

Pine Valley Shopping Center

10202 - 10350 Coldwater Road, Fort Wayne IN 46825

FOR LEASE

Retail Space For Lease



Prepared By:

Whitney Peterson

AVI Commercial

Broker

(260) 423-0300

wpeterson@avicommercialfw.com



HIGHLIGHTS

- Excellent visibility from both Coldwater and Dupont
- Ample parking
- Situated in one of Fort Wayne's most prominent retail corridors
- New roof in 2024
- Easy access with numerous ingress/egress

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
10202 D-F	Former Travel Leaders	1	7,378	\$15.00	NNN	Suite D is 7,378 sf and is mainly open with a few offices, restrooms and break room. Space available July 1, 2025.
10350	Full-Service Restaurant Space	1	3,000	\$15.00	NNN	Full service restaurant available for lease in high-traffic shopping center with visibility and access from Dupont Road. Space available August 1, 2025.

PROPERTY FEATURES

CURRENT OCCUPANCY	92.00%
TOTAL TENANTS	22
BUILDING SF	91,024
LAND ACRES	10.51
YEAR RENOVATED	2024
ZONING TYPE	C-1P
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	419
CORNER LOCATION	Yes
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

MECHANICAL

HVAC	Gas Heat; Electric AC
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER SOURCE	AEP
NATURAL GAS SOURCE	Nipsco

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Steel
CEILING HEIGHT	16' 3.75"
PARKING SURFACE	Paved
ROOF	New in 2024 - Built up

TENANT INFORMATION

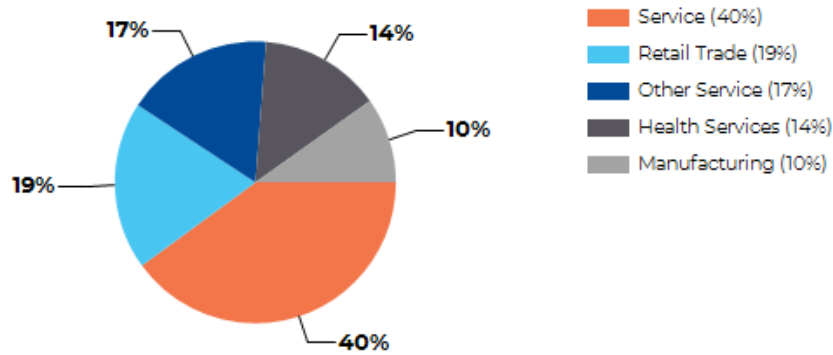
MAJOR TENANT/S	BMV, Treasure House
SHADOW ANCHOR	Kroger, Walgreens
LEASE TYPE	NNN



Property Description

- Pine Valley Shopping Center is located on the busy intersection of Dupont Road and Coldwater Road. The property is down the street from Fort Wayne's top employer, Parkview Health Systems, which increases the daytime population along Dupont Road. The property offers excellent visibility and easy access with numerous entrances on both Dupont and Coldwater Roads.

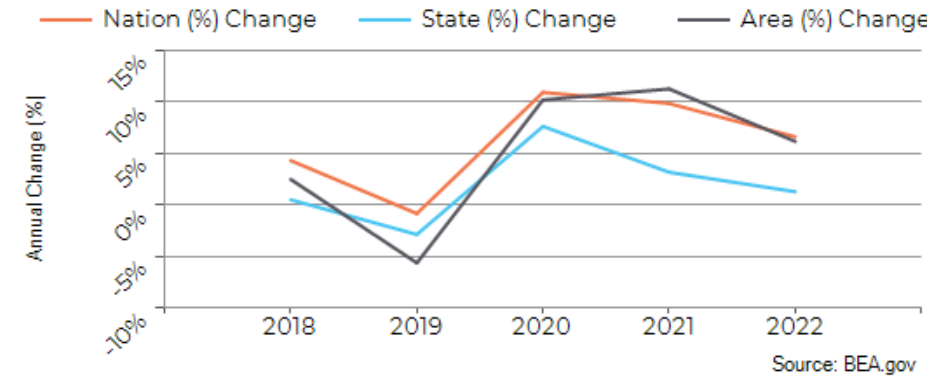
Major Industries by Employee Count

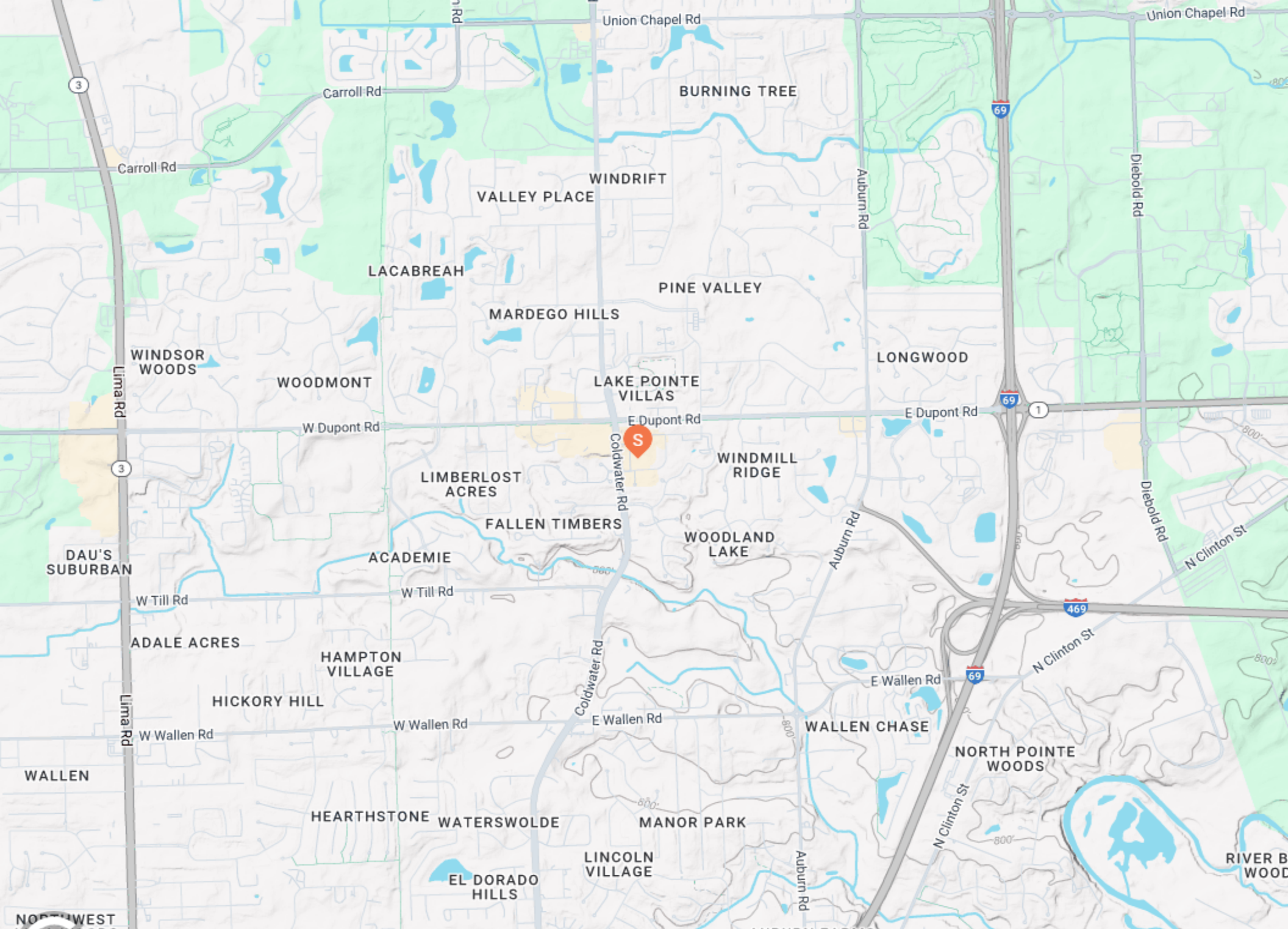


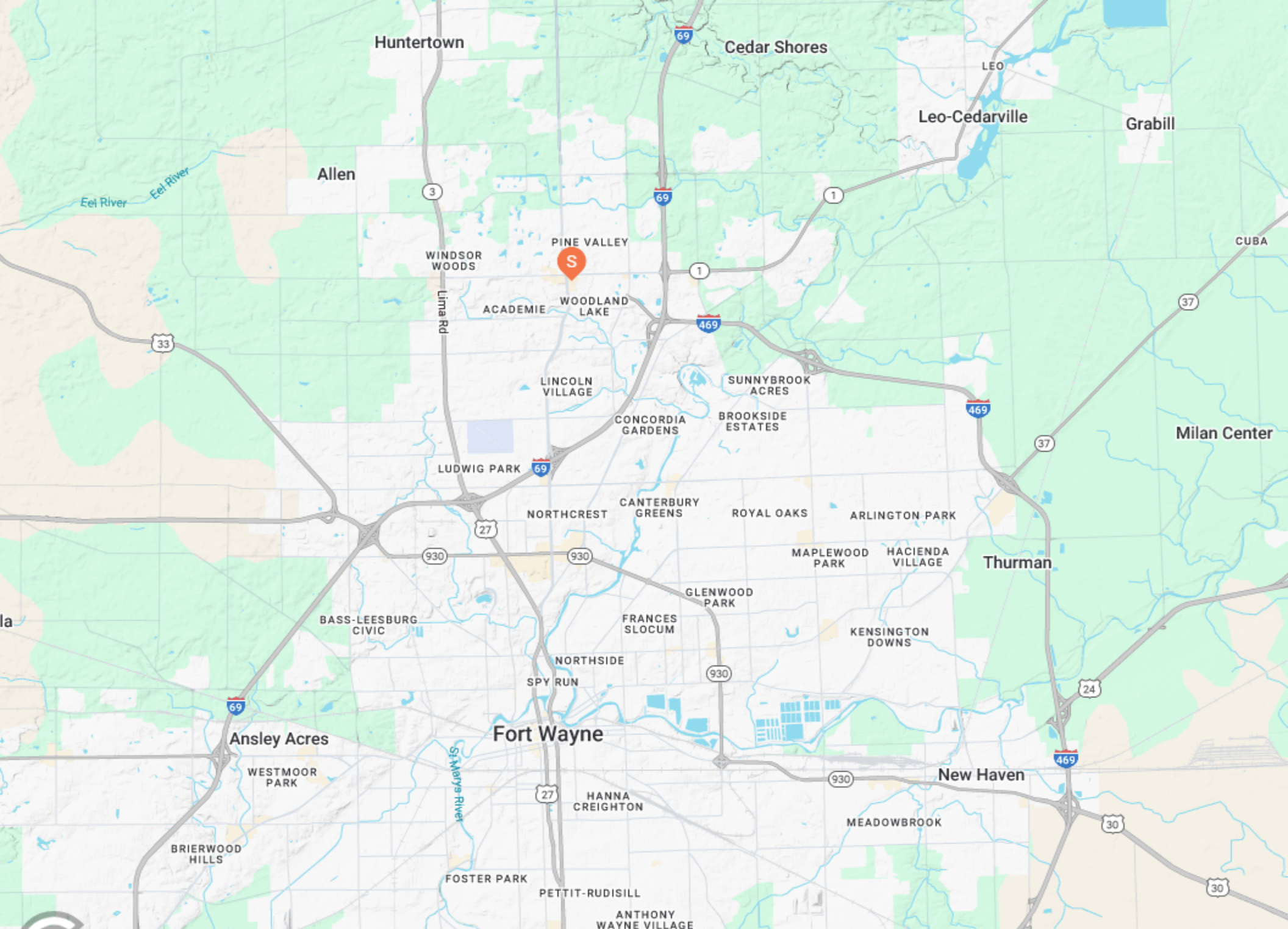
Largest Employers

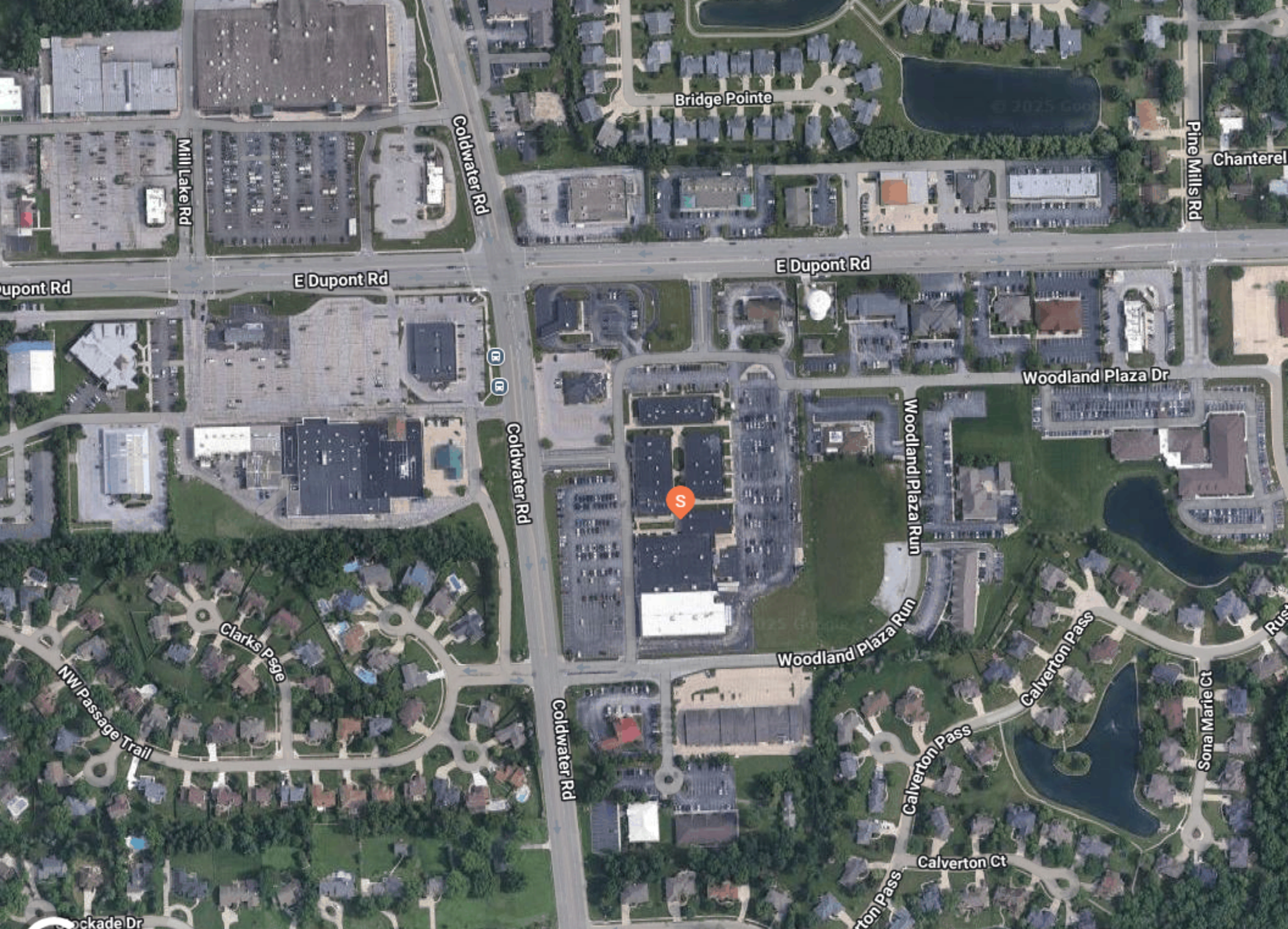
Parkview Health	16,000
Lutheran Health Network	5,317
Amazon	4,650
General Motors	4,320
Sweetwater Sound	2,011
Lincoln Financial Group	1,700
Michelin	1,500
Fort Wayne Metals	1,419

Allen County GDP Trend

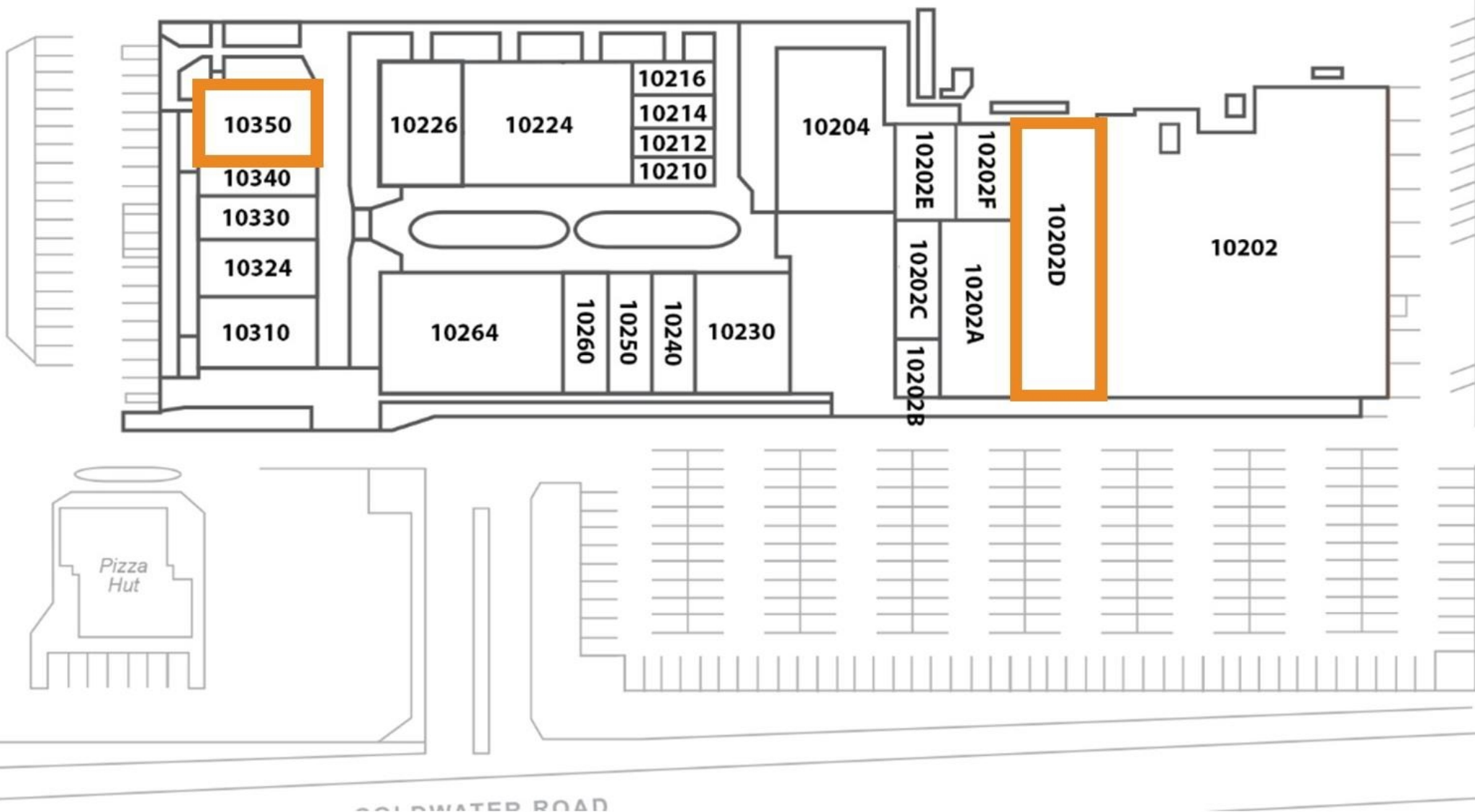






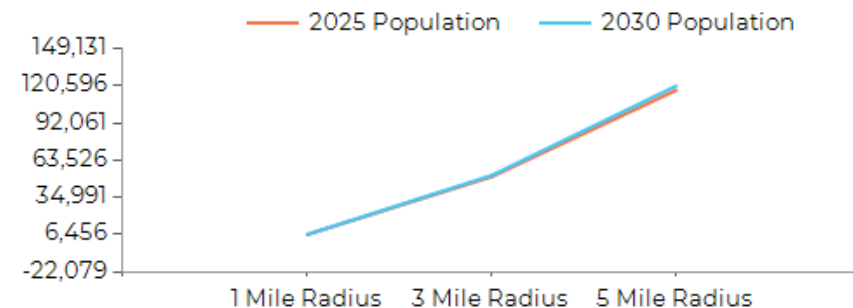


OUTLOTS
.40 ACRES
AVAILABLE

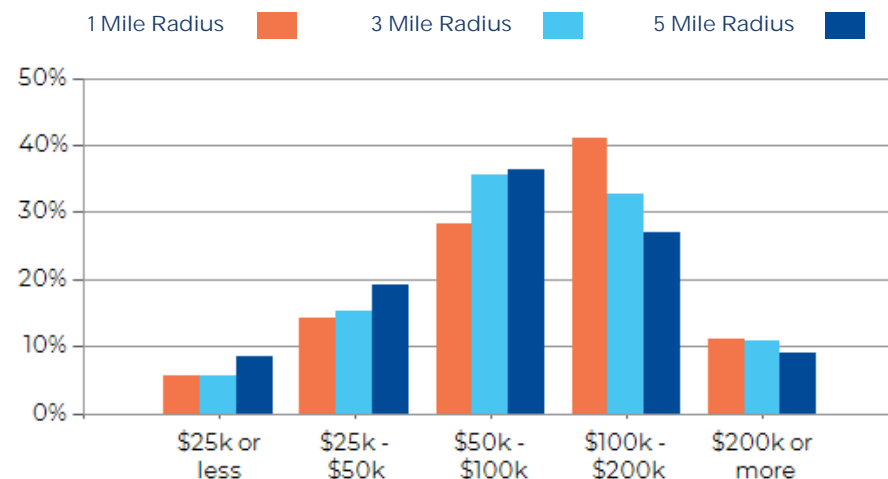


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,564	34,010	83,897
2010 Population	5,765	42,301	98,439
2025 Population	6,456	50,975	117,422
2030 Population	6,508	51,865	120,596
2025 African American	371	2,683	7,717
2025 American Indian	12	152	447
2025 Asian	332	2,683	5,854
2025 Hispanic	304	3,020	7,922
2025 Other Race	134	1,250	3,455
2025 White	5,215	40,769	91,656
2025 Multiracial	390	3,416	8,246
2025-2030: Population: Growth Rate	0.80%	1.75%	2.65%

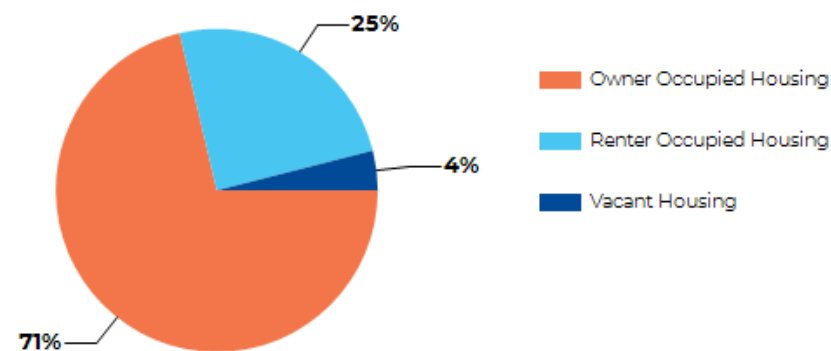
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	45	494	1,890
\$15,000-\$24,999	109	663	2,078
\$25,000-\$34,999	147	943	2,942
\$35,000-\$49,999	242	2,148	6,011
\$50,000-\$74,999	382	3,951	9,514
\$75,000-\$99,999	396	3,207	7,576
\$100,000-\$149,999	661	4,156	8,486
\$150,000-\$199,999	468	2,428	4,186
\$200,000 or greater	304	2,205	4,262
Median HH Income	\$102,648	\$87,954	\$77,567
Average HH Income	\$123,757	\$116,712	\$104,395



2025 Household Income



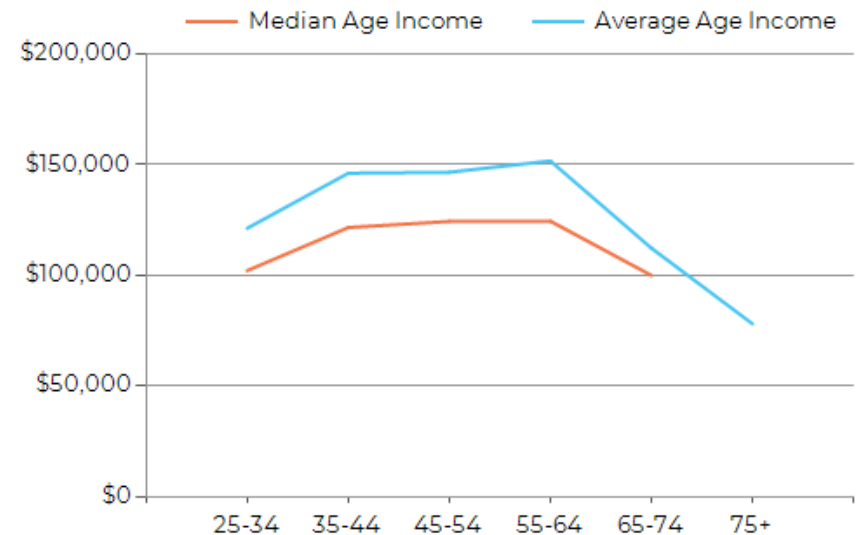
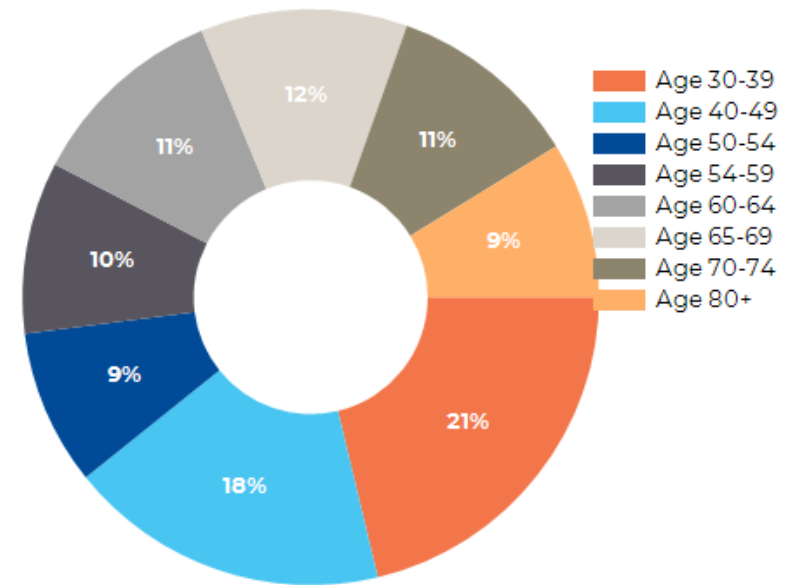
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	420	3,459	8,563
2025 Population Age 35-39	403	3,356	7,715
2025 Population Age 40-44	350	3,362	7,525
2025 Population Age 45-49	346	3,010	6,742
2025 Population Age 50-54	338	3,074	6,813
2025 Population Age 55-59	374	2,900	6,381
2025 Population Age 60-64	433	2,910	6,426
2025 Population Age 65-69	449	2,766	5,968
2025 Population Age 70-74	418	2,346	5,077
2025 Population Age 75-79	340	1,812	3,784
2025 Population Age 80-84	246	1,105	2,201
2025 Population Age 85+	211	1,198	2,223
2025 Population Age 18+	5,147	39,034	89,980
2025 Median Age	44	39	36
2030 Median Age	45	40	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,120	\$81,358	\$69,040
Average Household Income 25-34	\$121,287	\$106,596	\$92,015
Median Household Income 35-44	\$121,621	\$113,660	\$101,070
Average Household Income 35-44	\$146,216	\$144,247	\$129,254
Median Household Income 45-54	\$124,406	\$112,126	\$100,426
Average Household Income 45-54	\$146,647	\$141,705	\$128,296
Median Household Income 55-64	\$124,524	\$100,543	\$85,917
Average Household Income 55-64	\$151,799	\$127,928	\$114,286
Median Household Income 65-74	\$100,000	\$76,682	\$67,303
Average Household Income 65-74	\$112,310	\$100,821	\$90,933
Average Household Income 75+	\$78,063	\$75,531	\$71,406





Whitney Peterson
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

Pine Valley Shopping Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from AVI Commercial and it should not be made available to any other person or entity without the written consent of AVI Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to AVI Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. AVI Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, AVI Commercial has not verified, and will not verify, any of the information contained herein, nor has AVI Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Whitney Peterson

AVI Commercial

Broker

(260) 423-0300

wpeterson@avicommercialfw.com

