

LEASE



RETAIL

# COLISEUM STRIP CENTER



821 W. COLISEUM BLVD., FORT WAYNE, IN 46808

## PROPERTY OVERVIEW

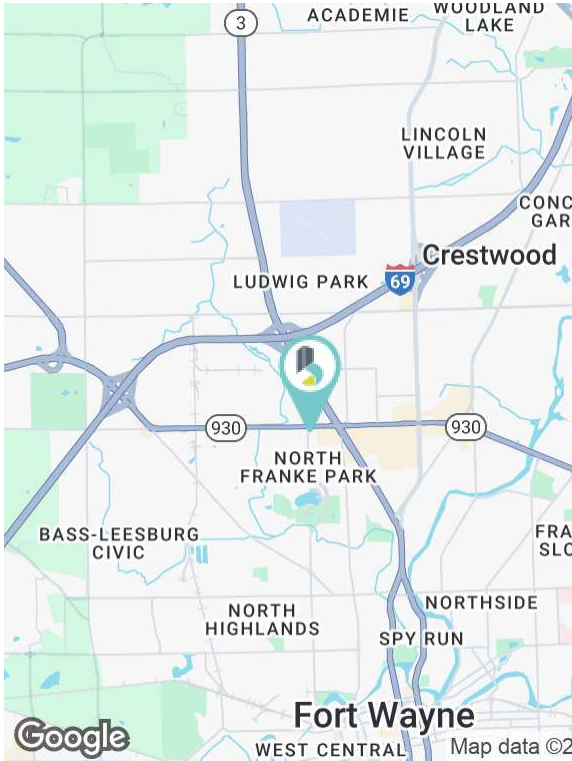
Retail center with high traffic visibility located on a bustling street with daily exposure to 27,400 vehicles. Dense local population with an average household income of \$67,000 within a 5-mile radius.

## PROPERTY HIGHLIGHTS

- Suites from 1,200 - 1,920 SF
- Easy access off Coliseum Boulevard from either direction
- Pylon sign space available for enhanced brand visibility

<b>LEASE RATE</b>	<b>\$12.00 SF/YR (NNN)</b>
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Available SF:	1,200 - 1,920 SF
Building Size:	13,920 SF



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 127 W. Wayne St., Suite 400  
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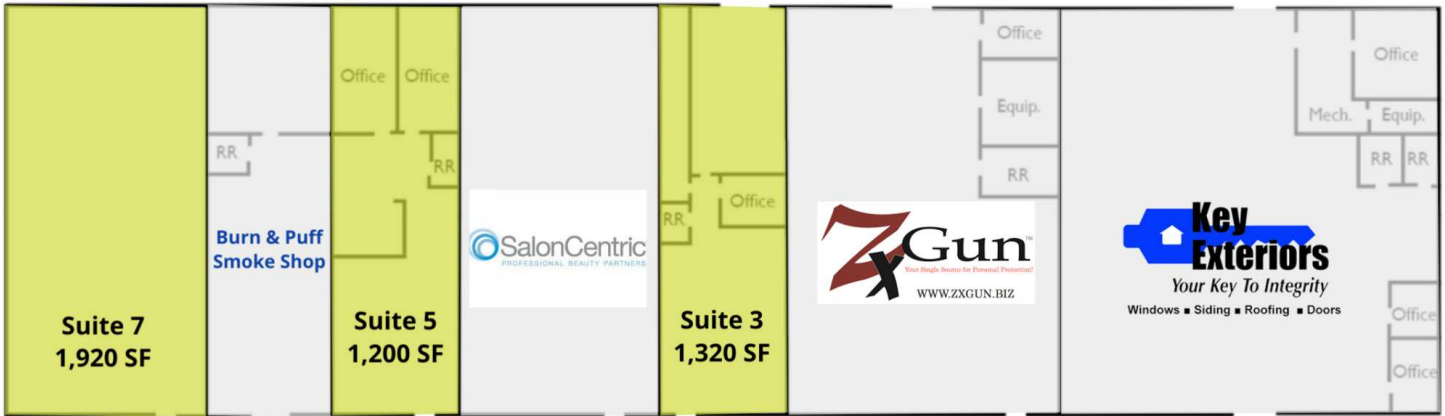
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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 1,920 SF	Lease Rate:	\$12.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 3	Available	1,320 SF	NNN	\$12.00 SF/yr
■ Suite 5	Available	1,200 SF	NNN	\$12.00 SF/yr
■ Suite 7	Available	1,920 SF	NNN	\$12.00 SF/yr

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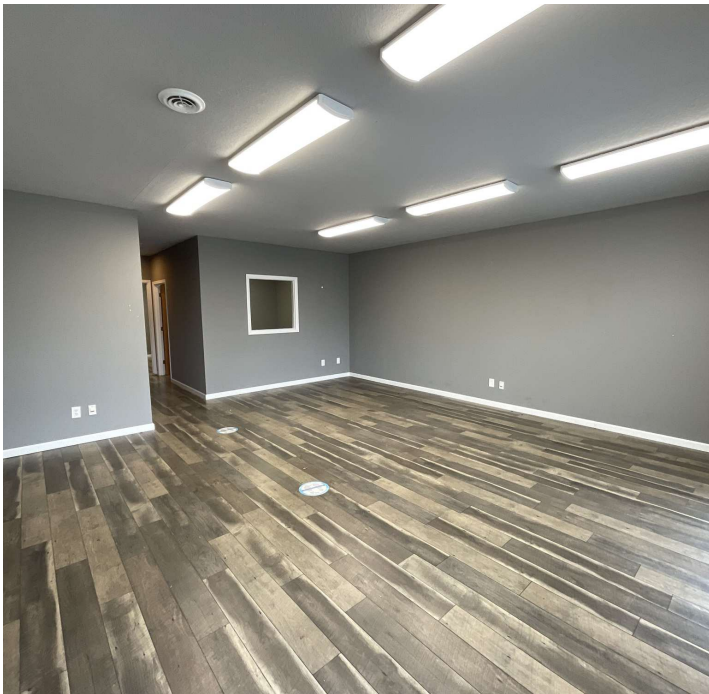
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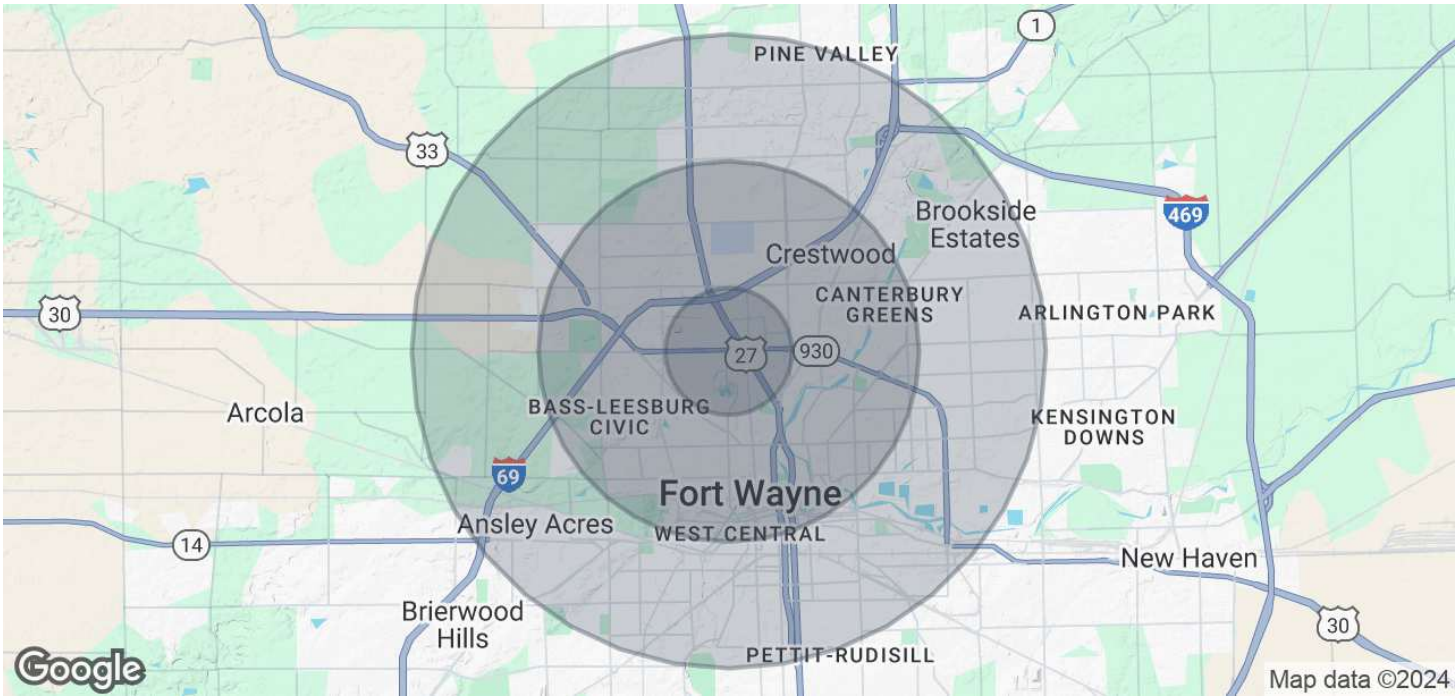
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,111	66,285	159,118
Average Age	35.5	35.8	35.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,522	31,185	72,428
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$47,942	\$52,670	\$55,836
Average House Value	\$53,964	\$95,160	\$110,324

2020 American Community Survey (ACS)

### TRAFFIC COUNTS

	DAILY
W. Coliseum Blvd.	27,384 VPD
Sherman Blvd.	3,995 VPD

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