

916 W COLISEUM BLVD.

916 W COLISEUM BLVD, FORT WAYNE, IN 46808



PROPERTY DESCRIPTION

Discover a leasing opportunity at 916 W Coliseum Blvd, Fort Wayne, IN, 46808. This property's standout features include high visibility and C4 Zoning, allowing for a diverse range of business options. The prime frontage along W Coliseum Boulevard ensures daily exposure to high traffic, while convenient access to I-69 and retail corridors ensures easy reach for customers and employees. Positioned near major shopping centers and service providers, this versatile space is well-suited for retail, office, medical, or service-oriented uses. The property's ample on-site parking provides convenient entry and exit, making it an attractive prospect for businesses seeking a strategic location in the vibrant Fort Wayne market.

PROPERTY HIGHLIGHTS

- Prime frontage along heavily traveled W Coliseum Boulevard, providing strong daily traffic exposure for your business.
- Site features convenient access to I-69 and Fort Wayne's primary retail corridors, making it easily reachable for customers and employees.
- Positioned near major shopping centers, restaurants, and service providers that generate consistent consumer traffic.
- Well-suited for retail, office, medical, or service-oriented users seeking a strategic location.
- The property provides generous on-site parking with easy entry and exits for both customers and staff.

OFFERING SUMMARY

Lease Rate:	\$750.00 - 900.00 per month
Lease type:	Modified Gross
Number of Units Available:	4
Total Number of Units:	18
Available SF:	600 - 1,200 SF
Lot Size:	1.1 Acres
Building Size:	15,505 SF

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Lease Rate

\$750 PER MONTH

LOCATION INFORMATION

Address	916 W Coliseum Blvd. Fort Wayne, IN 46808
County	Allen
Township	Washington
Side of the Street	North
Market Type	Large
Nearest Highway	IN-930

BUILDING INFORMATION

Building Size	15,505 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	9 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Year Built	1965
Year Last Renovated	2025
Construction Status	Existing
Framing	Brick/Wood
Condition	Average
Roof	Steel
Free Standing	Yes
Number of Buildings	2

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	C4
Lot Size	1.1 Acres
APN #	02-07-22-481-004.000-073, 02-07-22-481-002.000-073
Lot Frontage	180 ft
Lot Depth	280 ft
Traffic Count	28,000
Traffic Count Street	W. Coliseum

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	50

UTILITIES

Handicap Access	Yes (3 spaces)
Gas / Propane	NIPSCO
Power	AEP

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910 W COLISEUM BLVD.



916 W COLISEUM BLVD.



SUITE D



SUITE 4



SUITE D

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	600 - 1,200 SF	Lease Rate:	\$750 per month

AVAILABLE SPACES

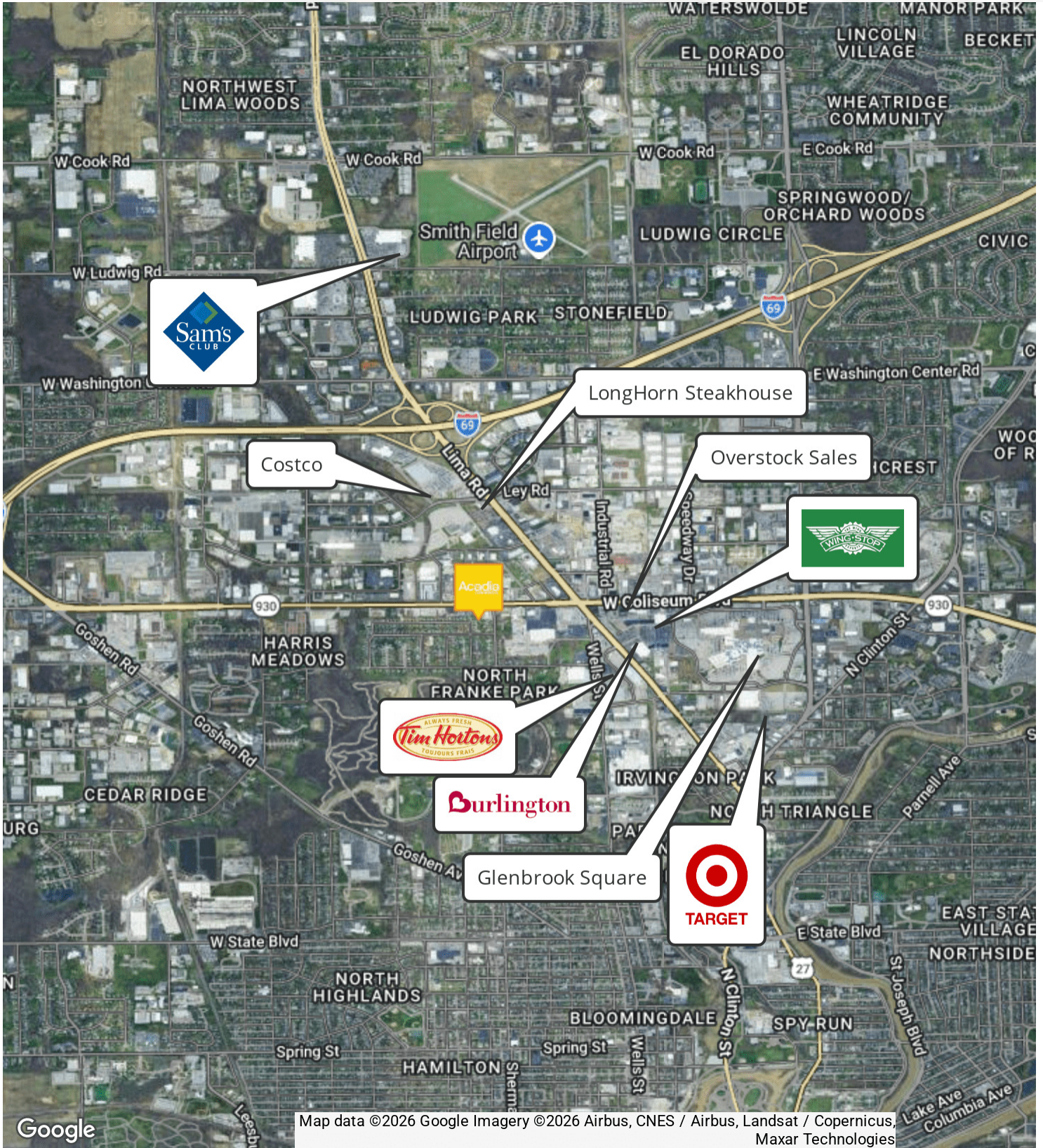
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
910 W Coliseum Blvd, Suite D, Fort Wayne, IN 46808	-	800 SF	Modified Gross	\$900 per month	-
916 W Coliseum Blvd, Suite 3, Fort Wayne, IN 46805	Available	600 - 1,200 SF	Modified Gross	\$750 per month	-
916 W Coliseum Blvd, Suite 4, Fort Wayne, IN 46805	Available	600 - 1,200 SF	Modified Gross	\$750 per month	-
916 W Coliseum Blvd, Suite 6, Fort Wayne, IN 46805	Available	600 SF	Modified Gross	\$750 per month	-

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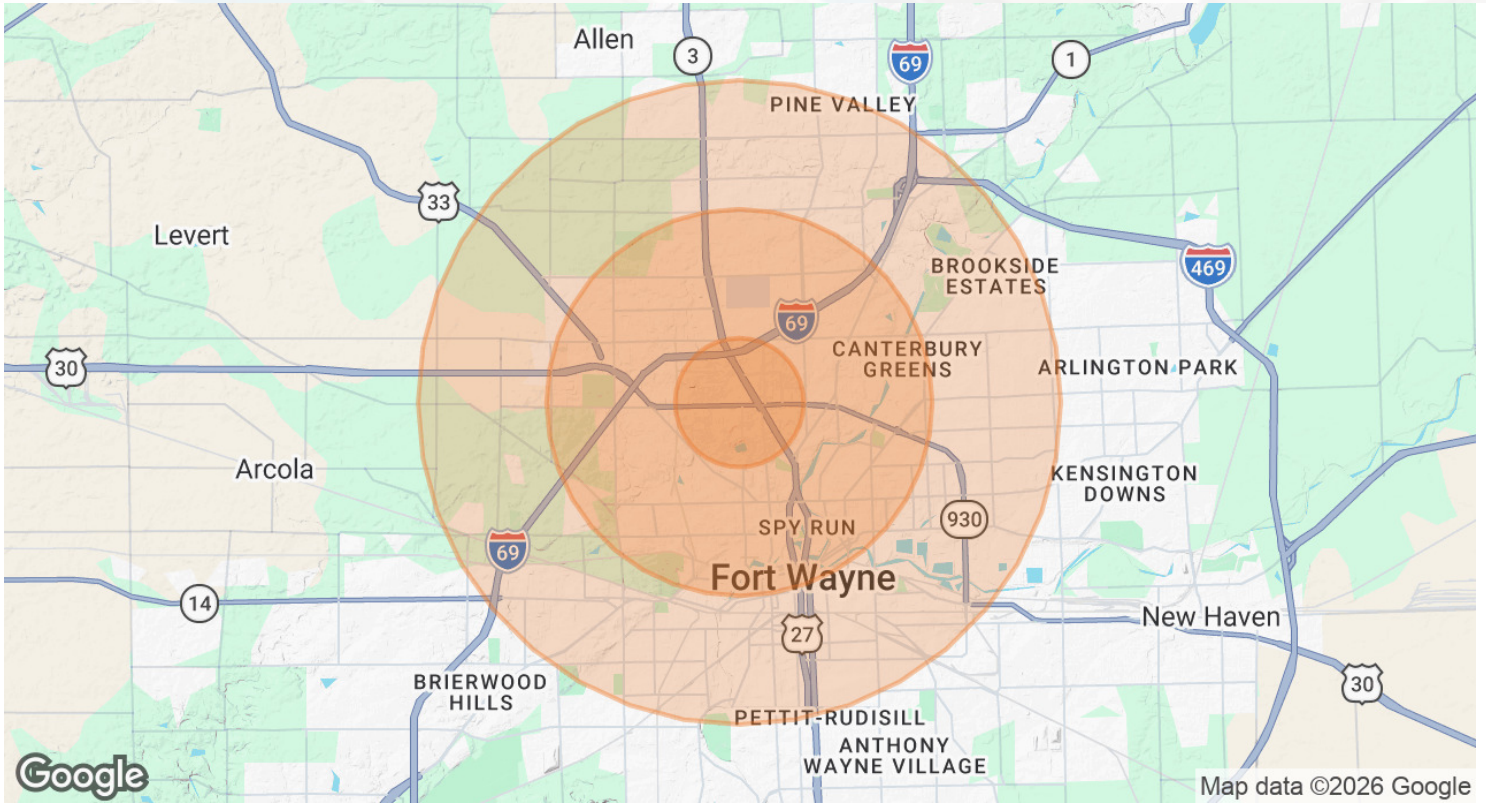


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,997	64,861	158,924
Average Age	32.9	35.0	35.0
Average Age (Male)	32.6	34.8	34.1
Average Age (Female)	35.3	35.7	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,355	28,039	66,349
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$54,654	\$68,815	\$73,977
Average House Value	\$121,907	\$155,421	\$173,770

2023 American Community Survey (ACS)

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