

PRIME RETAIL SPACE AVAILABLE ON COLDWATER ROAD



10812 Coldwater Road, Fort Wayne, IN 46845

- Near the high traffic corner of Dupont Rd. & Coldwater Rd.
- Over 17,000 vpd on Coldwater Rd.
- Highly visible signage
- \$13.25 PSF, Modified Gross Lease



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PROPERTY INFORMATION

<u>BUILDING LOCATION/ZONING/SIZE</u>	
Street Address	10812 Coldwater Road
City, State, Zip	Fort Wayne, IN 46845
County/Township	Allen/Perry
City Limits	Inside
Zoning	C2/Limited Commercial
Total Building Size	16,492 SF

<u>PRICE/AVAILABILITY</u>		
Suite	Size	Base Rent
Suite 1300*	3,550 SF	\$3,919.79
Lease Price/SF		\$13.25 SF/yr
Lease Type		Modified Gross
Available		Immediately

<u>BUILDING DATA</u>	
Date of Construction	1999
Number of Stories	1
Heat	Central

<u>FINANCIAL RESPONSIBILITIES</u>	
Utilities	Tenant
Water	Tenant
Property Insurance	Landlord
Common Area Maintenance	Landlord
Roof & Structure	Landlord

<u>POPULATION DEMOGRAPHICS</u>	
1 Mile	4,576
3 Miles	39,093
5 Miles	94,308

<u>UTILITIES</u>	
Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

<u>PARKING/TRANSPORTATION</u>	
Parking Lot/Spaces	Asphalt/Ample
Major Road Nearest Site	Coldwater Rd. at Site
Traffic Count:	
Coldwater Road	17,700 vpd

<u>PROPERTY TAXES</u>	
Parcel Number	02-02-34-303-003.000-091
Assessment: Land	\$112,000
Improvements	\$758,700
Total Assessment	\$870,700
Annual Taxes	\$26,944.18 (\$1.63 psf)
Tax Year	2019 Payable 2020

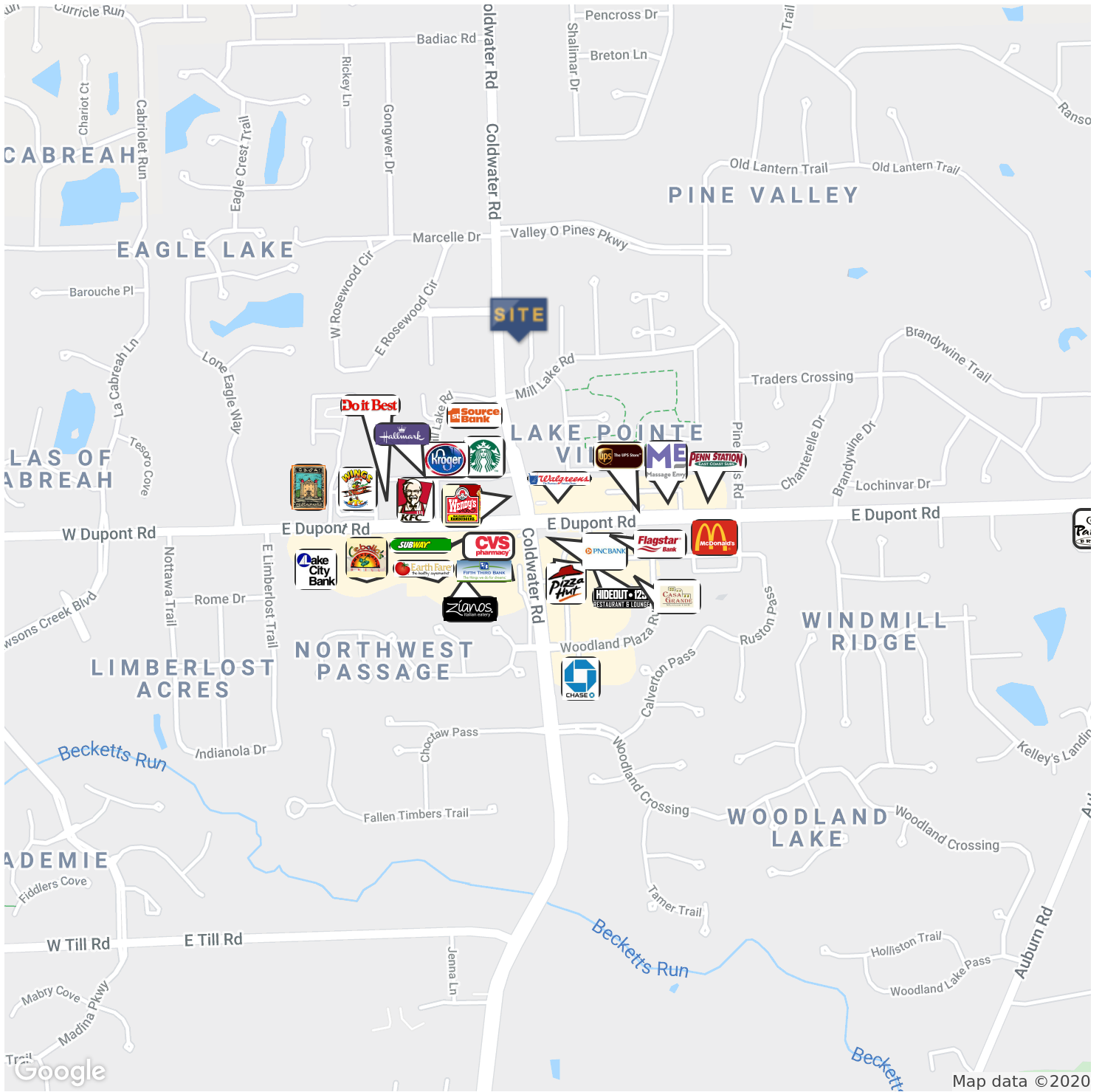


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ADDITIONAL PHOTOS



RETAILER MAP



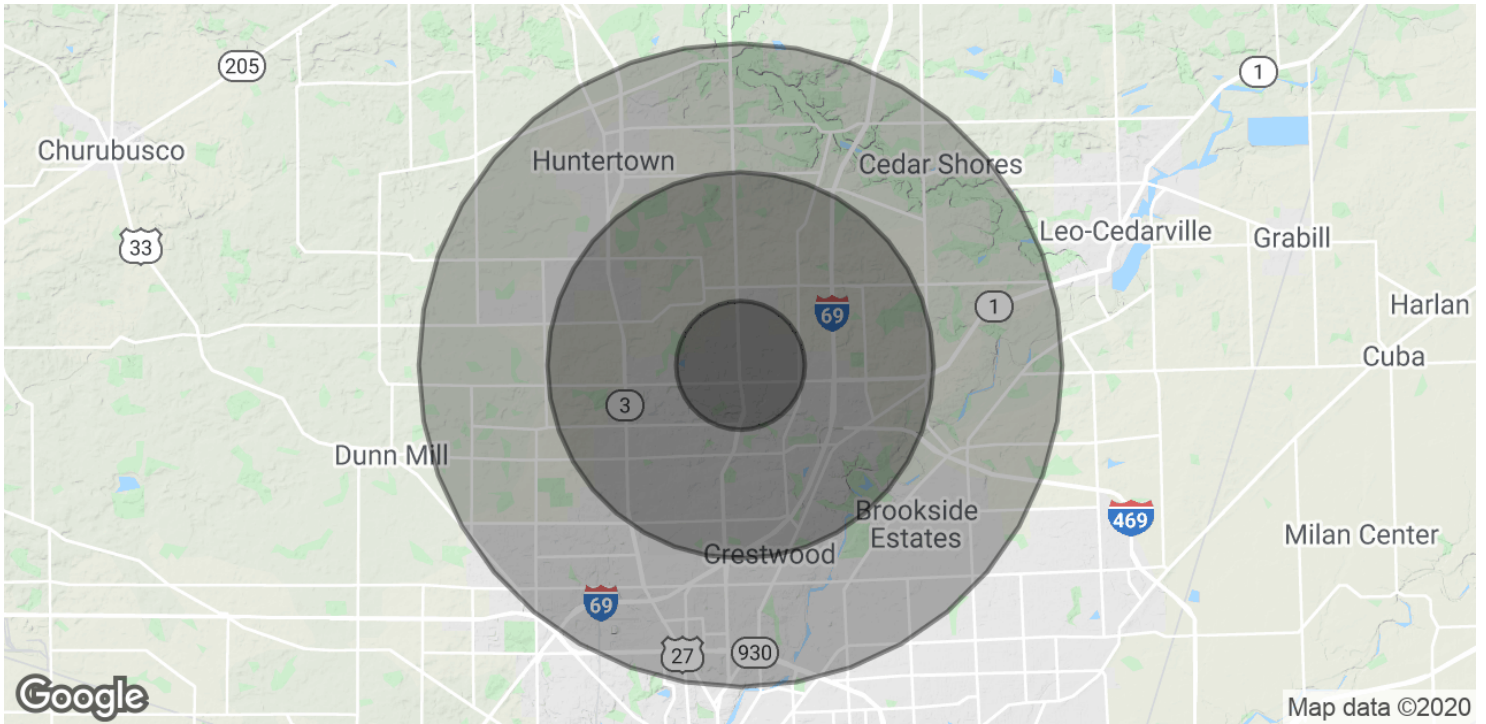
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,576	39,093	94,308
Median age	37.8	36.4	34.6
Median age (Male)	38.3	35.9	34.0
Median age (Female)	36.8	36.9	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,714	15,050	37,613
# of persons per HH	2.7	2.6	2.5
Average HH income	\$87,231	\$76,370	\$65,914
Average house value	\$186,704	\$166,651	\$155,616

* Demographic data derived from 2010 US Census