

The Shoppes

Fort Wayne, Indiana

PROPERTY HIGHLIGHTS

- Retail center located adjacent to Glenbrook Mall, the second largest mall in Indiana.
- Has an 8-county, 100 mile draw.
- Offers high traffic.
- Excellent visibility with frontage on Coldwater Road.
- Coldwater Road is a major artery through Fort Wayne.
- Signalized entrance.
- GLA: 108,602
- MSA: Fort Wayne, Indiana
- Key Tenants Aldi, Pet Supplies Plus, The Good Feet Store, Clothes Mentor and Plato's Closet.

LEASING CONTACT:

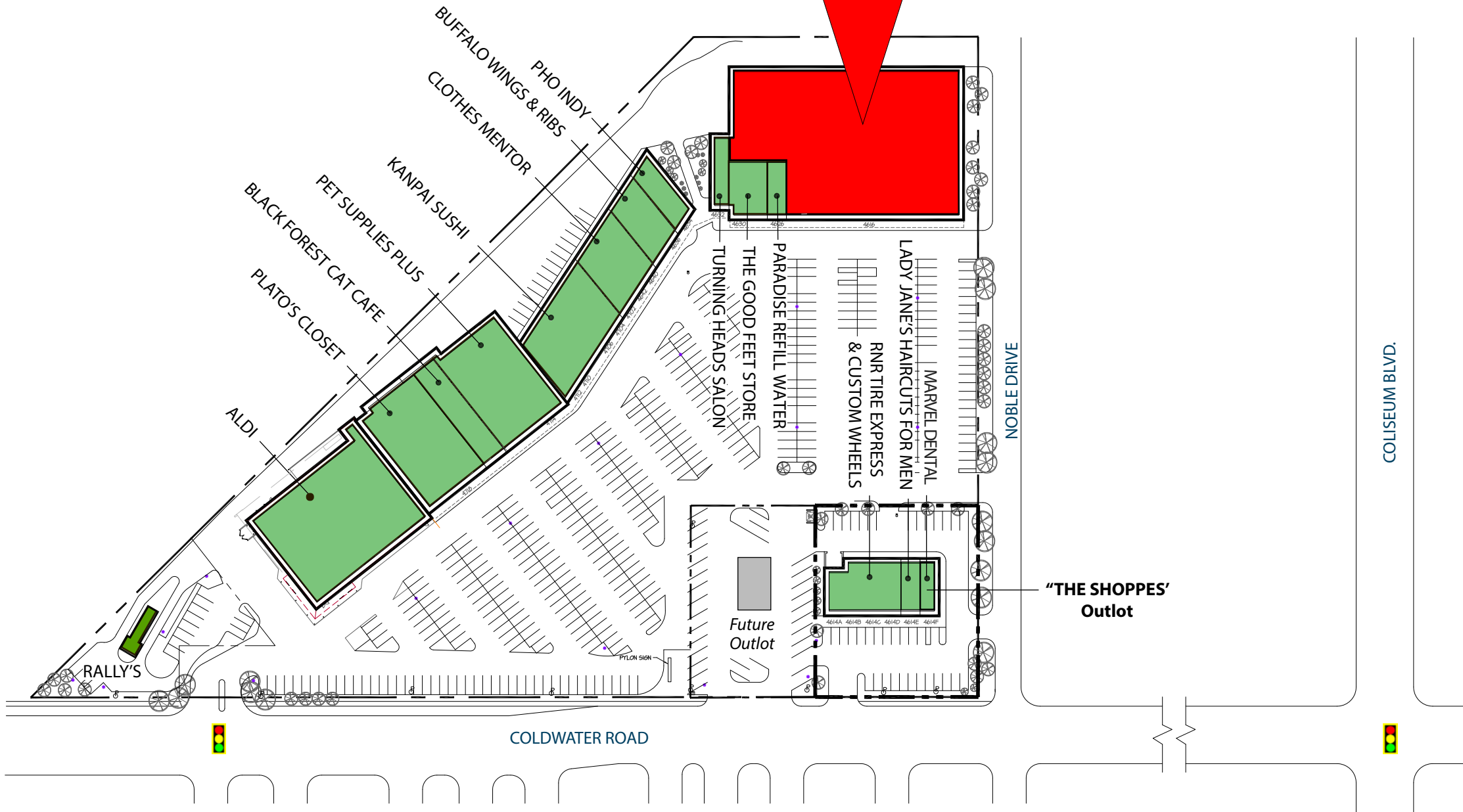
Joe Kenney
jkenney@broadbentco.com

317.237.2900 Office
888.664.2900 Toll Free
317.237.2953 Facsimile





35,400 S.F. ANCHOR SPACE AVAILABLE



SITE DATA		DISCLAIMER
TOTAL BUILDING AREA		
INLINE RETAIL AREA	100,602 S.F.	
OUTLET RETAIL BLDG.	7,000 S.F.	
RALLY'S OUTLOT	~1,000 S.F.	
TOTAL BLDG AREA	108,602 S.F.	
PARKING SPACES		THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.
PARKING RATION IS ASSUMED: 1 SPACE/250 SF BLDG		
SPACES REQUIRED	434 SPACES	
SPACES PROVIDED	483 SPACES	

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE MAKE NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.	
---	--

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

The Shoppes

Fort Wayne, Indiana



Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	77,034	79,093	178,422	182,535	365,799	365,511
Daytime Population	104,688		210,527		376,344	
Households	33,349	34,644	74,113	76,699	143,204	148,122
Average HH Size	2.20	2.17	2.34	2.32	2.45	2.43
Average HH Income	\$72,085	\$84,062	\$77,331	\$89,978	\$90,903	\$105,155
Median HH Income	\$54,720	\$61,885	\$57,911	\$66,198	\$65,934	\$76,630
Per Capita Income	\$31,540	\$37,222	\$32,127	\$37,819	\$36,532	\$42,668

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
45,260	Coliseum Blvd.	Coldwater Road	Clinton Street
37,366	Coliseum Blvd.	Coldwater Road	Lima Rd./ U.S. 27
25,326	Coldwater Road	Coliseum Blvd.	Noble Drive
27,298	Coldwater Road	Noble Drive	Collins Road

