



AVAILABLE FOR LEASE

# 1411 N. COLISEUM BLVD.

1411 N. COLISEUM BLVD.  
FORT WAYNE, IN 46805

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919 S Harrison Street

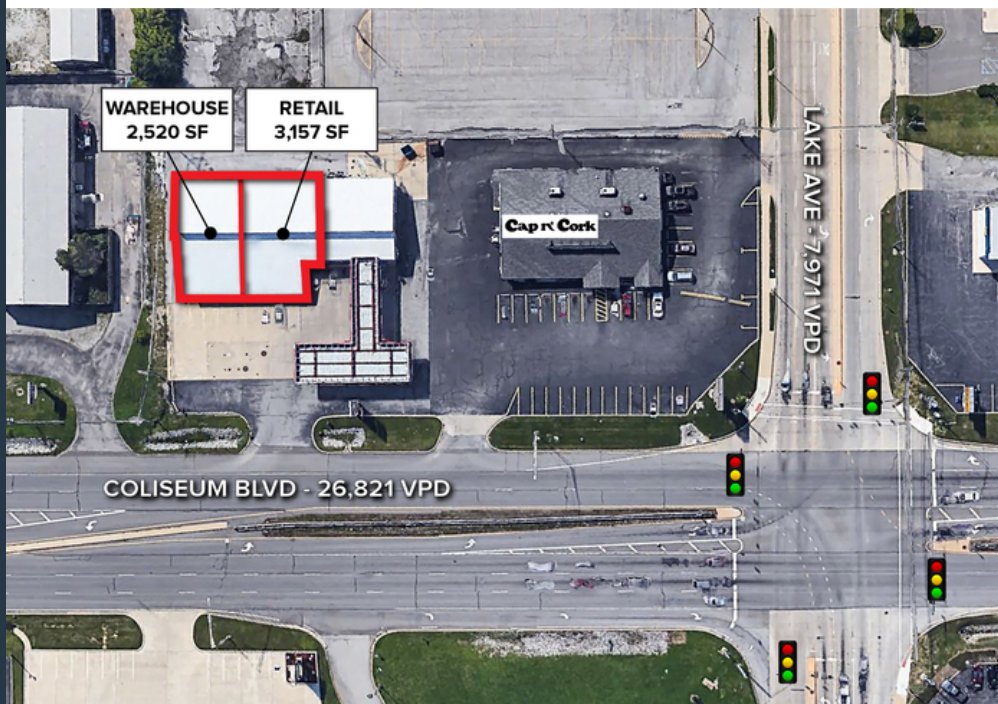
Fort Wayne, IN 46802

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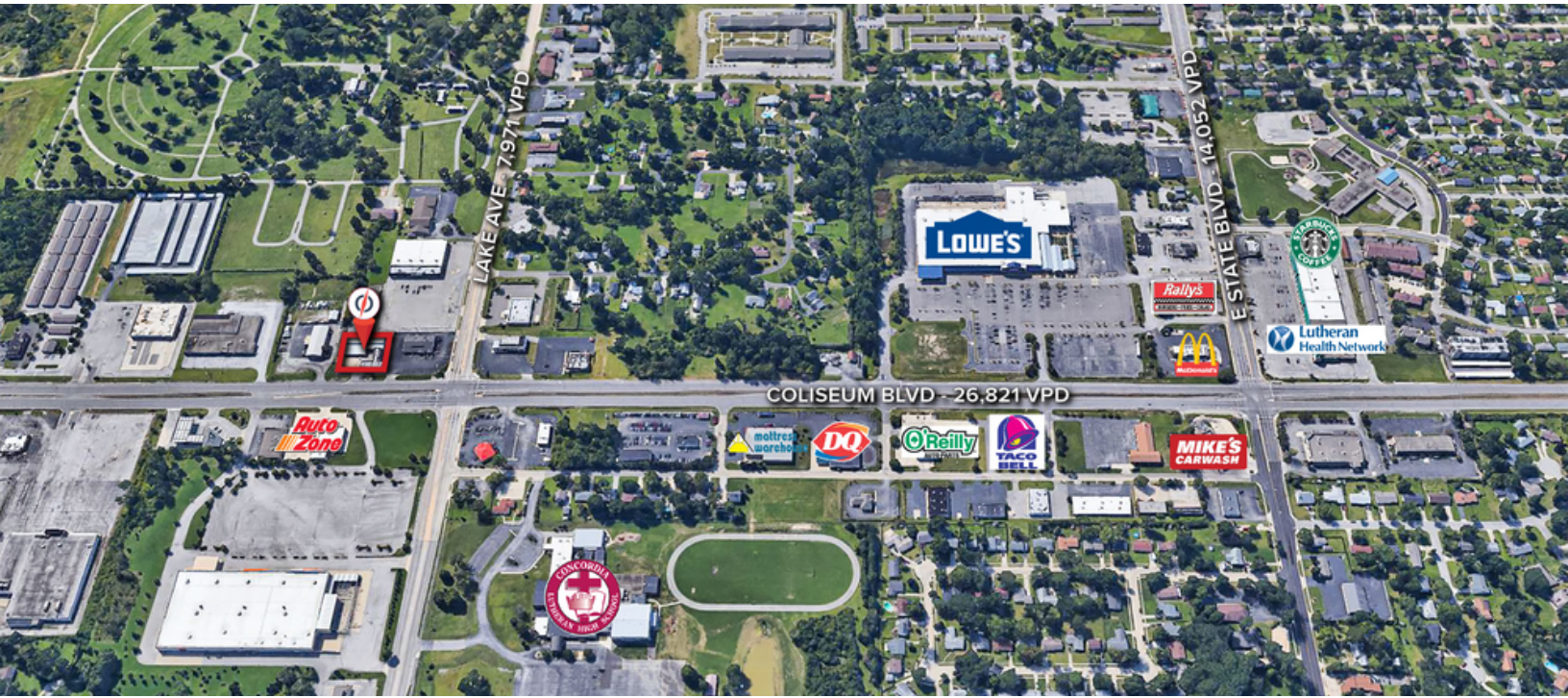
**AVAILABLE** 2,520 - 3,157 SF  
**LEASE RATE** \$4.50 - 6.95 SF/YR (NNN)

### PROPERTY HIGHLIGHTS

- Prime visibility along heavily traveled N Coliseum Blvd
- Warehouse space offers two overhead doors.
- Retail space has large retail floor with backroom for storage or private office.
- Close proximity to major health systems, big box retailers, dense residential, and universities.



**PROPERTY SUMMARY**



**PROPERTY DESCRIPTION**

Retail or warehouse lease opportunities

**OFFERING SUMMARY**

Lease Rate:	\$4.50 - 6.95 SF/yr (NNN)
Number of Units:	2
Available SF:	2,520 - 3,157 SF
Lot Size:	0.74 Acres
Building Size:	7,913 SF

SPACES	LEASE RATE	SPACE SIZE
Unit 2	\$6.95 SF/yr	3,157 SF
Unit 3	\$4.50 SF/yr	2,520 SF



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ADDITIONAL PHOTOS



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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,539	26,826	76,953
Total Population	8,592	66,080	195,775
Average HH Income	\$45,152	\$48,315	\$47,847
TRAFFIC COUNT			
Traffic Count	Coliseum Blvd - 26,821 VPD Lave Ave - 7,971 VPD		

Map data ©2021 Imagery ©2021, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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## PROPERTY DETAILS

**LEASE RATE** **\$4.50 - 6.95 SF/YR**  
**LEASE TERMS** **TRIPLE NET**

### LOCATION INFORMATION

Street Address 1411 N. Coliseum Blvd.  
City, State, Zip Fort Wayne, IN 46805  
County/Township Allen/Adams  
Nearest Highway SR 930  
Nearest Airport Fort Wayne International Airport

### BUILDING INFORMATION

Building Size 7,913 SF  
Year Built 1965  
Load Factor Yes  
Framing Wood  
Condition Good  
Overhead Doors Two (2) - 8' x 10'  
Ceiling Height 14'

### PROPERTY DETAILS

Property Type Retail & Warehouse  
Zoning C-4 (Intensive Commercial)  
Lot Size 0.74 Acres  
APN# 02-13-05-126-008.000-070  
Traffic Count Street Coliseum Blvd - 26,821 VPD  
Lake Ave - 7,971 VPD

### PARKING & TRANSPORTATION

Parking Type Surface  
Parking Description Ample shared parking on site