

# For Lease

# Corner Shoppes

401 - 407 E. COLISEUM BLVD., FORT WAYNE, IN 46805



## PROPERTY OVERVIEW

- > Up to 5,234 SF Available at the Redevelopment of the Premier Retail Corner of Fort Wayne; NEC of Coliseum Blvd and Coldwater Road
- > Site is Located Directly Across from Glenbrook Mall (Indiana's Largest Regional Mall), With Other Nearby Retailers Including Super Walmart, Target, DSW, Dick's Sporting Goods, Hobby Lobby, PetSmart, Old Navy, TJ Maxx, Kohls, Best Buy, Among Many Others
- > Memorial Coliseum Fort Wayne's Multi-Purpose 13,000 Seat Arena, and IPFW University with Enrollment of 15,000 Students Located Approx. One Mile East of the Site
- > Large Pylon Signage Available
- > **Drone Video:**

[https://www.youtube.com/watch?v=WFNk6XqVO\\_c](https://www.youtube.com/watch?v=WFNk6XqVO_c)

## TRAFFIC COUNTS

Coliseum Blvd: 54,500 ADT  
 Coldwater Rd: 31,500 ADT



## DEMOGRAPHICS

2016	1-Mile	3-Mile	5-Mile
Est. Population	5,841	75,758	175,304
Avg. HH Income	\$48,824	\$51,723	\$56,030
Daytime Pop.	10,801	76,573	135,456

For more information contact:

Bart Jackson  
 bjackson@lee-associates.com  
 D 317.370.0983



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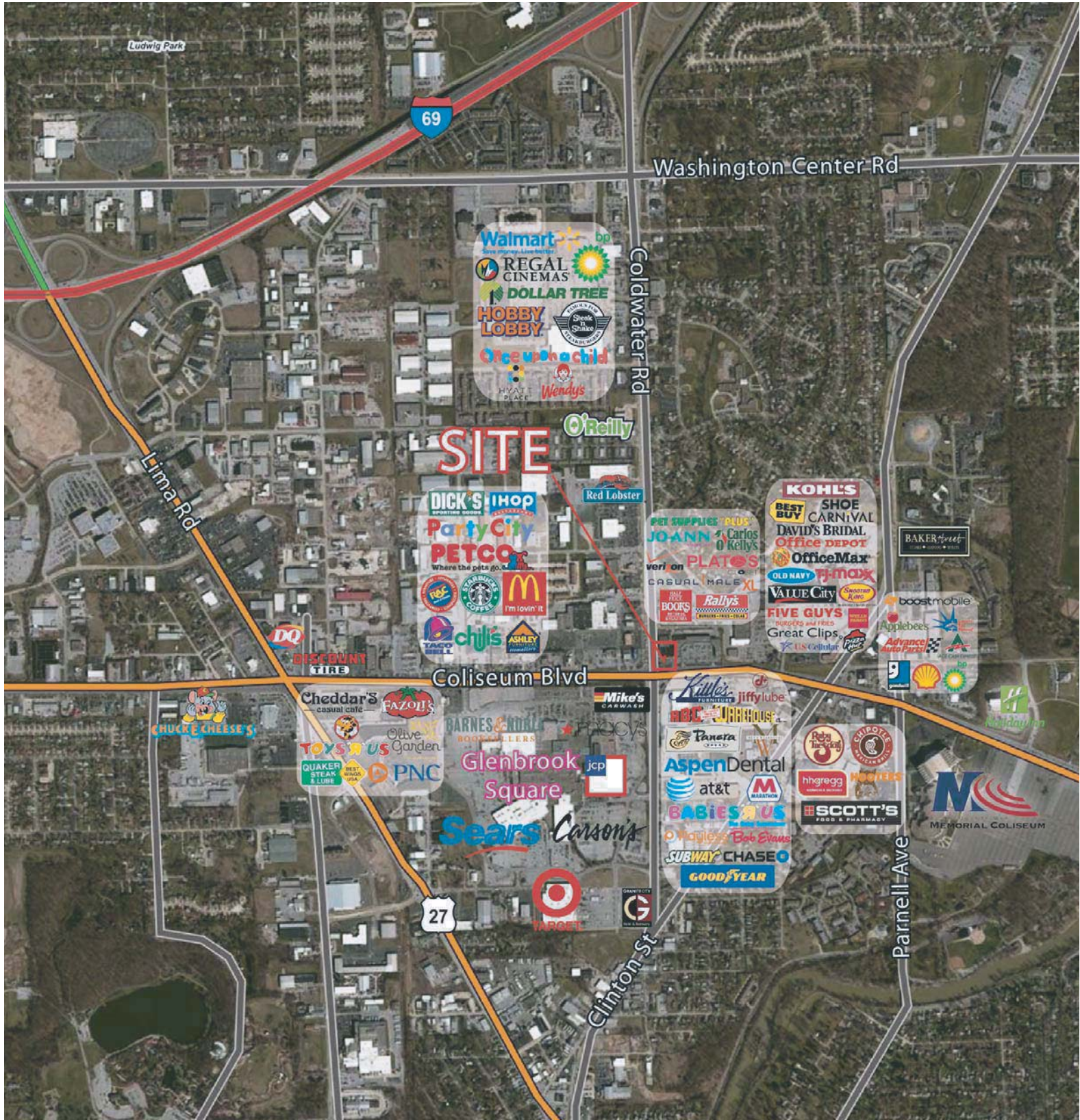




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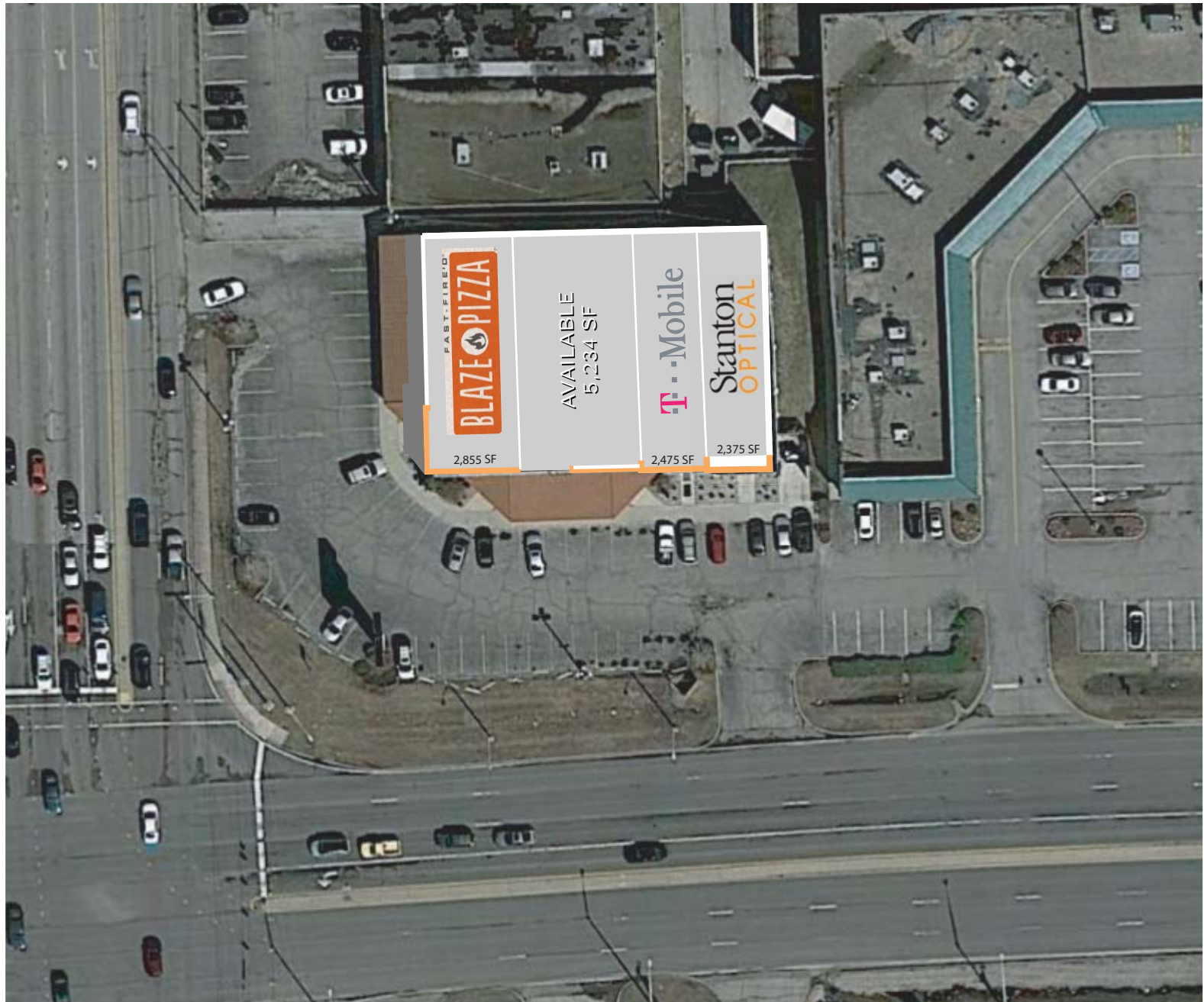




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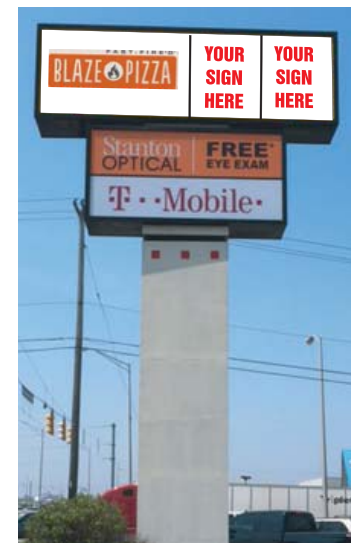


**FABRICATE AND INSTALL 1 SET OF PAN FORMED FACES FOR D/S PYLON SIGN**

FACE - PAN FORMED WHITE POLYCARB  
VINYL - RED TRANS VINYL

**LARGE SECTION TOWARD STREET**

NOTE: RENDERING IS BASED ON ESTIMATED DIMENSIONS, FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION.



<a href="http://www.signcraftind.com">www.signcraftind.com</a>	
8816 CORPORATION DR. INDIANAPOLIS, IN 46256 Office 317.842.8664 Fax 317.842.3015	
<b>PREPARED FOR</b> LEE & ASSOCIATES  INDIANAPOLIS, INDIANA	
<b>SKETCH NAME</b> CHANNEL LETTERS	
<b>SCALE</b> 3/8" = 1'-0"	
<b>DATE</b> MAY 7, 2015	
<b>S. C. REPRESENTATIVE</b> STEVE McVICKER	
<b>INDEX NUMBER</b> 0416-0159	
<b>DESIGNER</b> KP	
<b>REVISIONS</b>	
1-	4/18/16 5-
2-	6-
3-	7-
4-	8-
<b>COLOR SPECS</b>	
(A)	_____
(B)	_____
(C)	_____
(D)	_____
(E)	_____
(F)	_____
<b>COLOR APPROVAL</b>	
<b>DRAWING APPROVAL</b>	
<b>WORK ORDER NO.</b>	

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