 SF
21)	Salon Professional Academy	10264	6,626 SF	B)	Longe Optical Inc.	10202-B	1,785 SF
23)	Waxing The City	10260	2,138 SF	C)	Rebel Yoga	10202-C	1,200 SF
24)	SportClips	10250	1,620 SF	D)	Travel Leaders	10202-D	7,378 SF
25) AVAILABLE	10240	1,781 SF	E)	Sugar Love Boutique	10202-E	5,000 SF	
26)	Sunrise Cafe	10230	3,814 SF	41)	Bureau of Motor Vehicles	10204	6,229 SF
30)	Hideout 125	10350	3,000 SF				

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AREA RETAIL & RESTAURANT OVERVIEW

