

For Lease - 8,000 SF

5410 Coldwater Road
Fort Wayne, IN 46825



- Aaron's Rents Space Available (8,000 s.f.)
- Excellent Location with Great Visibility and Easy Access
- Signalized intersection across from Wal-mart Center
- High performing Jimmy Johns on end cap
- North of Glenbrook Square Mall host to major retailers, fast food and restaurants
- NNNs \$4.44 for 2025



DEMOGRAPHICS

2023 Total Population
Average HH Income

1 MILE

6,839
\$72,723

3 MILE

69,118
\$68,067

5 MILE

169,990
\$76,368

ADT 37,000 cars per day along Coldwater Road

William G. Wilson, CCIM
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Paragon Realty
8700 North Street, Suite 310
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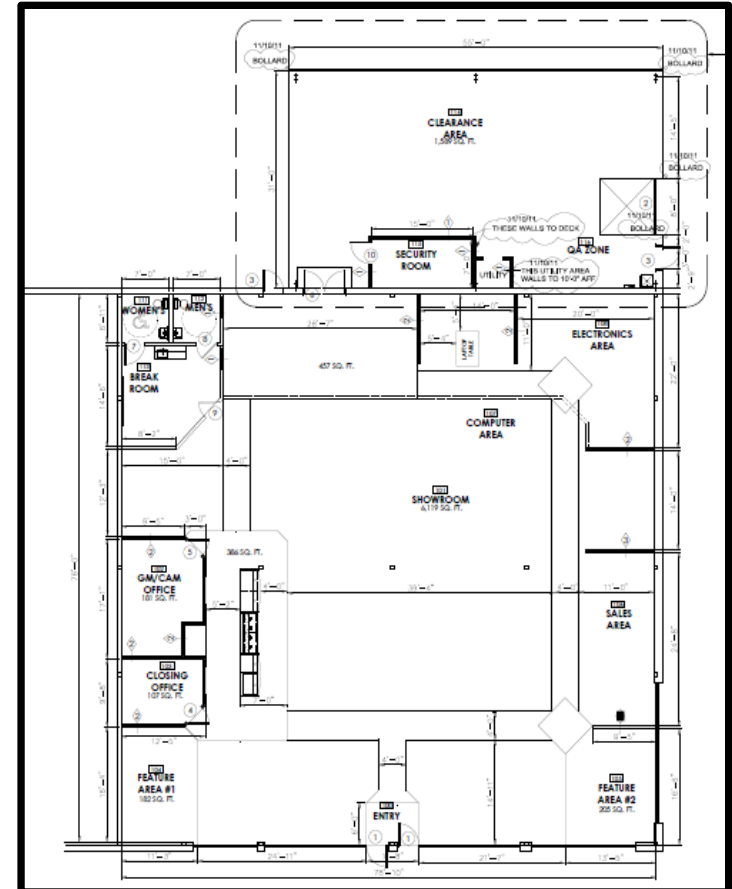
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Building Plan



Aaron's Space Plan



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Trade Aerial



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Trade Aerial 2



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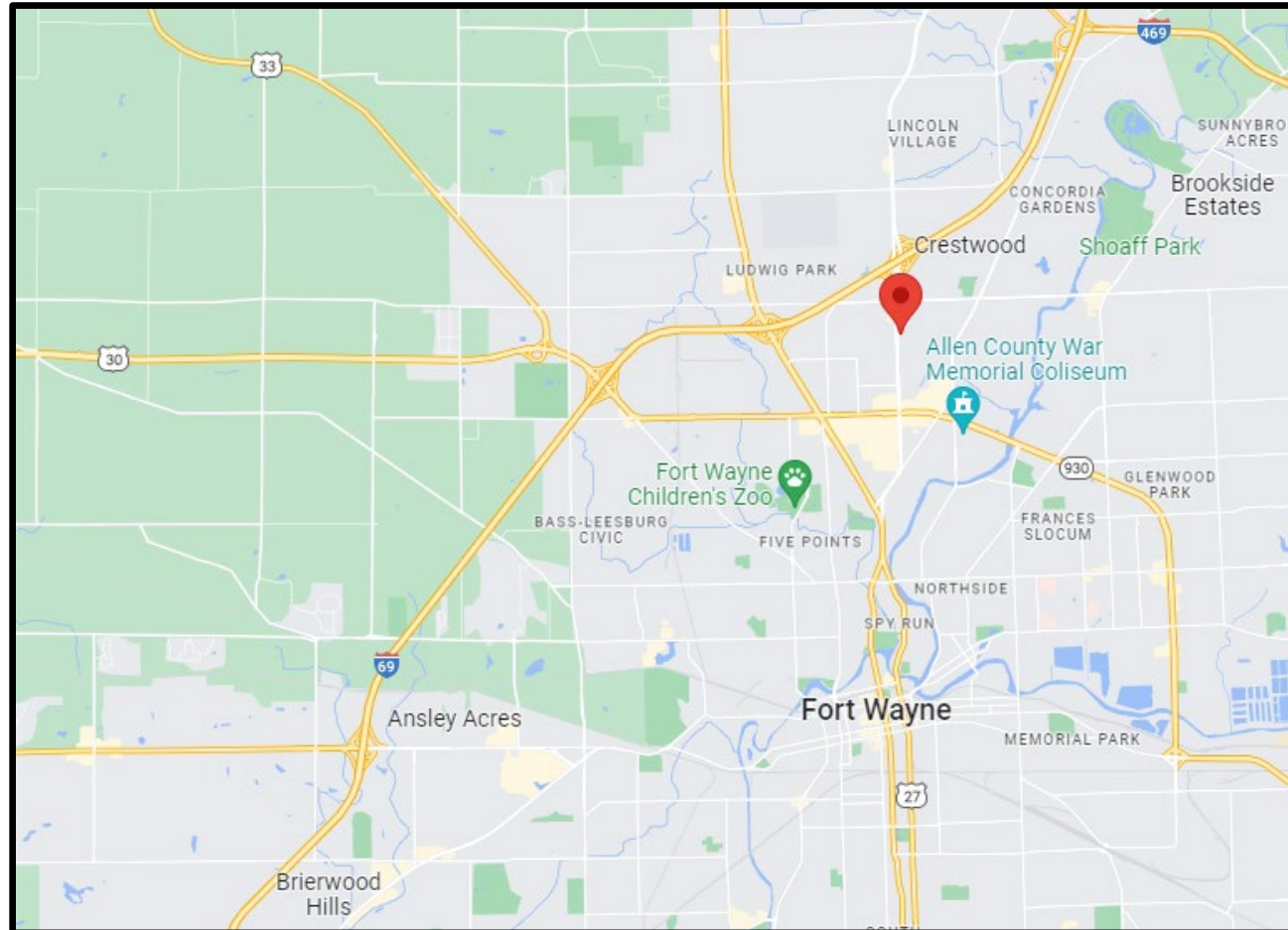
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Location Overview



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