

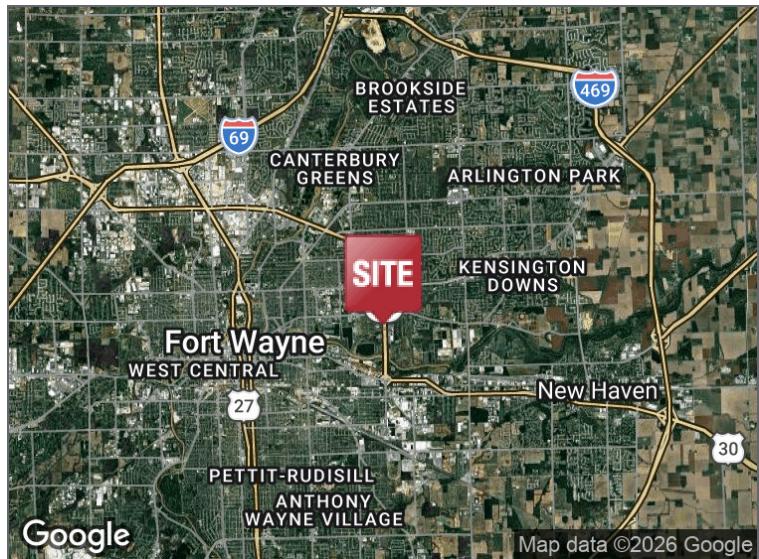


FORMER AUTO DEALERSHIP

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
- Freshly paved parking lot



200 E. Main Street, Suite 580
 Fort Wayne, IN 46802
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260.348.2769

Broker

GARY BUSCHMAN, SIOR

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General Property Information

Name	Former Auto Dealership	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

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

Lease Rate	\$8.50/SF/YR	Lease Type	NNN
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Sales Information

Annual Taxes	\$7,318.16	Sale Price	\$1,400,000
Tax Yr./Pay Yr.	2024/2025		

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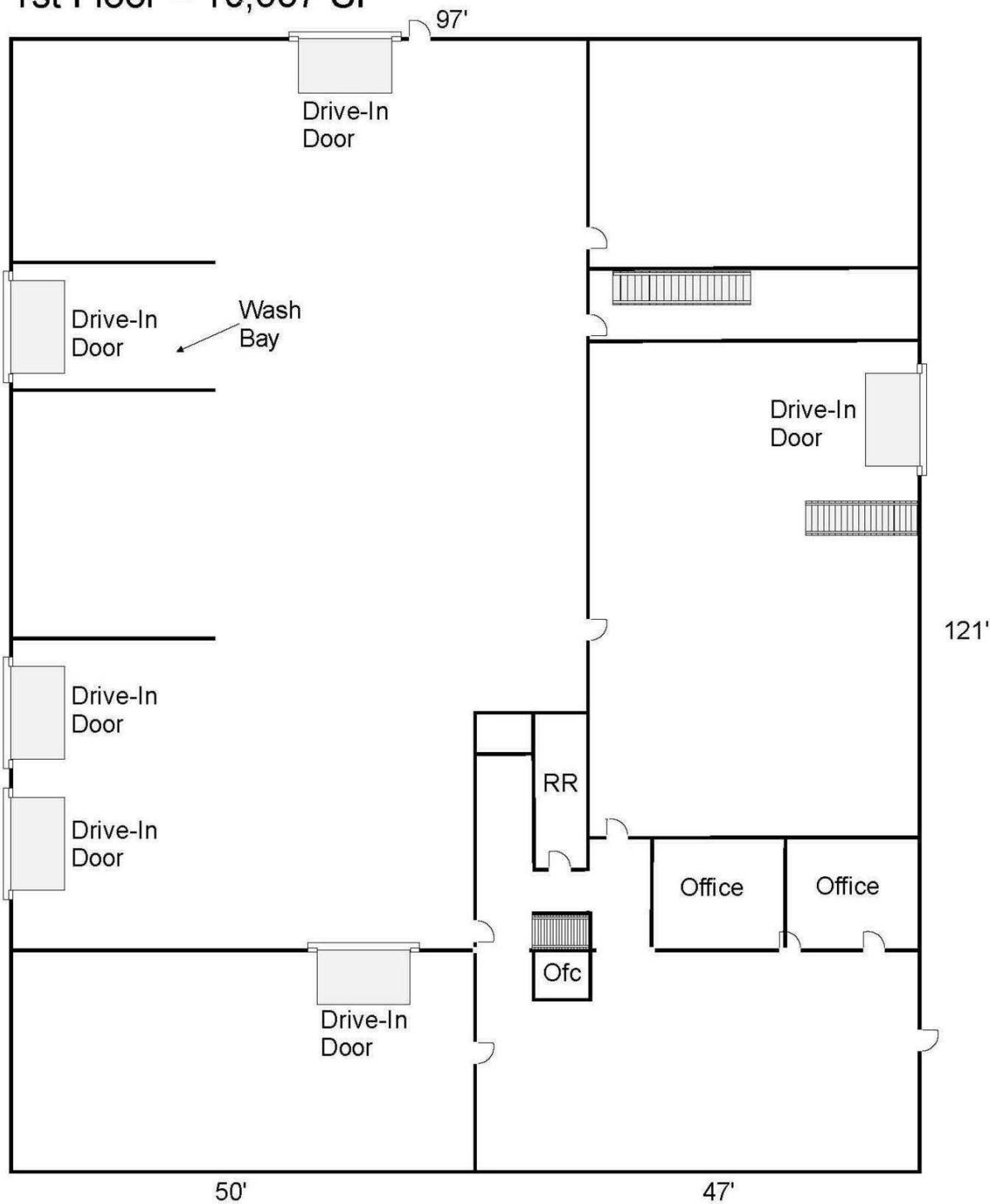
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1st Floor = 10,537 SF

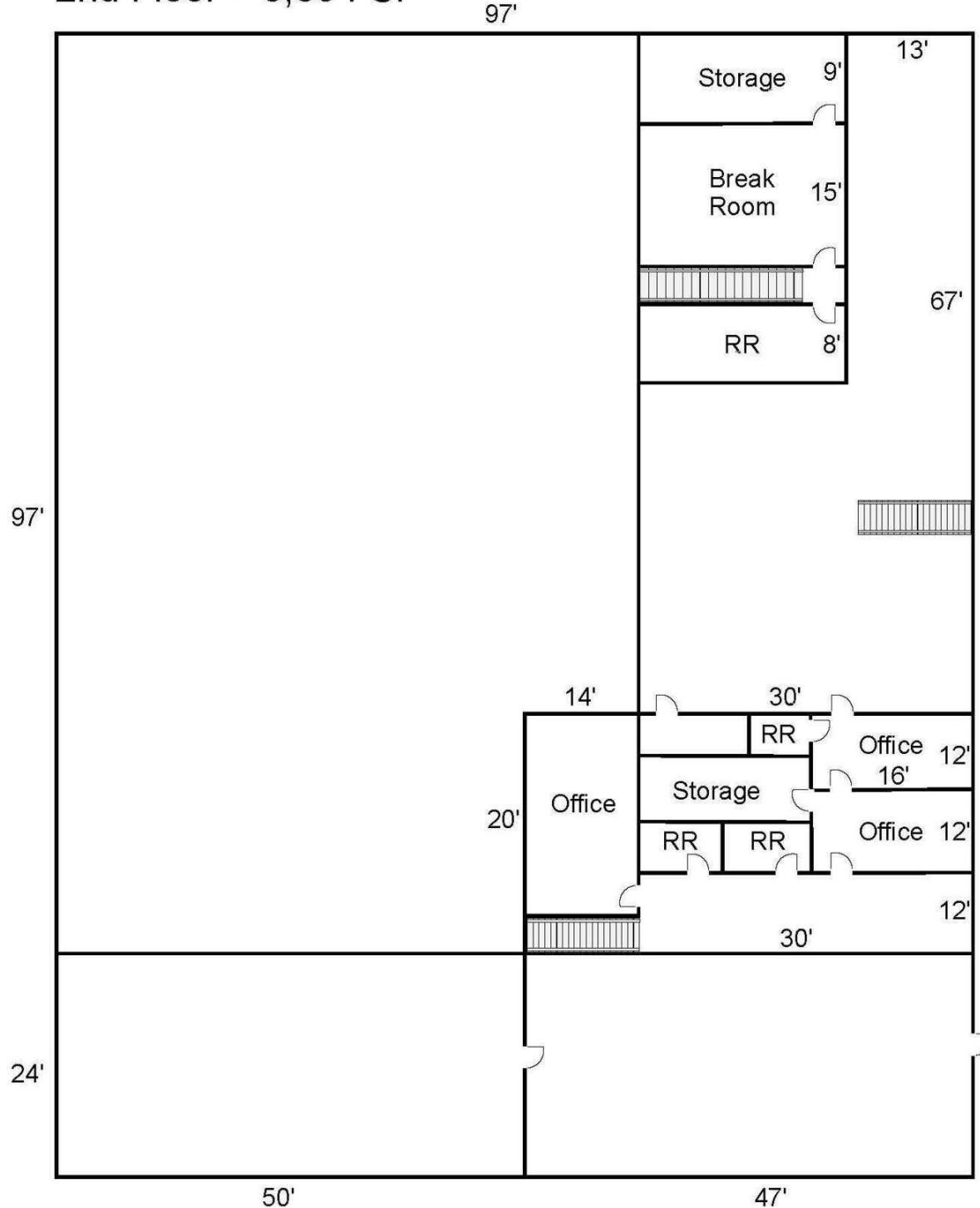


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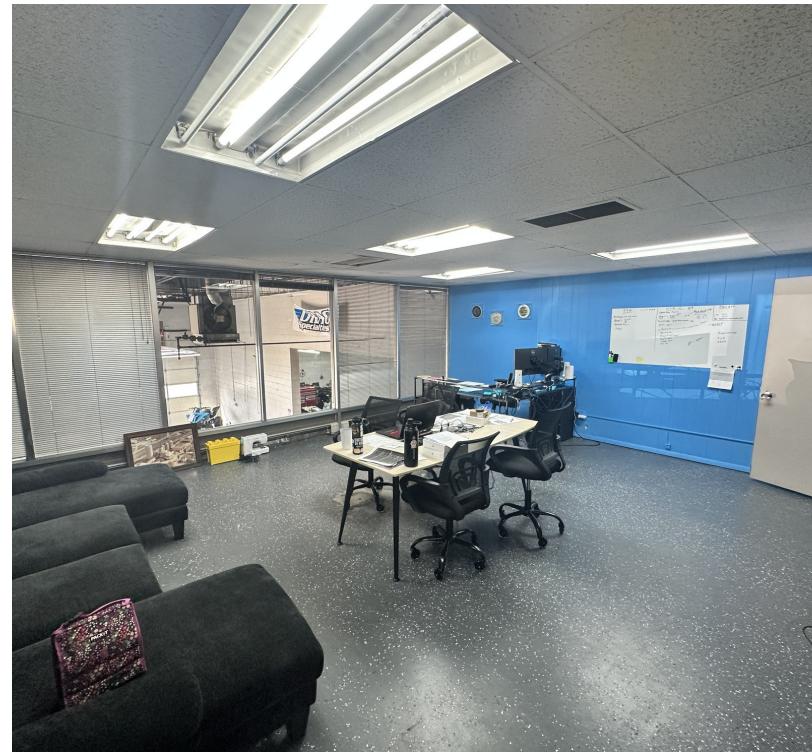
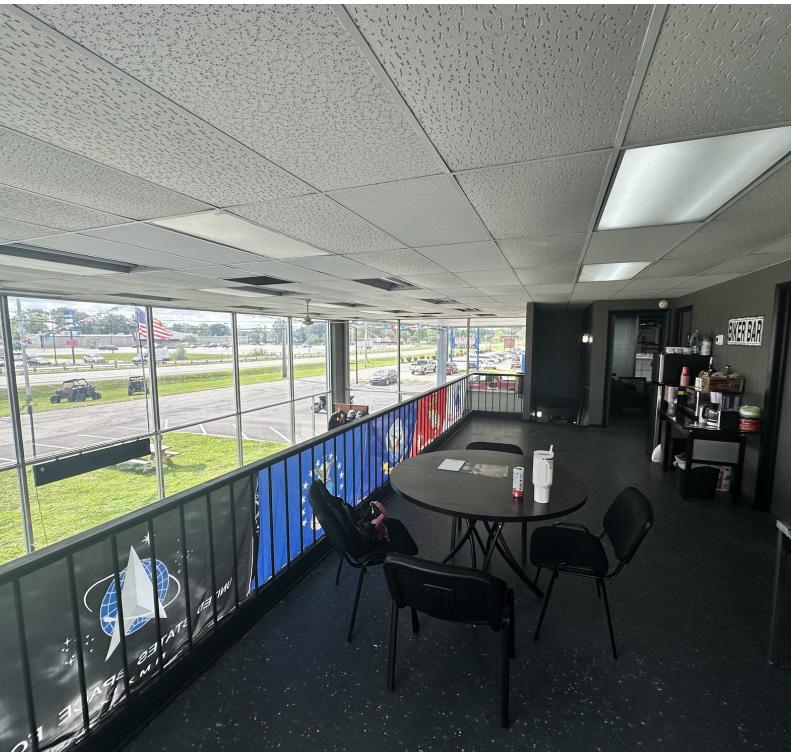
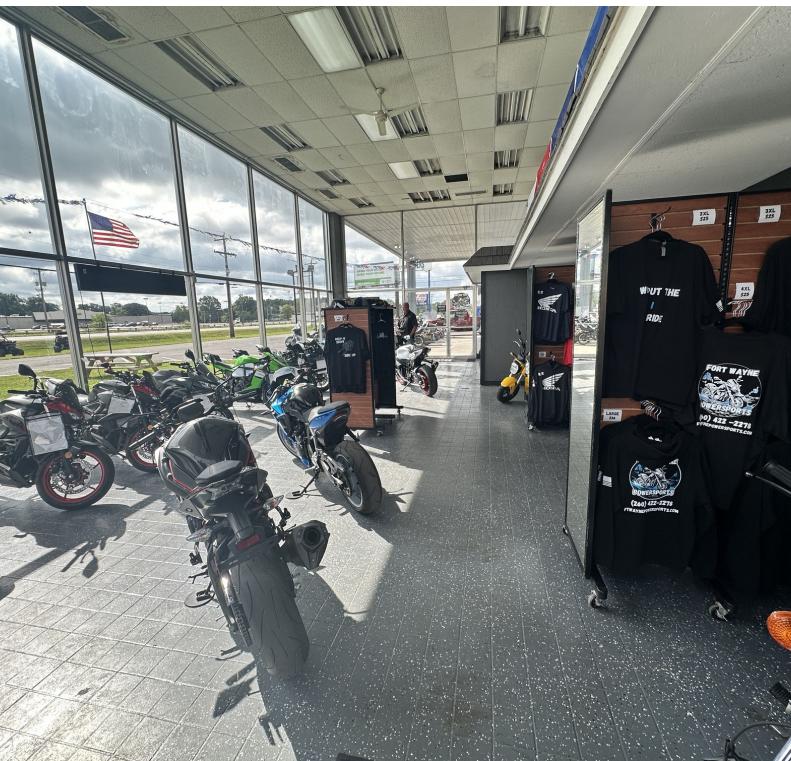
2nd Floor = 3,594 SF



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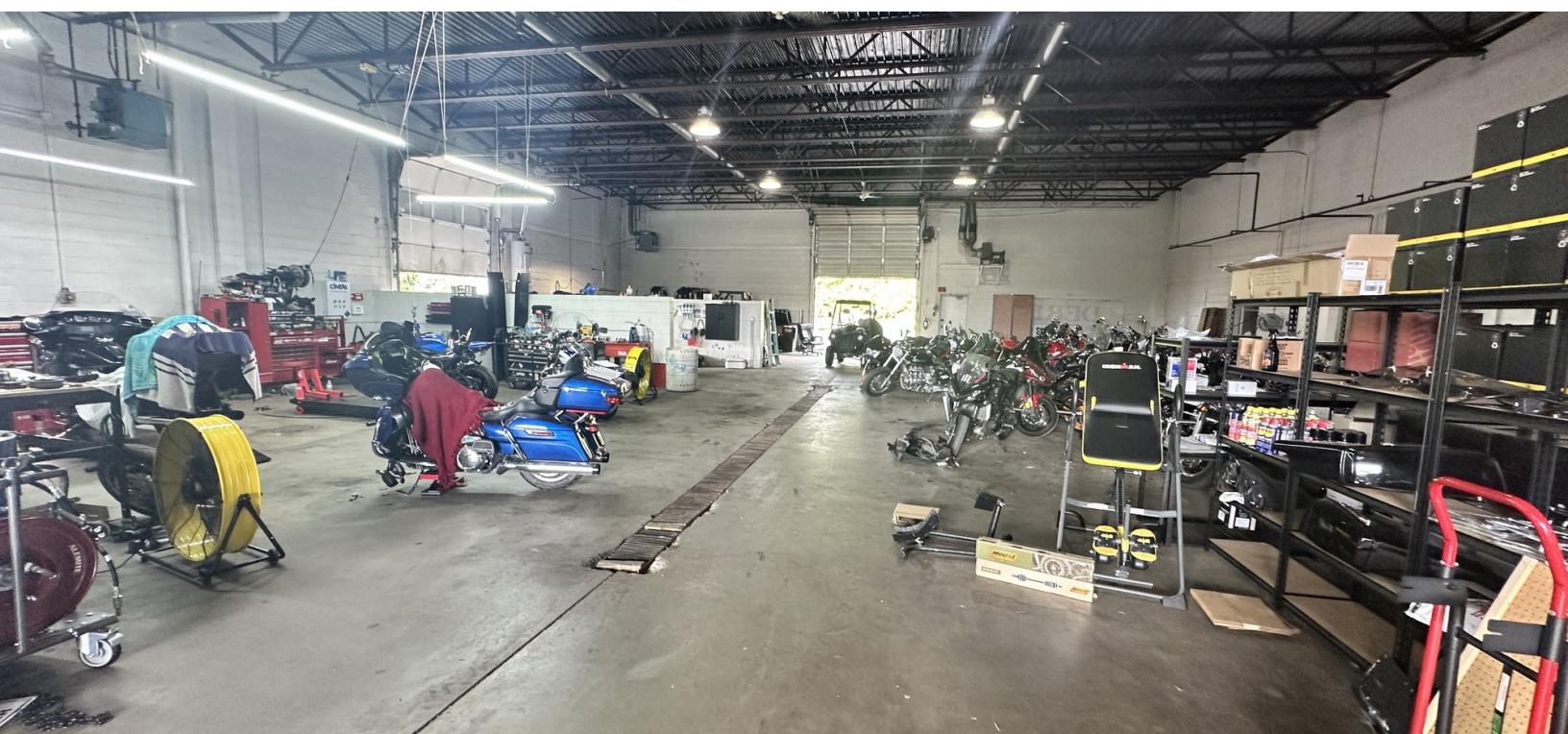
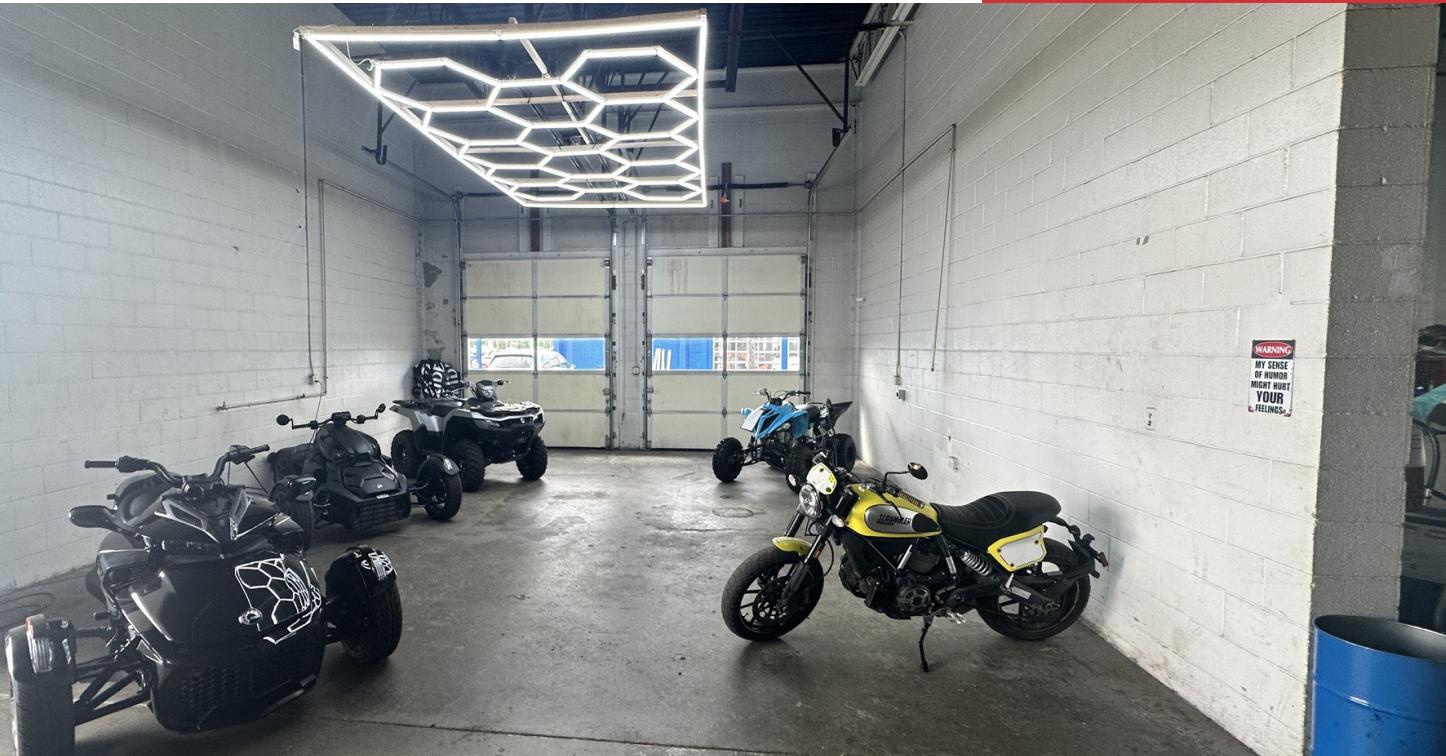
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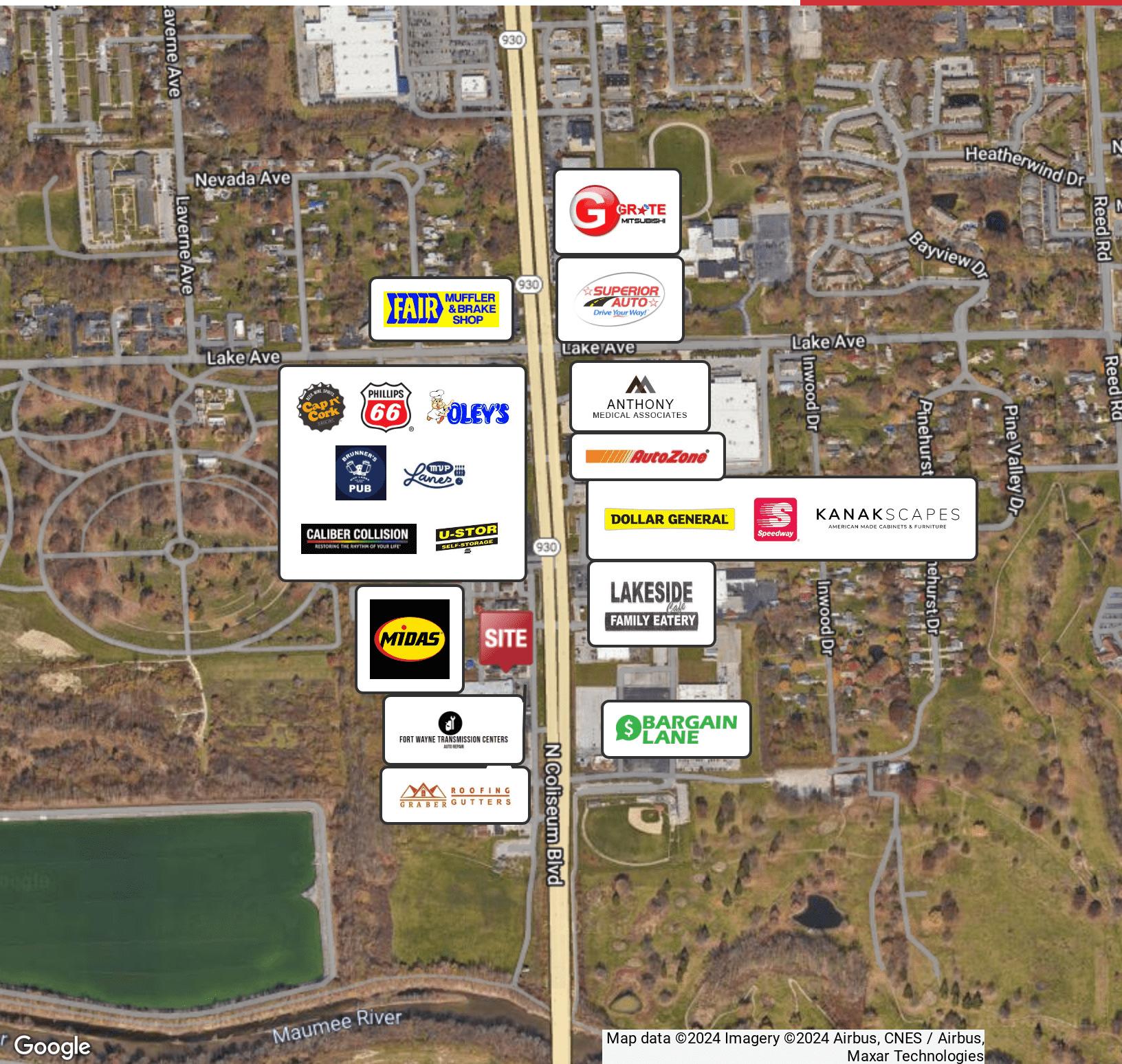
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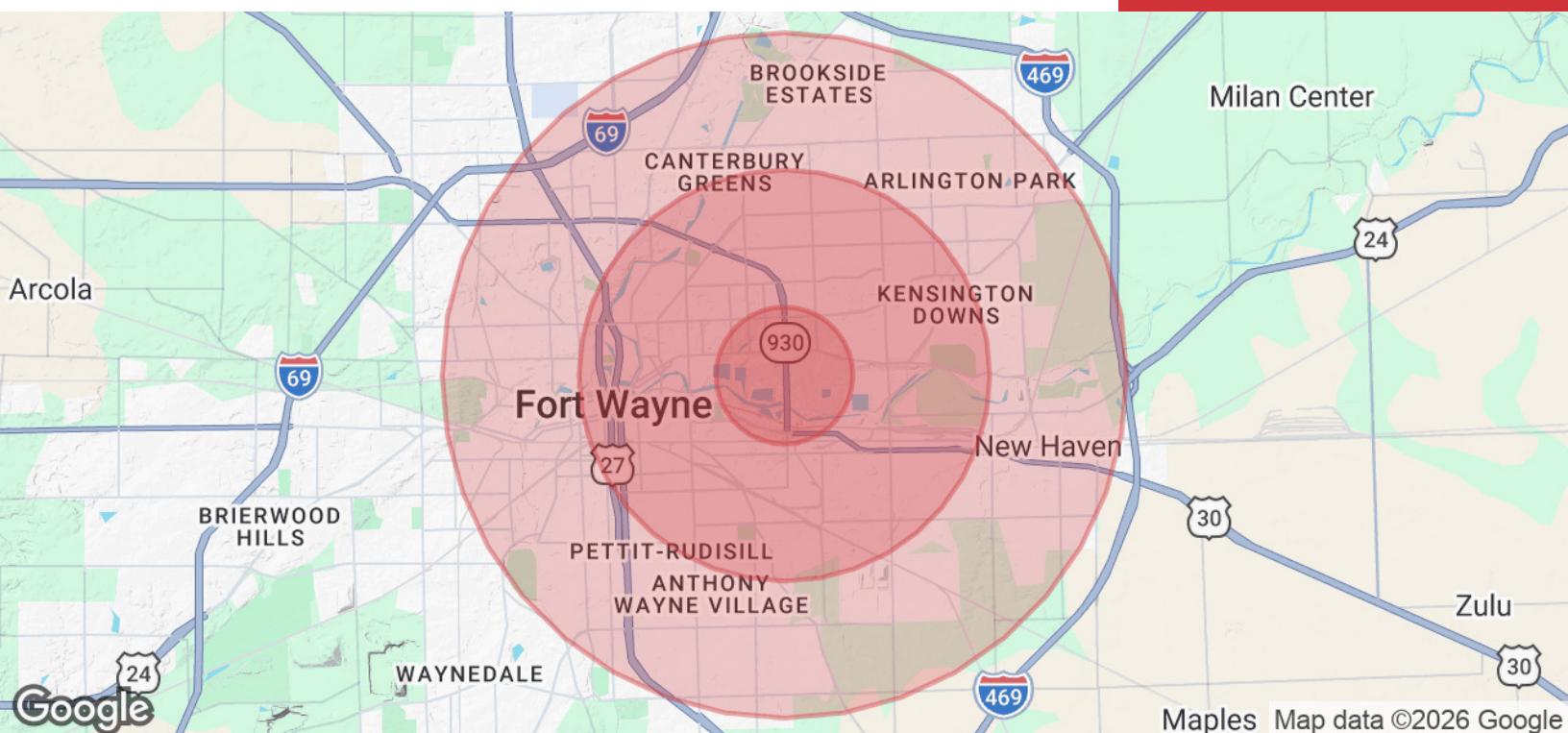


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POPULATION

	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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