



FOR **SALE / LEASE**
RETAIL PROPERTY



5608 Coldwater Road
Fort Wayne, IN 46825

2,700 SF Prime Retail Location With Heavy Traffic

About The Property

- Located on busy Coldwater Rd. less than 1/2 mile from I-69 with full access to/from Coldwater Rd.
- High end finished throughout
- Well manicured exterior including landscaping, façade, and parking lot
- Ideal uses included coffee, restaurant, retail or redevelopment (could be combined with adjacent land for larger site)
- Drive-thru potential
- Sale Price: \$1,100,000; Lease Rate: \$24.00 SF/yr NNN



the
Zacher
company

EVAN RUBIN
Broker Associate
erubin@zacherco.com
260.422.8474

STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

2,700 SF PRIME RETAIL LOCATION WITH HEAVY TRAFFIC

BUILDING LOCATION/SIZE

Building Name	DeBrand Fine Chocolates
Street Address	5608 Coldwater Road
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/Washington
City Limits	Yes
Zoning	C2/Limited Commercial
Total Building Size	2,700 SF
Site Acreage	.7 Acre

BUILDING DATA

Current use	Retail Chocolate Business
Date of Construction	1986
Date Renovated	2012
Type of Construction	Wood Frame/Masonry Brick
Roof	Rubber Membrane
Floor	Polished Concrete
HVAC	Central
Lawn Irrigation	Yes
Signage	LED Digital Video Sign

POPULATION DEMOGRAPHICS

1 Mile	7,965
5 Miles	165,442
10 Miles	333,658

PROPERTY TAXES

Parcel Number	02-07-24-102-003.000-073
Assessment: Land	\$242,300
Improvements	\$87,900
Total Assessment	\$330,200
Annual Taxes	\$8,984.32 (\$3.33/SF)
Tax Year	2022 Payable 2023

PRICE/AVAILABILITY

Sale Price	\$1,100,000
Lease Price/SF	\$24.00 SF/yr
Lease Type	NNN
Available	TBD

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Tenant

*Pro-rata share base on SF/area

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

TRANSPORTATION/PARKING

Parking Lot	Asphalt
Parking Spaces	Approx. 42
Major Road Nearest Site	Washington Center Rd.
Distance to Interstate: I-69	.4 Mile
Traffic Counts:	
Coldwater Rd.	33,193 VPD



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ADDITIONAL PHOTOS

2,700 SF PRIME RETAIL LOCATION WITH HEAVY TRAFFIC



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AERIALS

2,700 SF PRIME RETAIL LOCATION WITH HEAVY TRAFFIC



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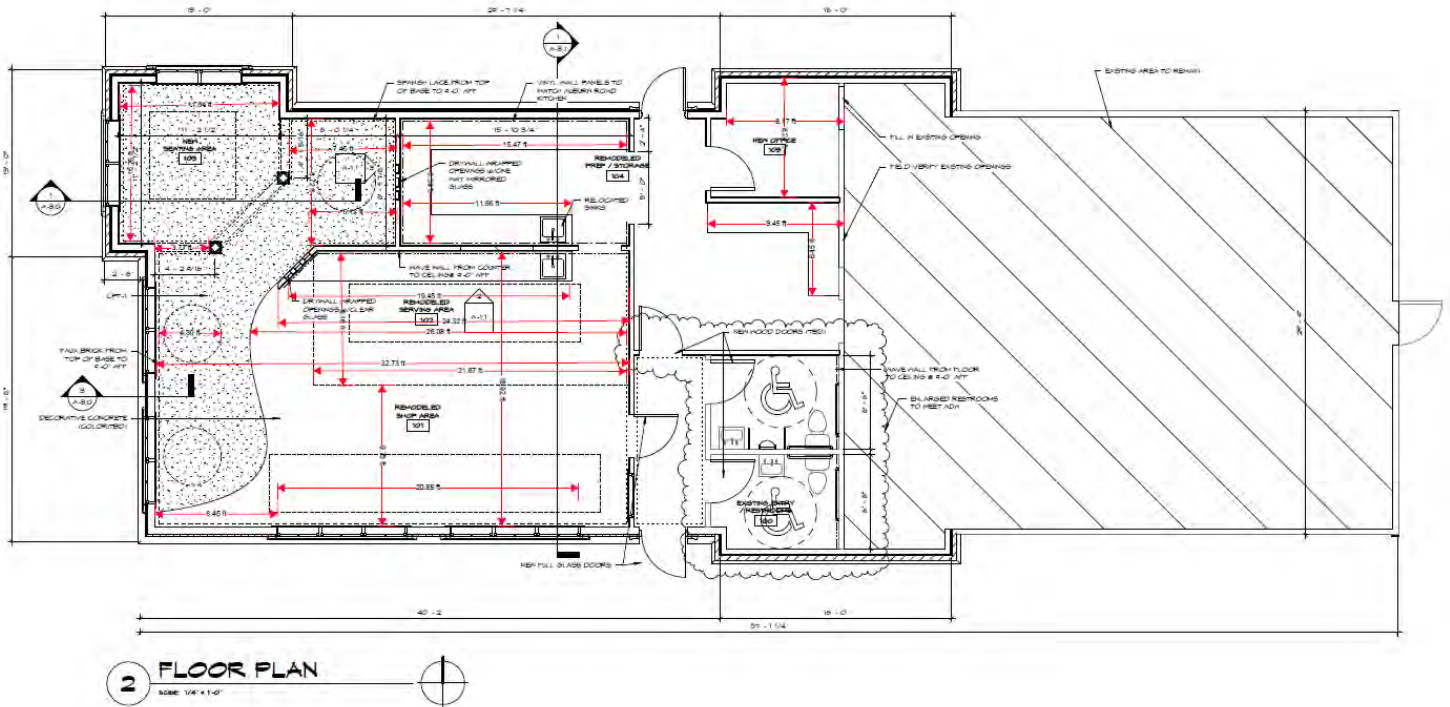
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FLOOR PLANS

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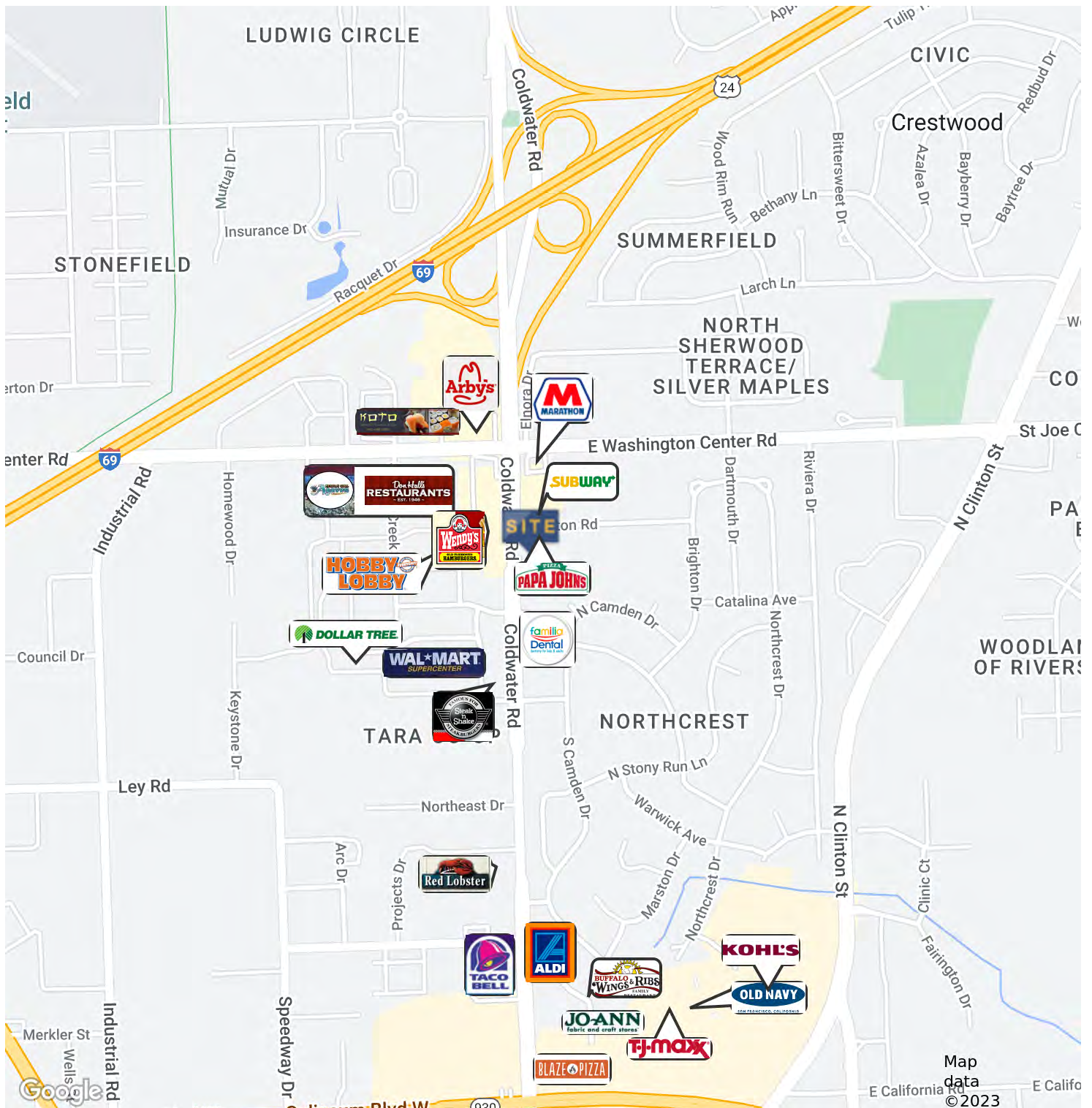
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RETAILER MAP

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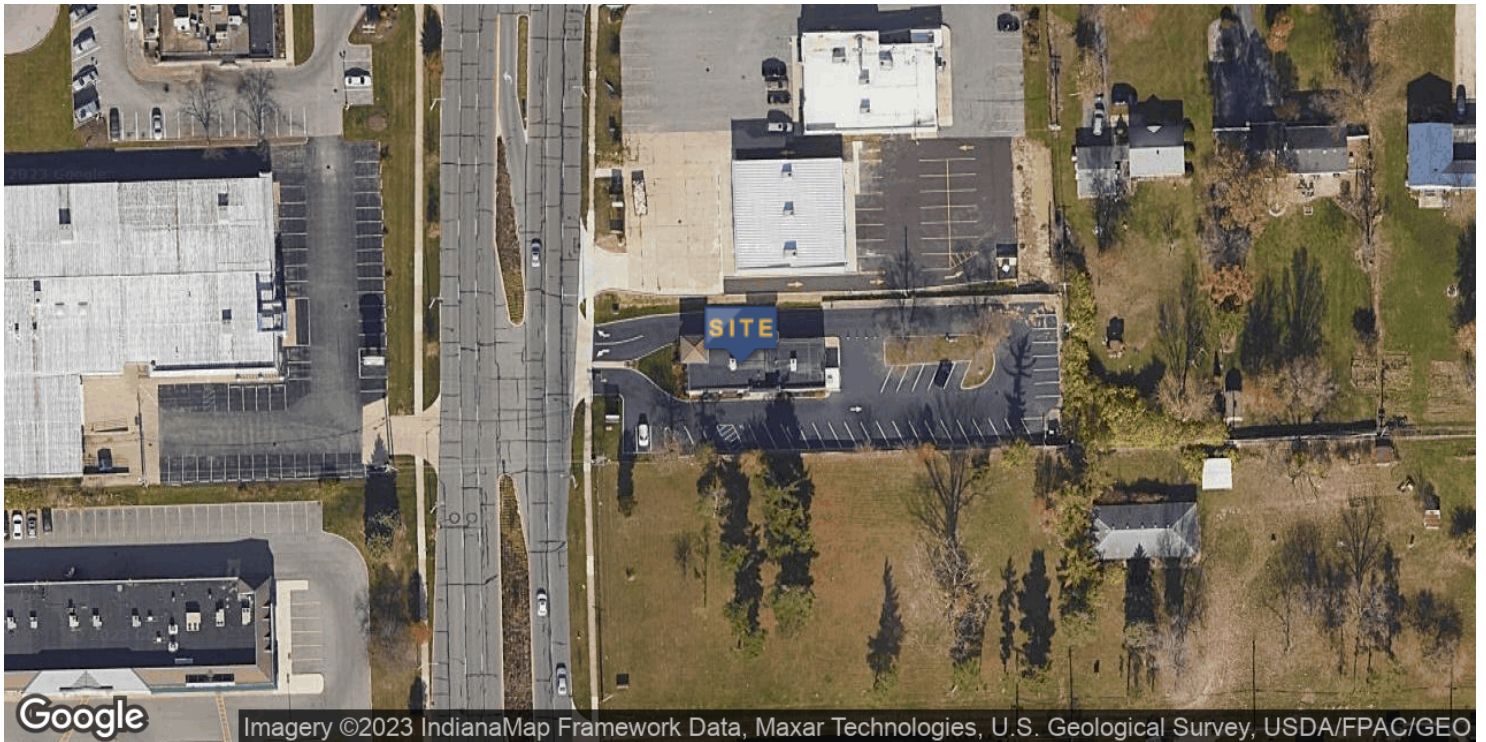
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LOCATION MAPS

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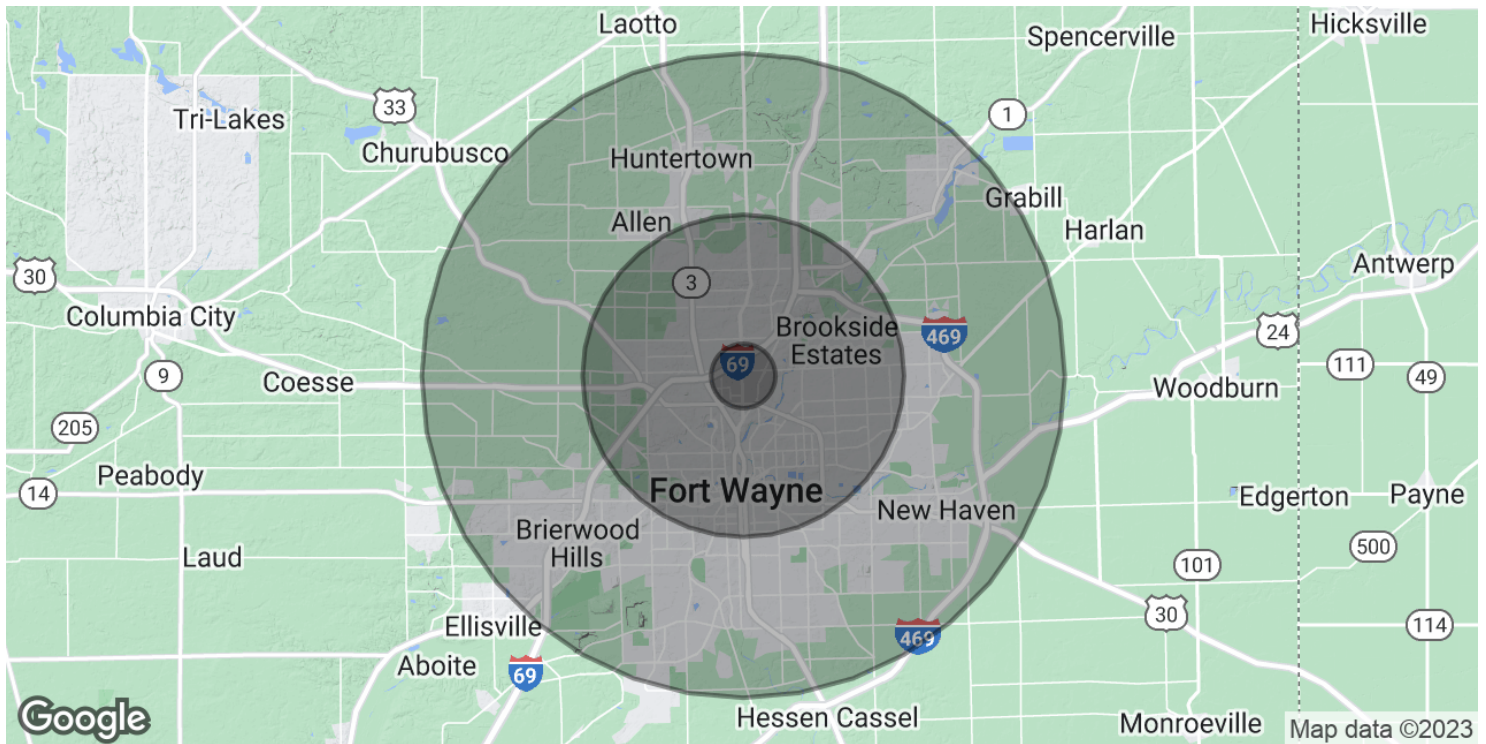
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DEMOGRAPHICS MAP & REPORT

2,700 SF PRIME RETAIL LOCATION WITH HEAVY TRAFFIC



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,965	165,442	333,658
Average Age	37.0	36.4	36.8
Average Age (Male)	33.4	35.2	35.4
Average Age (Female)	41.0	37.8	38.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,446	73,770	144,004
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$54,904	\$60,904	\$66,035
Average House Value	\$94,916	\$119,628	\$133,573

* Demographic data derived from 2020 ACS - US Census



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