

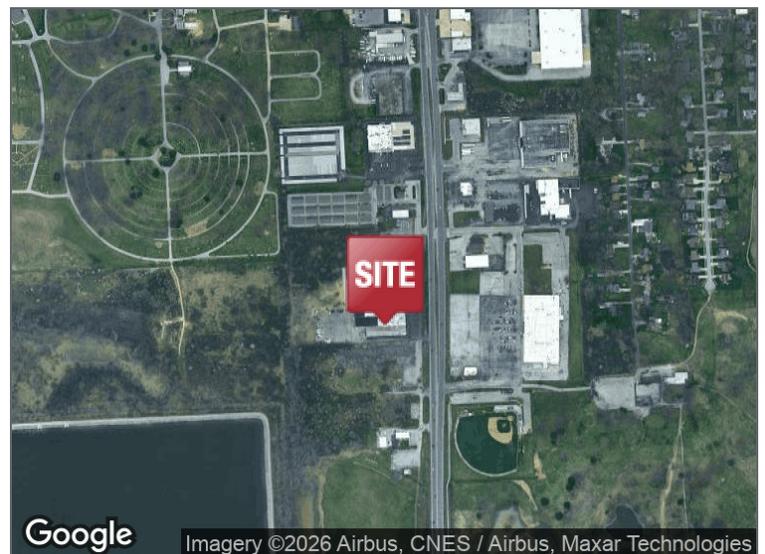


## GRABER BUILDING RETAIL

909 COLISEUM BOULEVARD FORT WAYNE, INDIANA 46805

### PROPERTY HIGHLIGHTS

- Units range from 800 SF - 1,600 SF
- Ample parking for clients and employees
- Spacious and customizable floor plan
- Close proximity to major transportation routes
- Traffic count of 30,000 VPD
- Landlord will build-to-suit



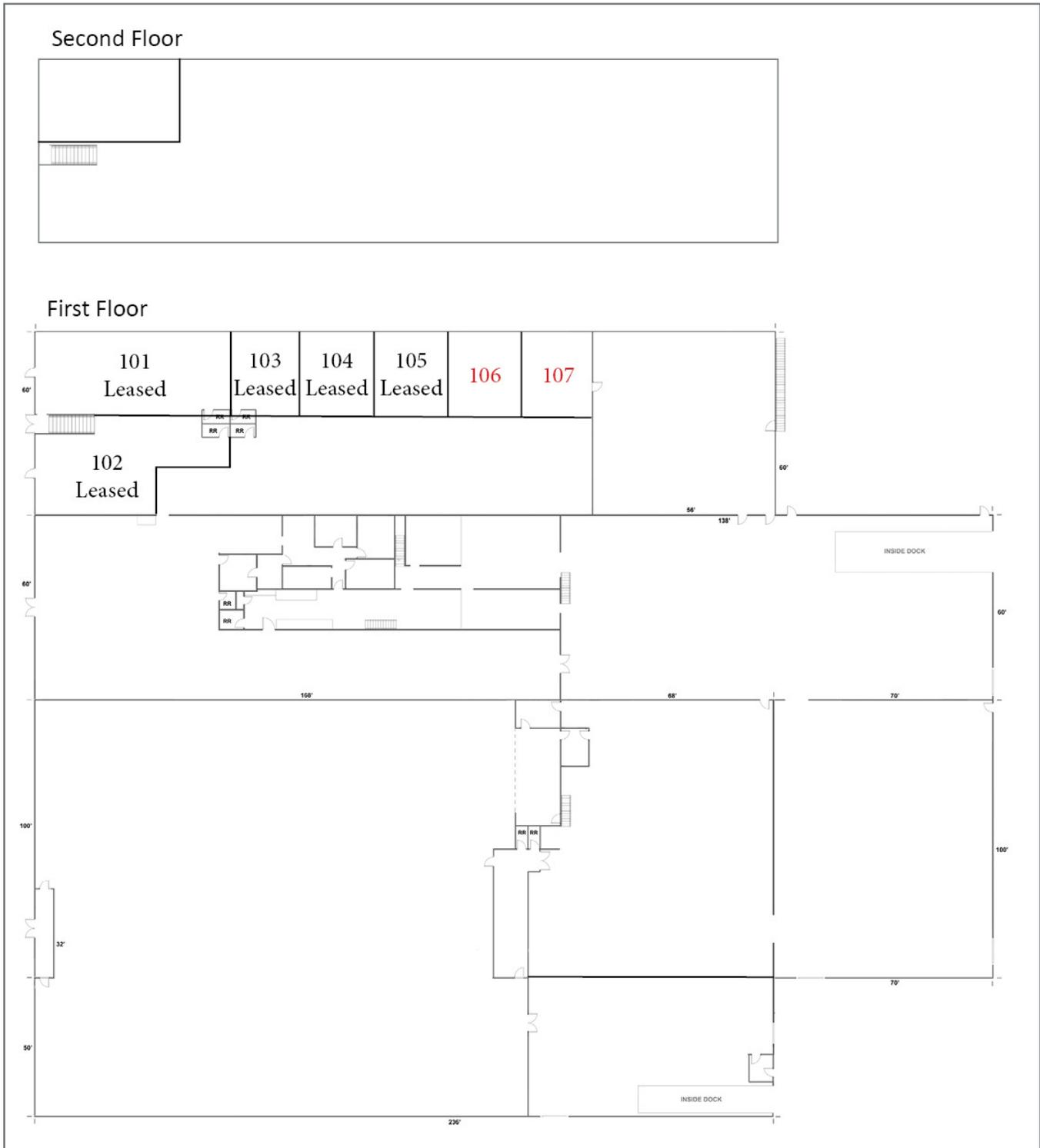
200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**GARY BUSCHMAN, SIOR**  
Broker  
gary@naihb.com  
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General Property Information			
<b>Name</b>	Graber Retail	<b>Parcel Number</b>	02-13-05-176-008.000-070
<b>Address</b>	909 N. Coliseum Blvd	<b>Total Building SF</b>	89,080 SF
<b>City, State, Zip</b>	Fort Wayne, IN, 46805	<b>Acreage</b>	9.61 AC
<b>County</b>	Allen	<b>Year Built</b>	1963
<b>Township</b>	Adams	<b>Zoning</b>	I-2
<b>Parking</b>	Surface	<b>Parking Spaces</b>	Ample
Property Features			
<b>Construction Type</b>	Steel and concrete block	<b>Number of Floors</b>	1—2
<b>Electrical</b>	600 Amp / 208 / 3 Phase	<b>Sprinklers</b>	Yes
<b>Heating</b>	Central & drop gas forced	<b>Restrooms</b>	2 common
<b>Signage</b>	Pylon & building		
Utilities		Major Roads	
<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-69—6 miles
<b>Gas</b>	NIPSCO	<b>Nearest Highway</b>	SR 930 (N. Coliseum Blvd.)
<b>Water/Sewer</b>	City of Fort Wayne		
Lease Information			
Unit Number	Square Feet	Lease Rate	Lease Type
101	LEASED	\$12.00/SF	Modified Gross
102	LEASED	\$12.00/SF	Modified Gross
103	LEASED	\$10.50/SF	Modified Gross
104	LEASED	\$10.50/SF	Modified Gross
105	LEASED	\$10.50/SF	Modified Gross
106	800 SF	\$10.50/SF	Modified Gross
107	800 SF	\$10.50/SF	Modified Gross
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
<b>Taxes/CAM/Ins</b>	\$1.17/SF	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	

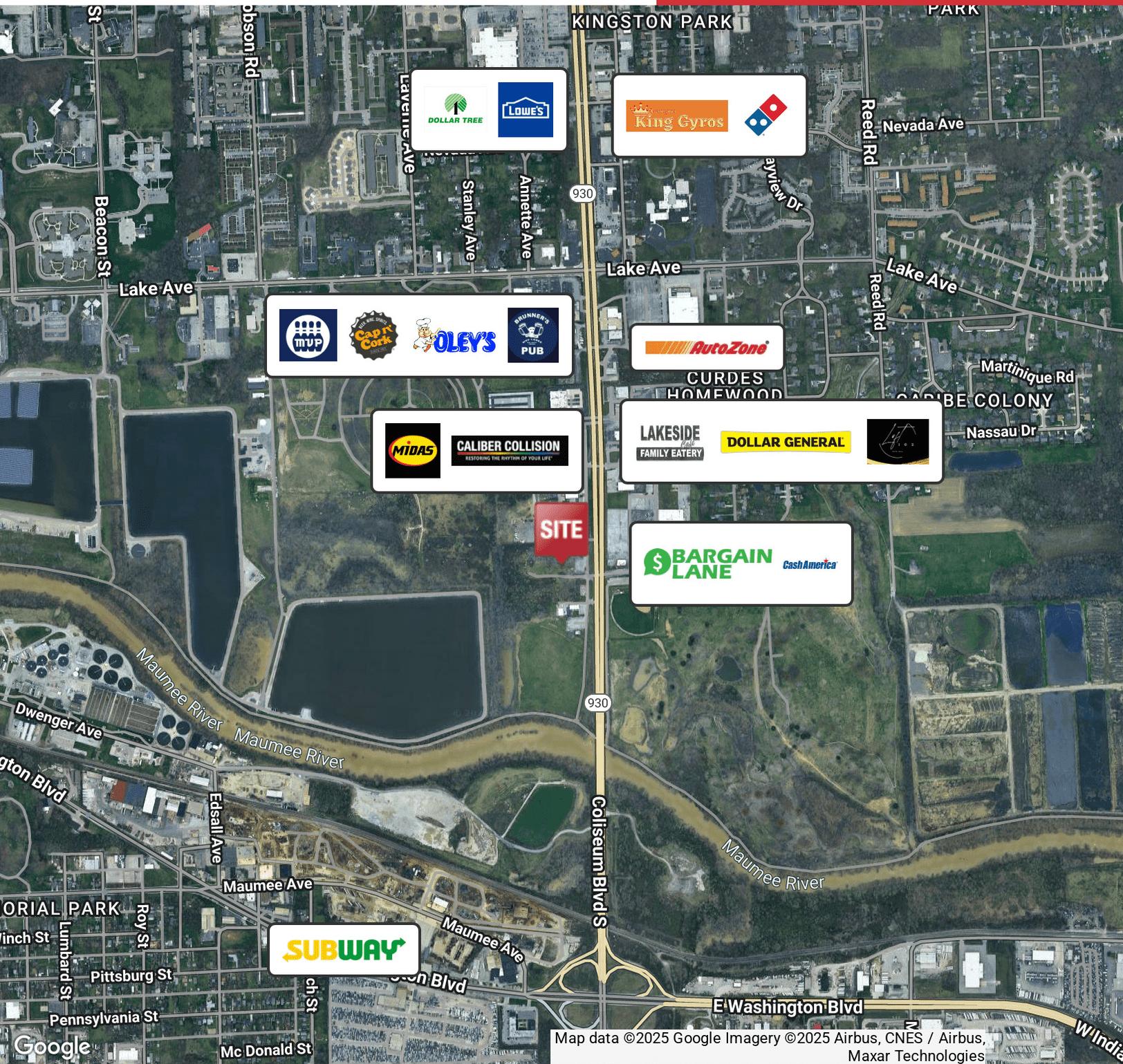
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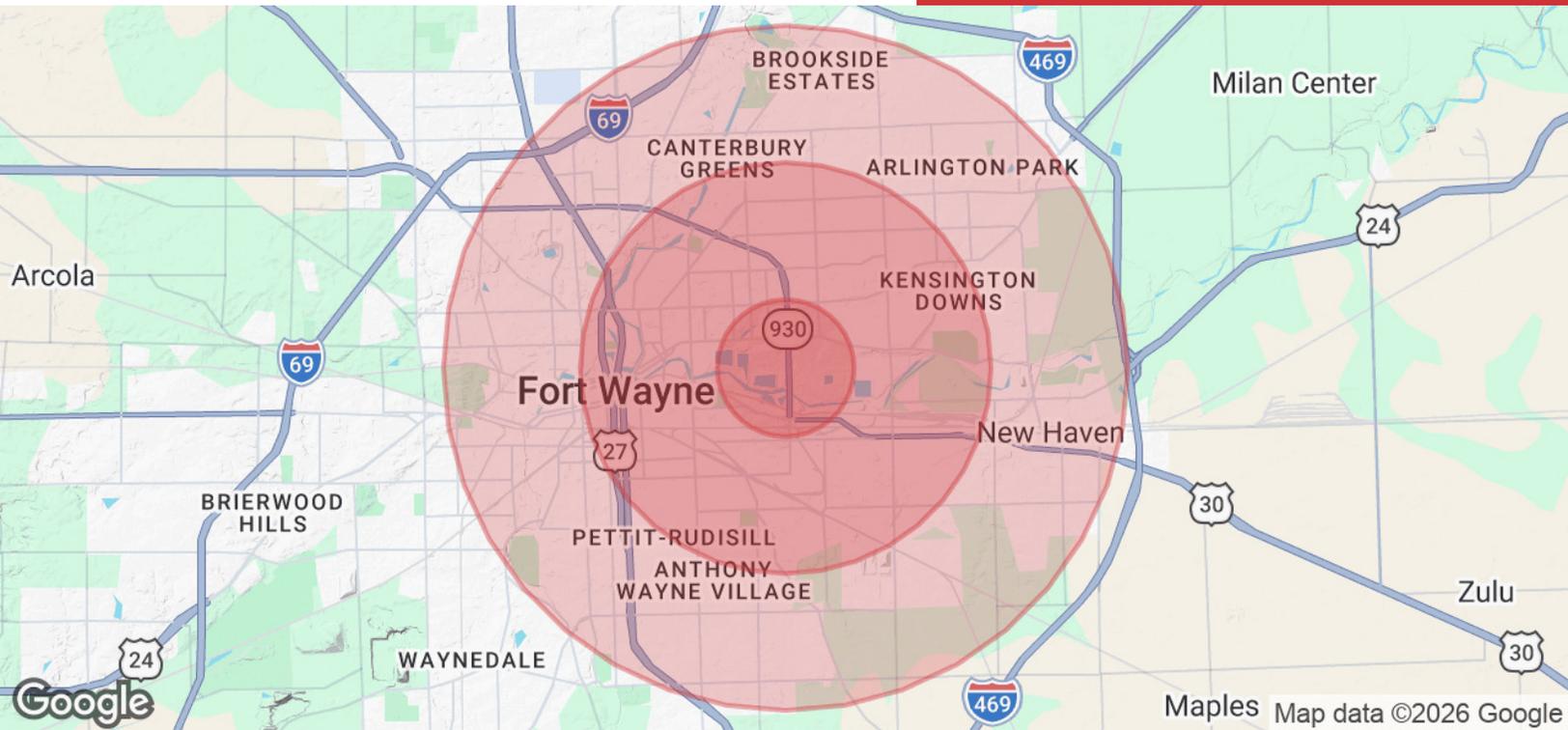
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,373	78,297	188,866
Average Age	42	37	37
Average Age (Male)	39	36	36
Average Age (Female)	45	38	38

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,983	31,197	75,959
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$56,994	\$67,021	\$68,601
Average House Value	\$152,670	\$150,627	\$159,075

Demographics data derived from AlphaMap

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