



GRABER BUILDING RETAIL

909 COLISEUM BOULEVARD FORT WAYNE, INDIANA 46805

PROPERTY HIGHLIGHTS

- Units range from 800 SF - 4,000 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
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General Property Information

Name	Graber Retail	Parcel Number	02-13-05-176-008.000-070
Address	909 N. Coliseum Blvd	Total Building SF	89,080 SF
City, State, Zip	Fort Wayne, IN, 46805	Acreage	9.61 AC
County	Allen	Year Built	1963
Township	Adams	Zoning	I-2
Parking	Surface	Parking Spaces	Ample

Property Features

Construction Type	Steel and concrete block	Number of Floors	1—2
Electrical	600 Amp / 208 / 3 Phase	Sprinklers	Yes
Heating	Central & drop gas forced	Restrooms	2 common
Signage	Pylon & building		

Utilities **Major Roads**

Electric	AEP	Nearest Interstate	I-69—6 miles
Gas	NIPSCO	Nearest Highway	SR 930 (N. Coliseum Blvd.)
Water/Sewer	City of Fort Wayne		

Lease Information

Unit Number	Square Feet	Lease Rate	Lease Type
101	LEASED	\$12.00/SF	Modified Gross
102	1,700 SF	\$12.00/SF	Modified Gross
103	800 SF	\$10.50/SF	Modified Gross
104	800 SF	\$10.50/SF	Modified Gross
105	800 SF	\$10.50/SF	Modified Gross
106	800 SF	\$10.50/SF	Modified Gross
107	800 SF	\$10.50/SF	Modified Gross

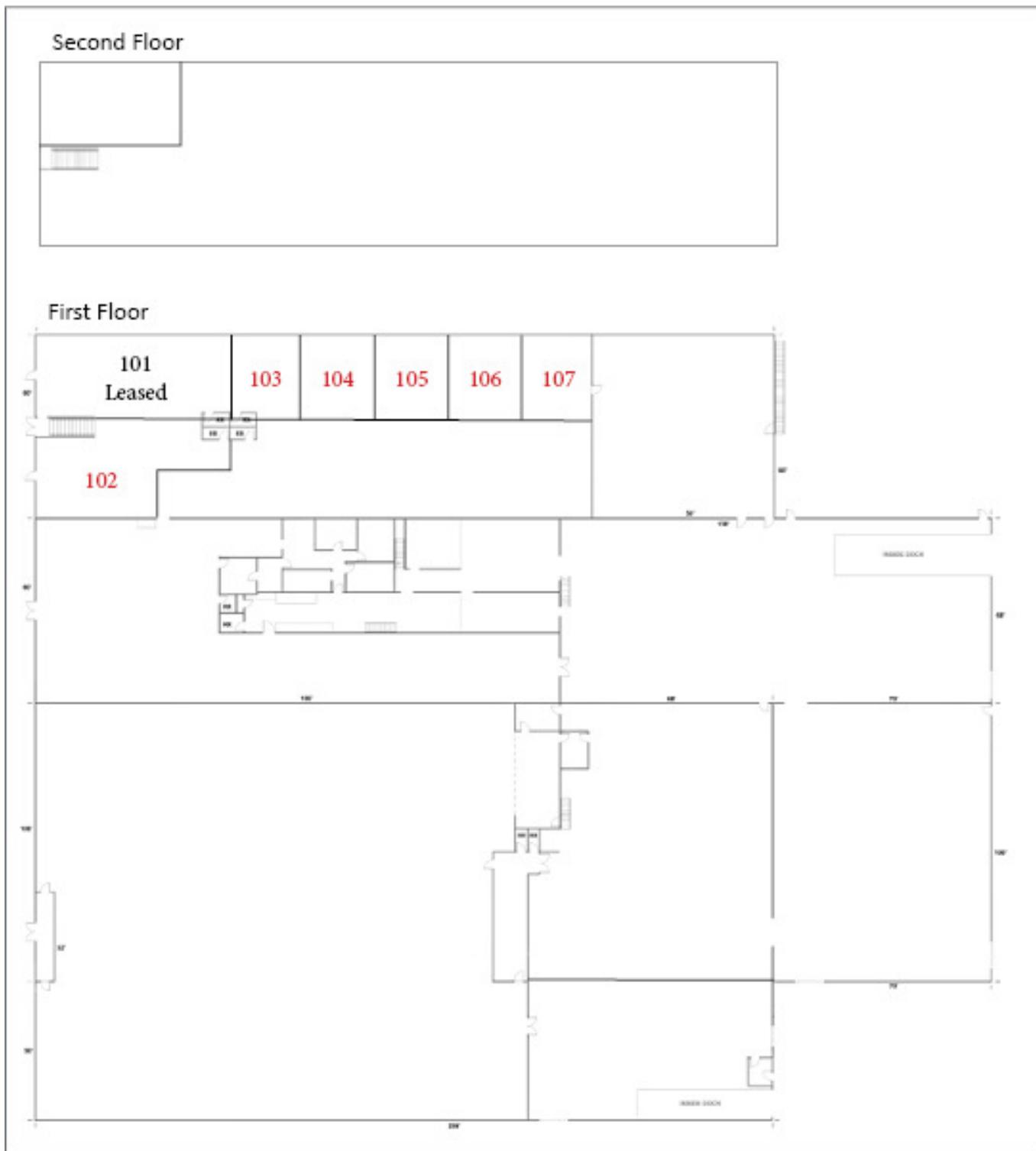
Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins	\$1.17/SF	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant

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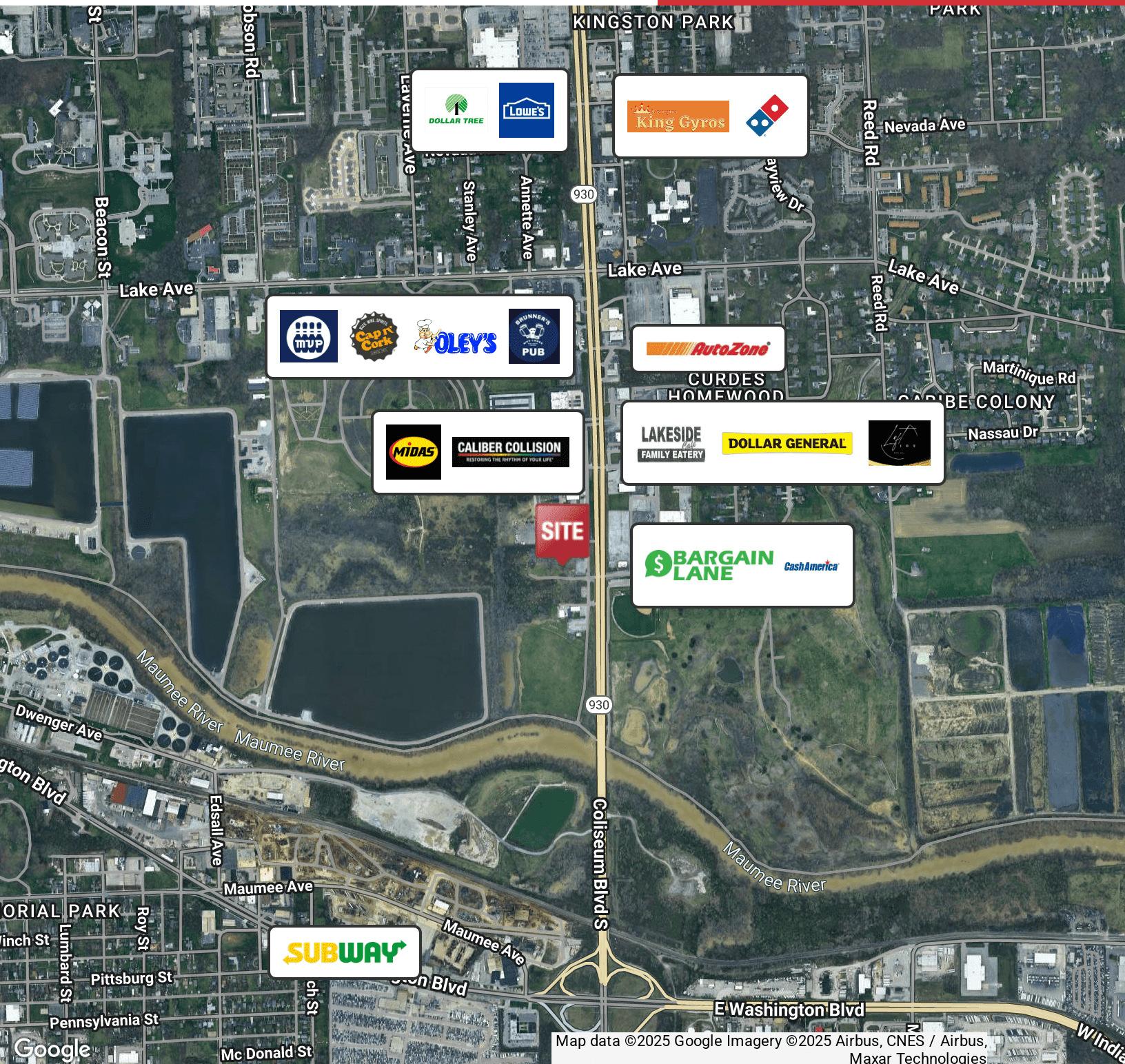
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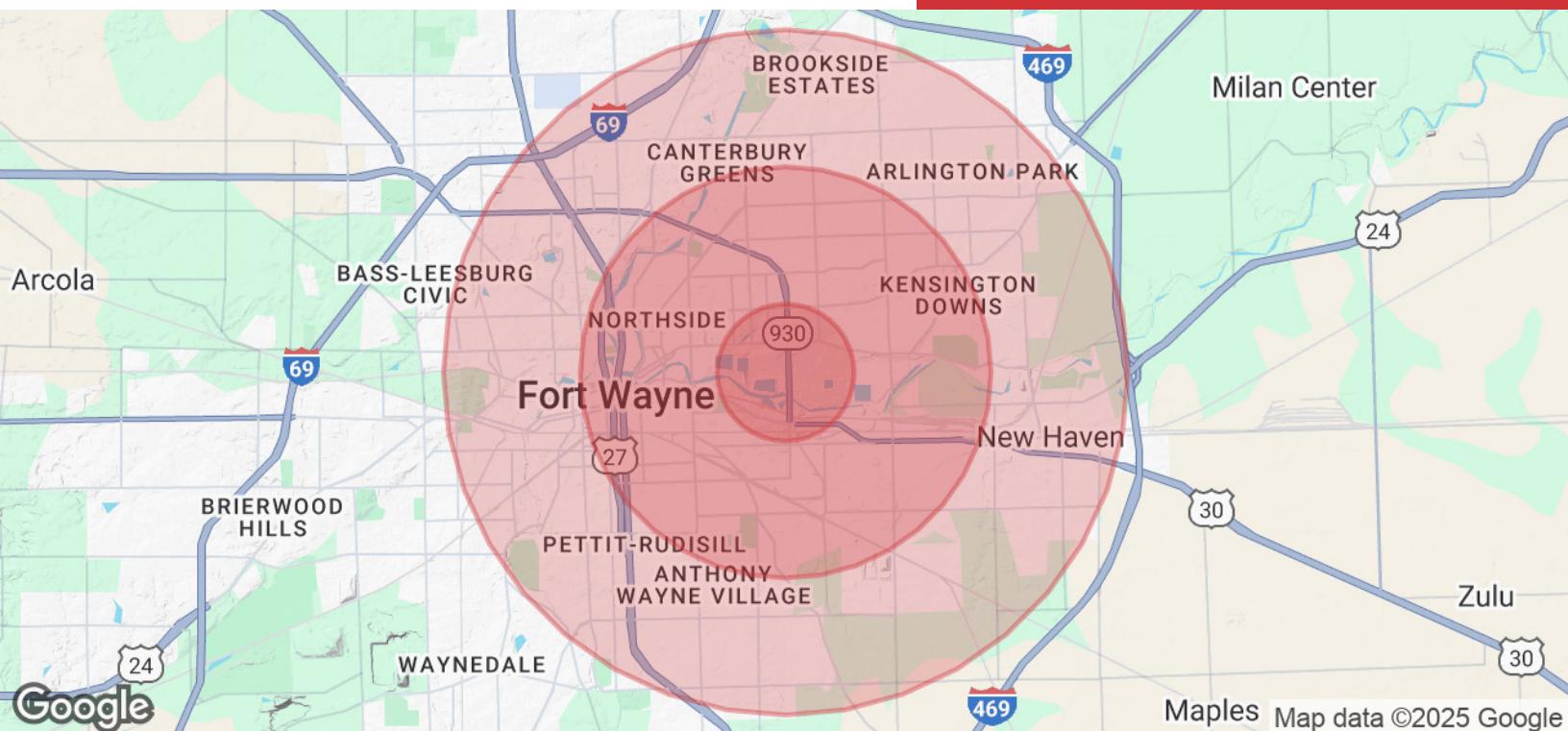
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POPULATION

	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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