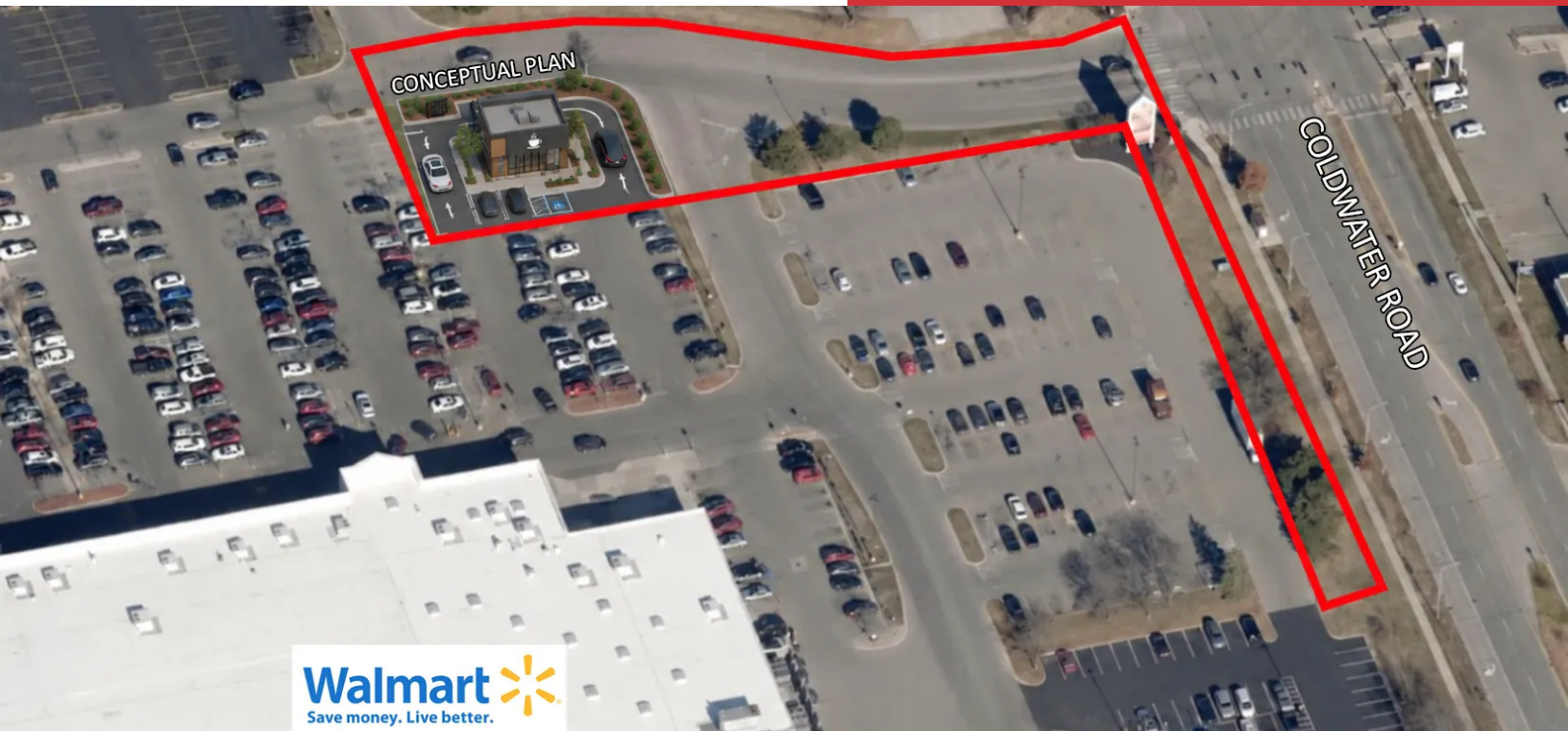




COLDWATER PLAZA OUTLOT

HIGH VISIBILITY DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- 1.01-Acre parcel offered for sale, ground lease, or build-to-suit
- Proposed approximately 0.23-acre pad supports a compact quick-service concept with drive thru
- Prominent exposure and convenient access within an established retail corridor
- SC (Shopping Center) zoning and paved surface parking support a range of commercial uses, subject to approvals
- Surrounded by established national retailers, restaurants, services, and nearby residential neighborhoods
- Traffic counts on Coldwater of 36,212 vehicles per day



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IAN DEISER
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General Property Information

Name	Coldwater Plaza Outlot	Parcel Number	Part of 02-07-23-226-006.000-073
Address	5525 Coldwater Road	Total Building SF	TBD
City, State, Zip	Fort Wayne, IN 46825	Acreage	1.01 AC Total: ~0.23 AC Buildable
County	Allen	Year Built	Build to Suit
Township	Washington	Availability	Sale, ground lease, or build to suit
Parking	Paved surface	Zoning	SC (Shopping center)

Utilities

Electric	I&M
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Nearest Major Roads

Interstate	I-69
Distance	Less than 1 mile
Highway	SR 930
Distance	Less than 1 mile

Sale/Lease Information

Annual Taxes	TBD	Sale Price	Negotiable
Tax YR / Pay YR	2025/2026	Lease Rate	Negotiable

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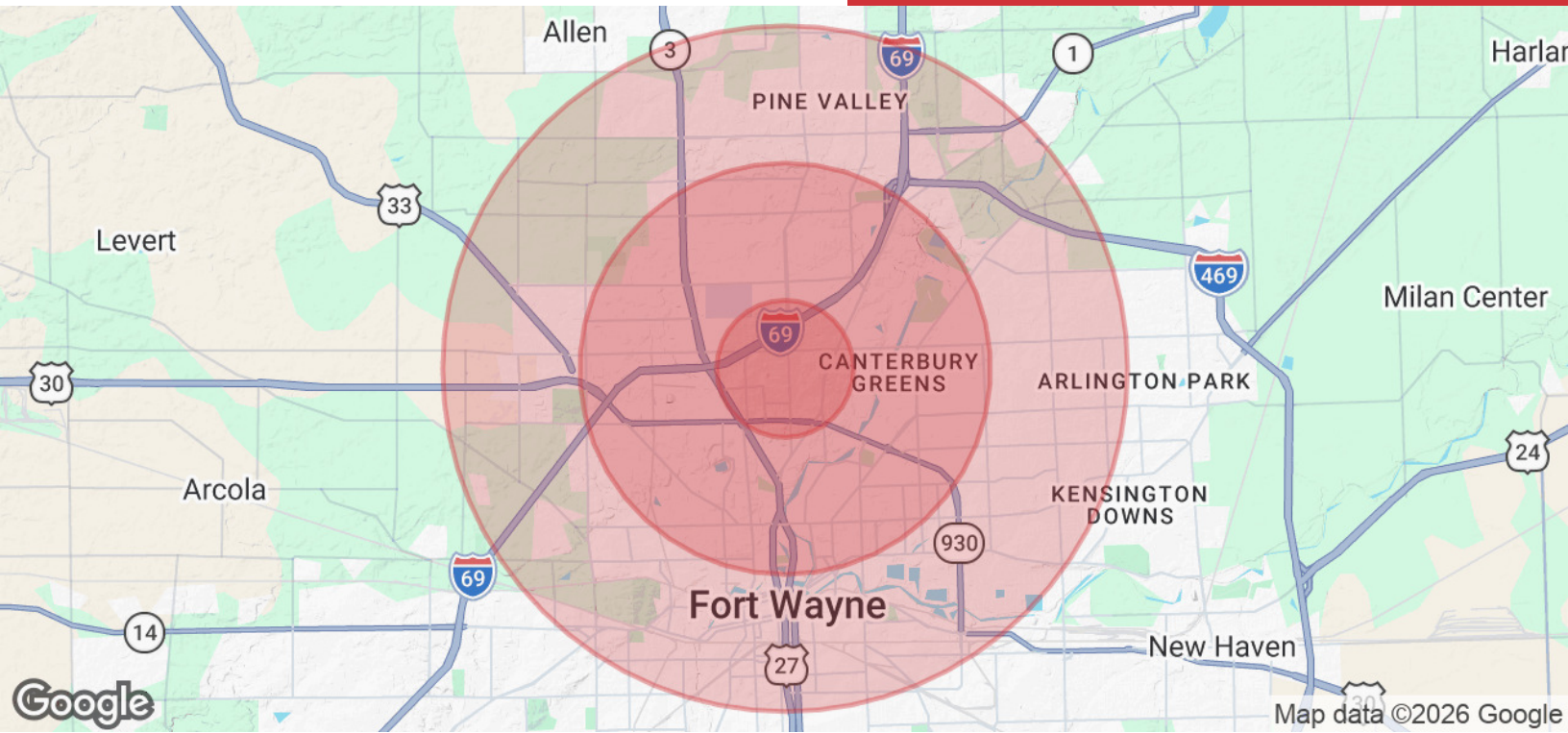
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,320	66,336	166,545
Average Age	35.7	34.9	35.8
Average Age (Male)	32	34	34.7
Average Age (Female)	38.8	35.7	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,062	29,009	69,266
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$63,523	\$73,855	\$78,622
Average House Value	\$149,011	\$169,855	\$183,720

American Community Survey (ACS)

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