



AVAILABLE FOR LEASE

FORMER EYECARE CENTER

700 E COLISEUM BLVD
FORT WAYNE, IN 46805

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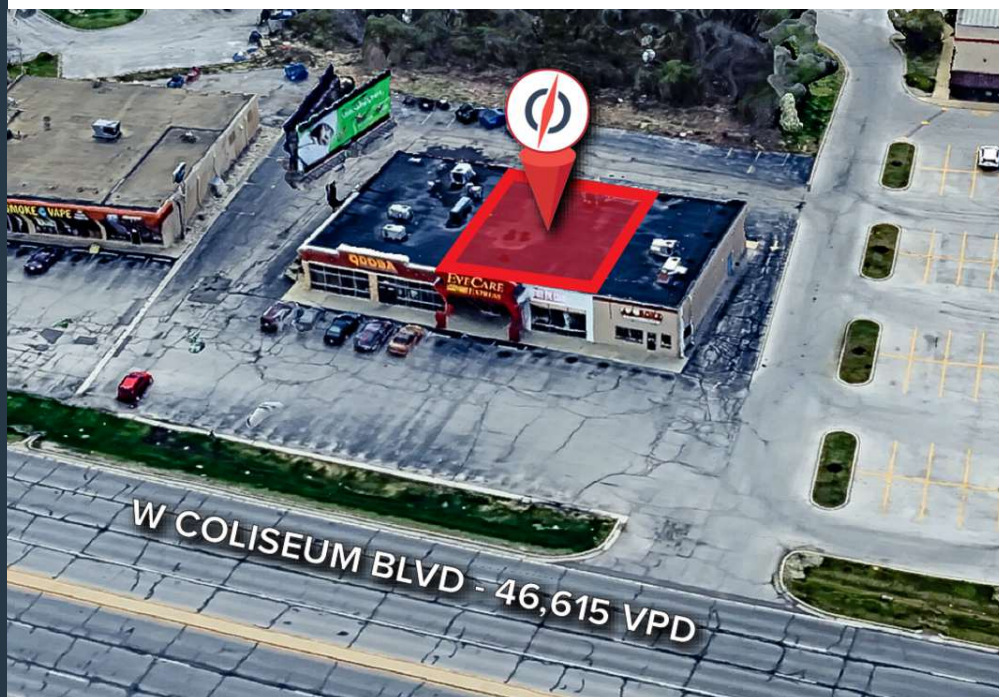
Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 3,500 SF
LEASE RATE \$20.00 SF/YR

PROPERTY HIGHLIGHTS

- Excellent visibility and location along E Coliseum Blvd
- Over 1 million vehicles travel past this location annually
- Easy ingress/egress to parking lot with plenty of parking and 4 designated handicap spaces
- Zoned C-4 to accommodate a wide variety of retail uses
- Location along Coliseum Blvd is between Glenbrook Shopping Center and War Memorial Coliseum and directly across from Northcrest Shopping Center



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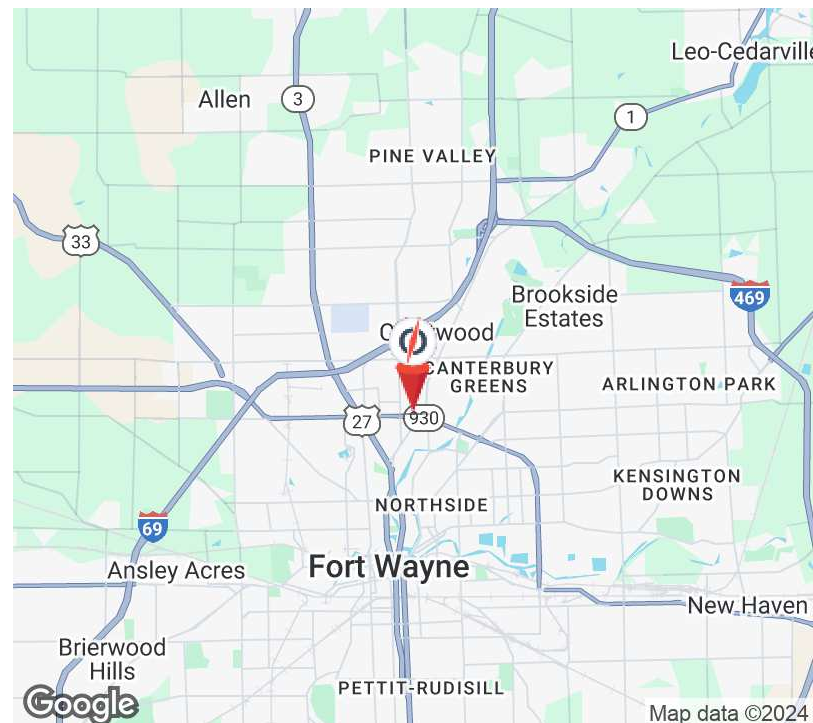


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Exceptional leasing opportunity at the former Eye Care Express located at 700 E Coliseum Blvd in Fort Wayne, IN. This prime location offers unparalleled visibility with over 1 million vehicles passing by annually on Coliseum Blvd and has direct access to the rest of the city situated between the heavily traveled Coldwater and Clinton Roads. The property features easy access with ample parking, including 4 designated handicap spaces, making it convenient for customers and employees. Positioned between prominent shopping centers like Glenbrook Mall and Northcrest Shopping Center, and near major area attractions like the War Memorial Coliseum and Purdue Fort Wayne, this property checks the boxes for any business to thrive.



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	3
Available SF:	3,500 SF
Lot Size:	1.25 Acres
Building Size:	8,400 SF

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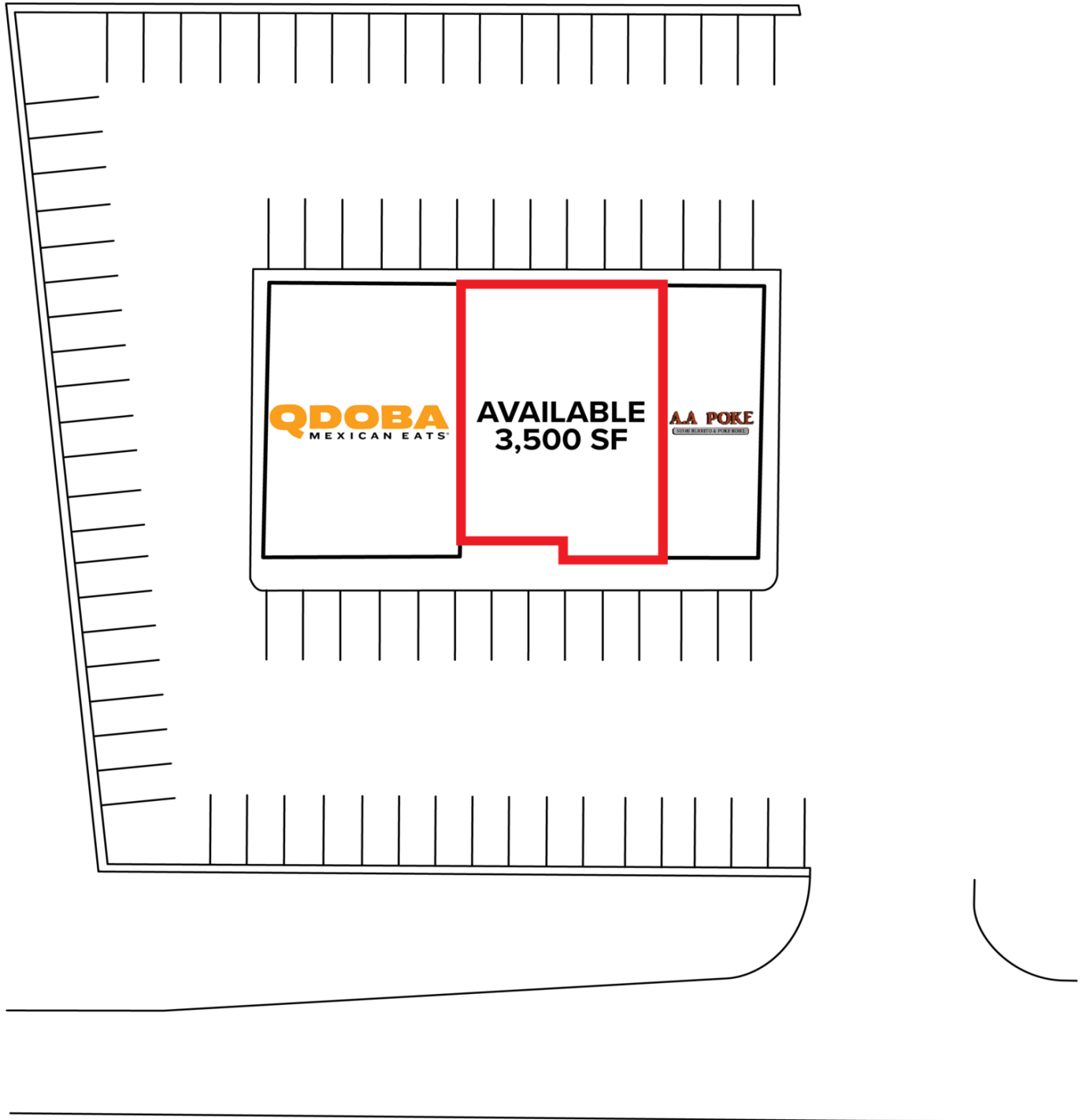
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AVAILABLE SITE PLAN - SUITE B



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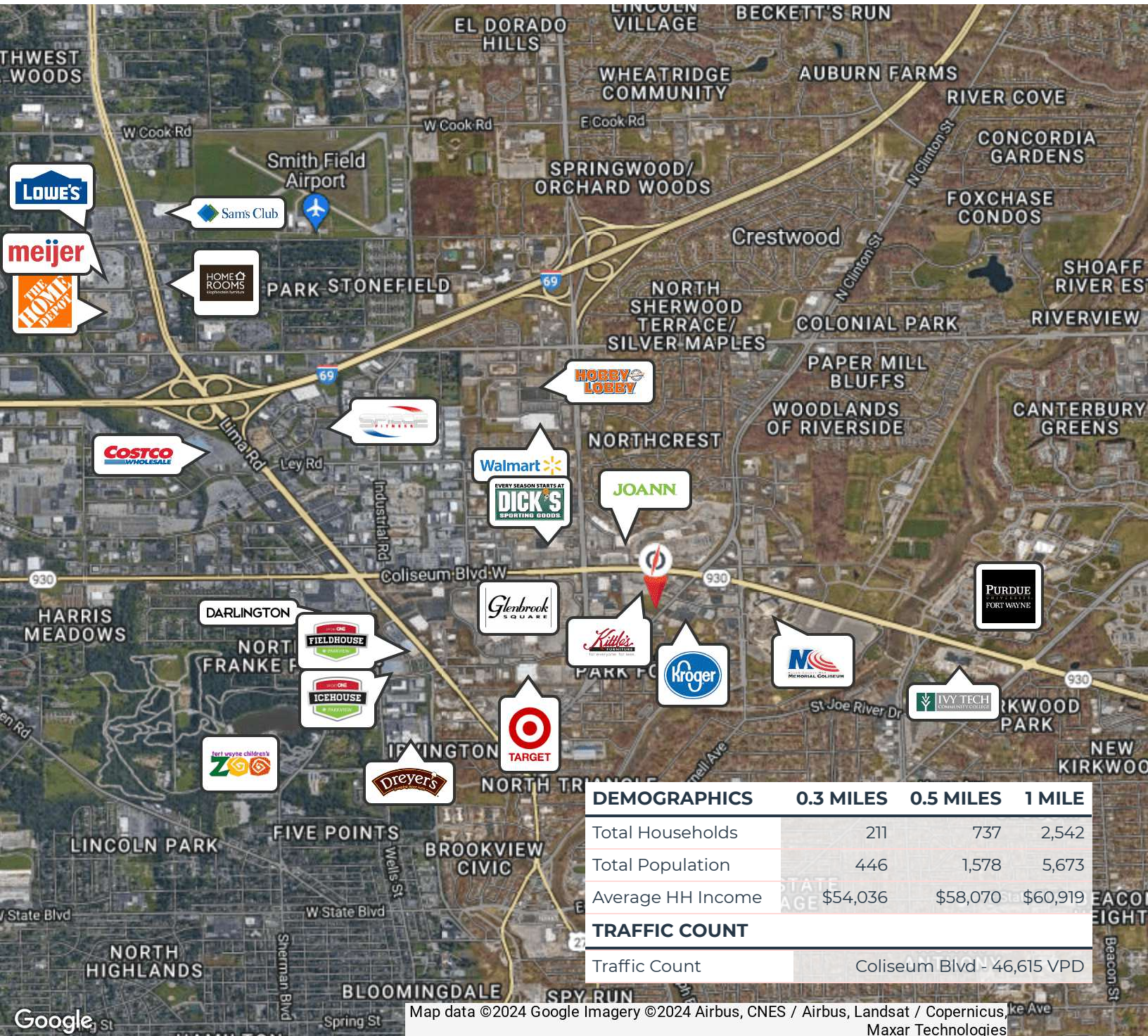
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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE

\$20.00 SF/YR

LOCATION INFORMATION

Building Name	Former Eyecare Center
Street Address	700 E Coliseum Blvd
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen
Cross Streets	Coliseum Blvd & Clinton Rd
Side Of Street	South
Road Type	2-Track
Market Type	Large

BUILDING INFORMATION

Building Size	8,400 SF
Price / SF	-
Year Built	1960
Tenancy	Multiple
Construction Status	Existing

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	C-4 (Commercial)
Lot Size	1.25 Acres
APN#	02-07-25-101-018.000-073
Lot Frontage	183
Lot Depth	246
Traffic Count Street	Coliseum Blvd - 46,615 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	45
Parking Description	45 spaces with 4 handicap designated spaces

UTILITIES & AMENITIES

Handicap Access	Yes
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