



FORMER DEREK MOTOR CARS

1001 N. COLISEUM BOULEVARD, FORT WAYNE, INDIANA 46805

PROPERTY HIGHLIGHTS

- 14,293 SF Flex space available
- 18' Ceiling height in warehouse area
- 6 Overhead doors ranging from 8' - 12' high (expandable to 14' high)
- Beautiful glass showroom with floor to ceiling windows
- 280' Frontage on busy Coliseum Boulevard with daily traffic count of 26,382 VPD



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

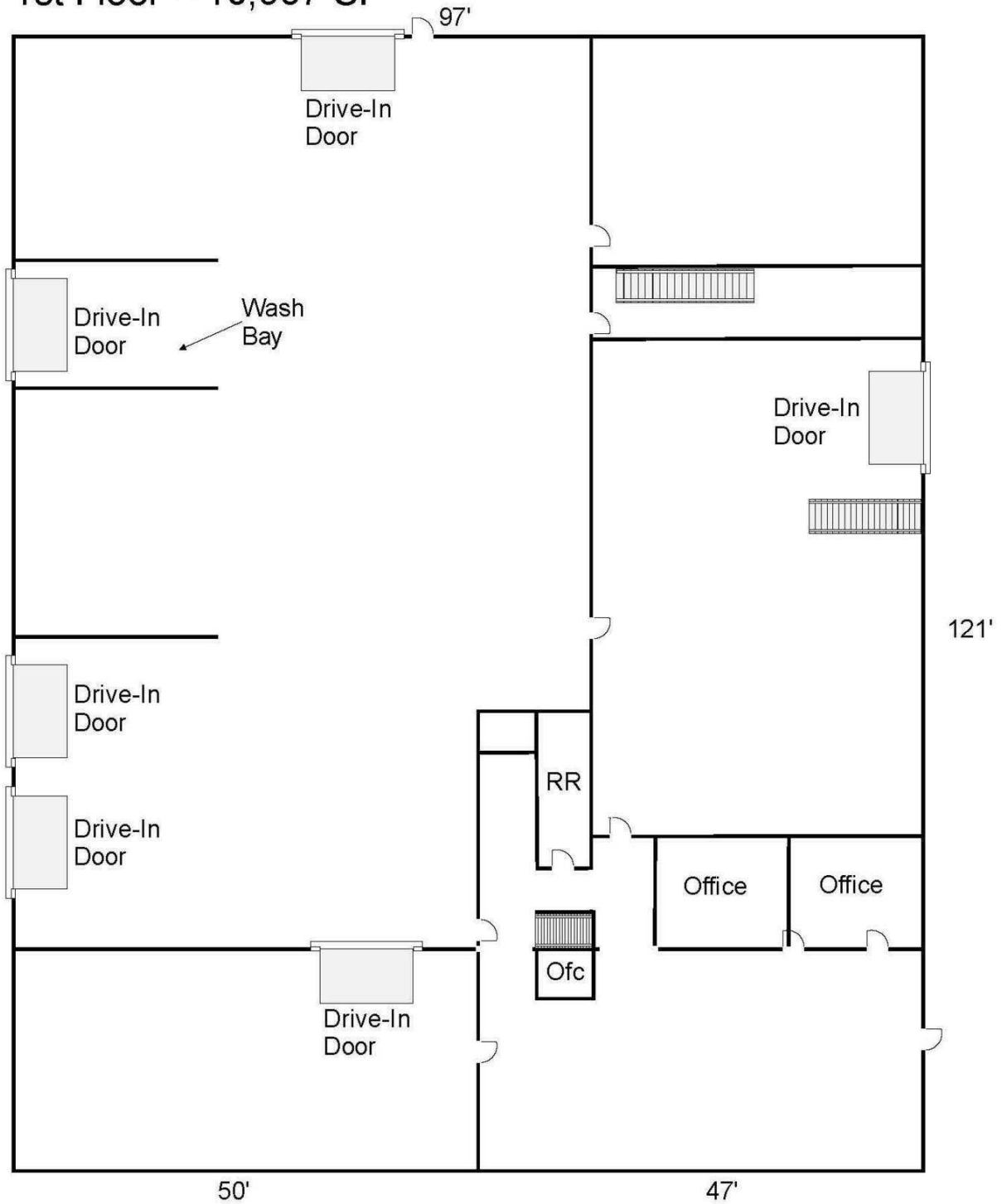
GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihb.com

General Property Information			
Name	Former Derek Motor Cars	Parcel Number	02-13-05-176-006.000-070
Address	1001 N. Coliseum Boulevard	Total Building SF	14,293 SF
City, State, Zip	Fort Wayne, IN 46805	Acreage	2.21 AC
County	Allen	Year Built	1968
Township	Adams	Zoning	C-4
Parking	Surface, ample spaces		
Property Features			
Construction Type	Steel	Number of Floors	2 (3,632 SF on 2nd floor)
Roof	Flat, new in 2022	Foundation	Slab
Ceiling Height	18' in warehouse	Sprinklers	No
Overhead Doors	6	Restrooms	Yes
Signage	Pylon		
Utilities		Major Roads	
Electric	I&M	Nearest Interstate	I-69—6 miles
Gas	NIPSCO	Nearest Highway	SR 930—0.01 Mile
Water/Sewer	City of Fort Wayne		
Lease Information			
Available SF	14,293 SF	Lease Rate	\$6.85/SF/YR
		Lease Type	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.48/SF	Tenant	
CAM Fee	TBD	Tenant	
Insurance	\$0.21/SF	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$TBD		
Sales Information			
Annual Taxes	\$6,909.34	Sale Price	\$1,200,000
Tax Yr./Pay Yr.	2023/2024	Terms	Cash at closing

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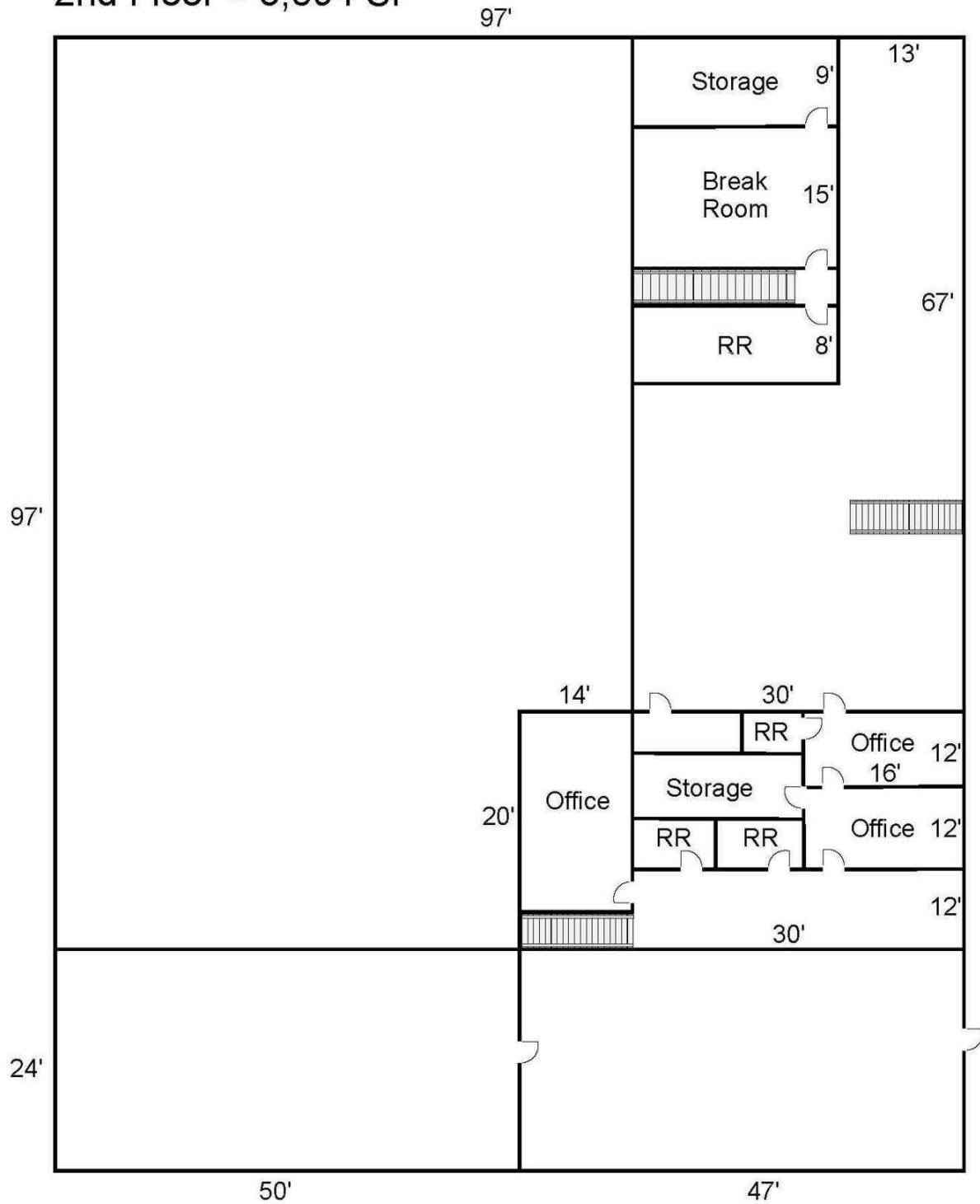
1st Floor = 10,537 SF



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2nd Floor = 3,594 SF



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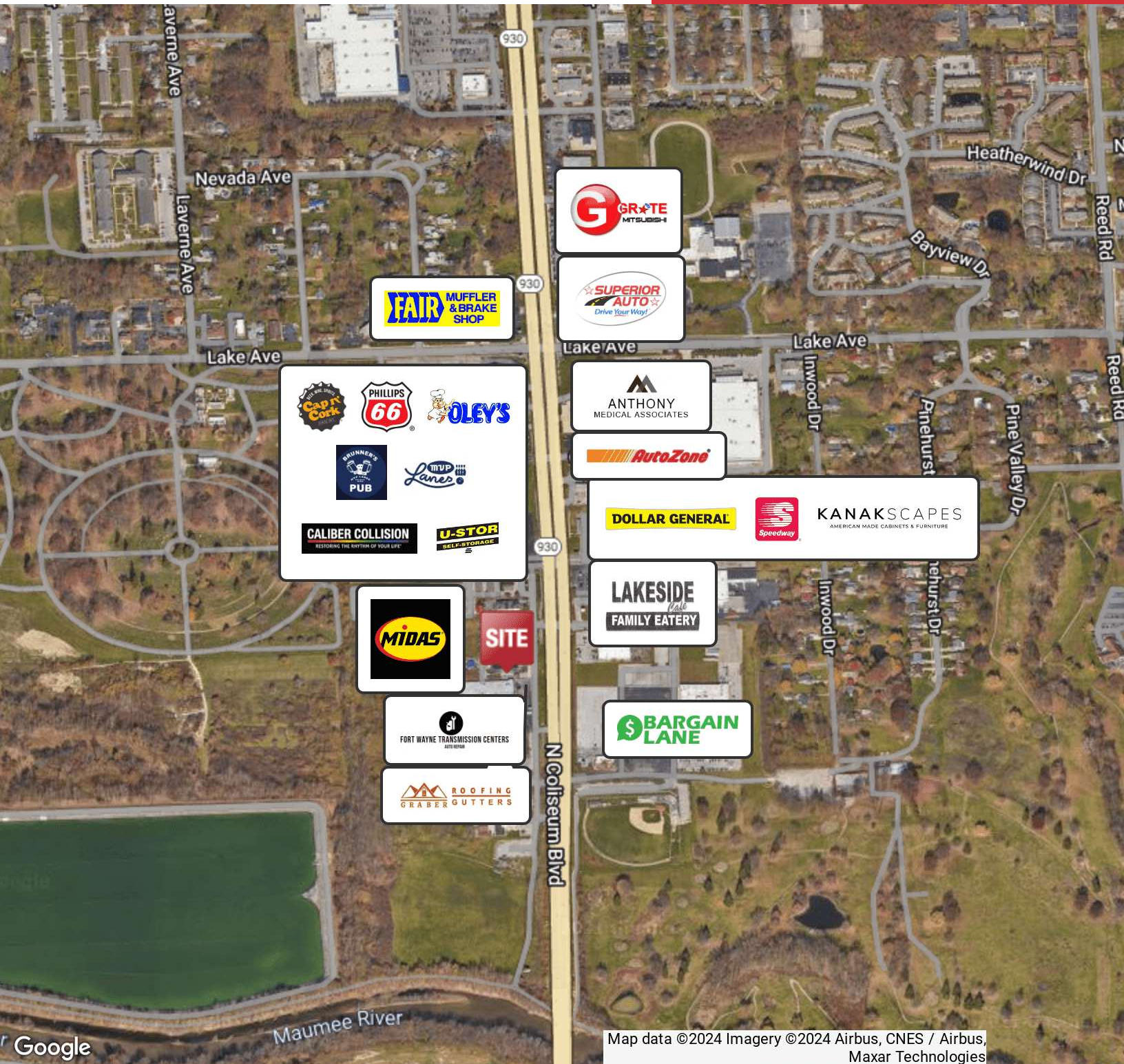
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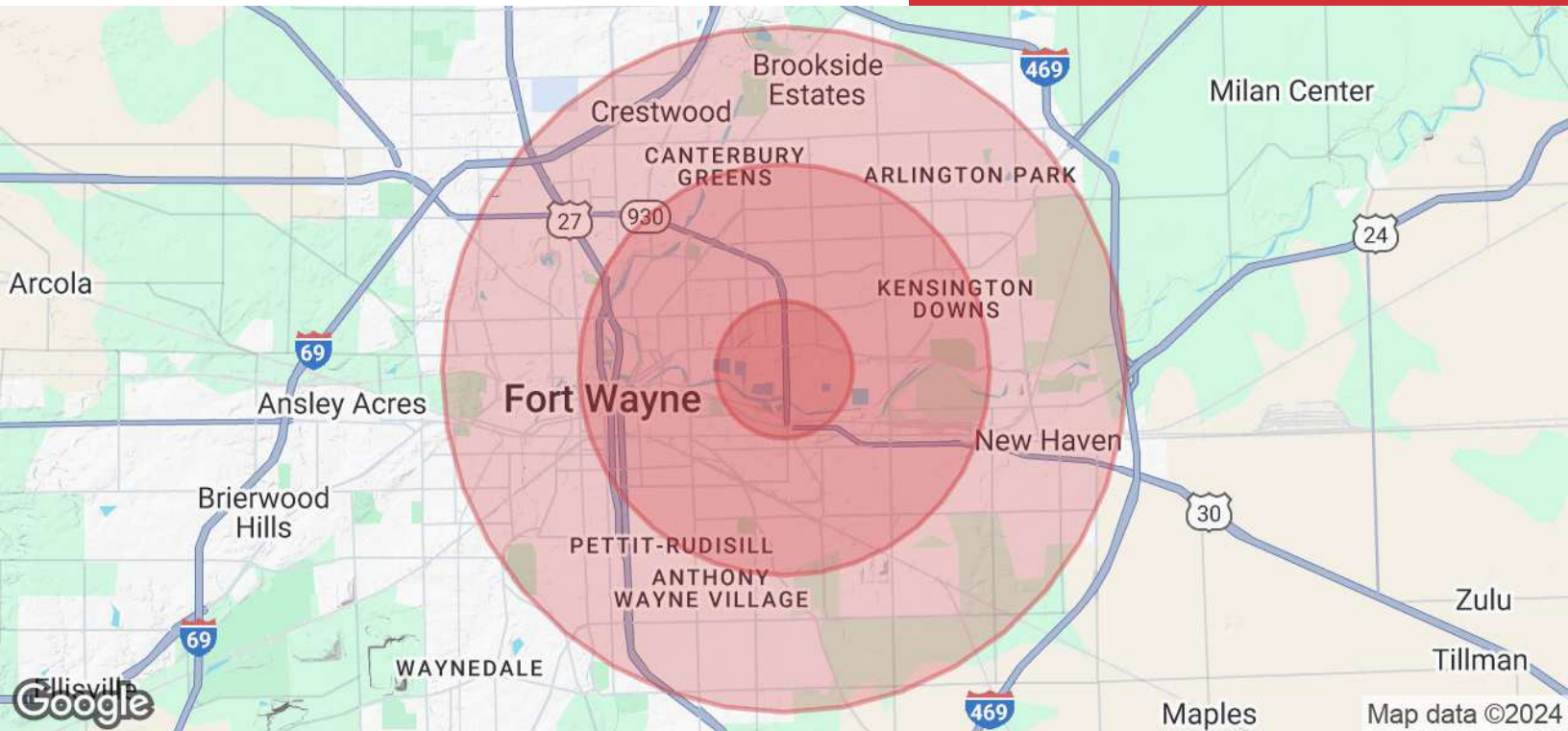
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,006	74,836	194,630
Average Age	42.0	34.4	34.9
Average Age (Male)	33.4	32.2	33.3
Average Age (Female)	42.2	35.7	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,476	32,654	85,217
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$43,507	\$51,117	\$52,554
Average House Value	\$100,188	\$104,730	\$104,074

2020 American Community Survey (ACS)

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