

# For Lease – 8,000 SF

5410 Coldwater Road  
Fort Wayne, IN 46825



- Aaron's Rents Space Available (8,000 s.f.) Space can be demised.
- 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
- \$17.50 psf; NNN's \$4.44 for 2024

  
**PARAGON**  
REALTY COMPANIES  
8700 North Street, Suite 310  
Fishers, IN 46038  
[www.paragoncompanies.com](http://www.paragoncompanies.com)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Total Population	6,839	69,118	169,990
Average HH Income	\$72,723	\$68,067	\$76,368

**ADT 37,000 cars per day along Coldwater Road**

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The Denton Company, Inc.  
317-679-9777  
[Brad@DentonCompanyInc.com](mailto:Brad@DentonCompanyInc.com)

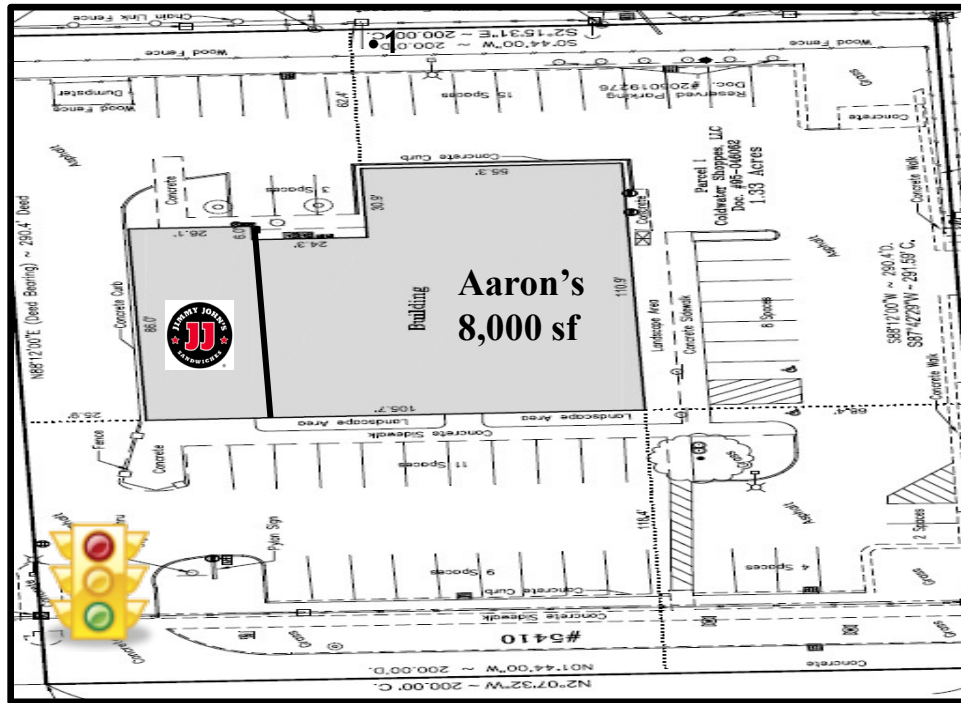
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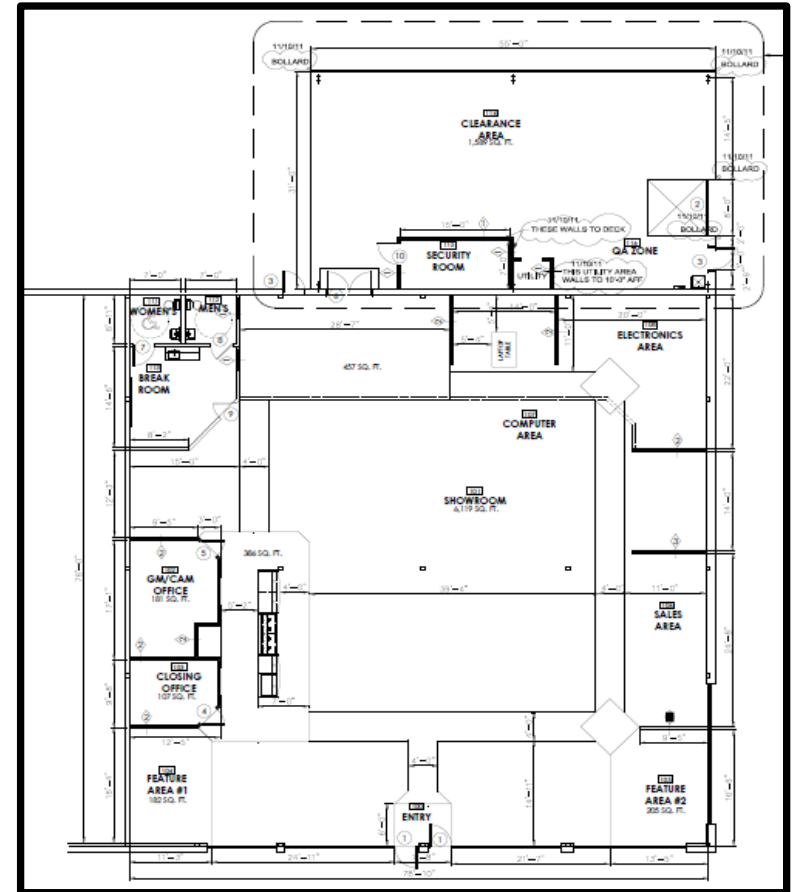
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### Site Plan



### Aaron's Space Plan



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## Trade Aerial



  
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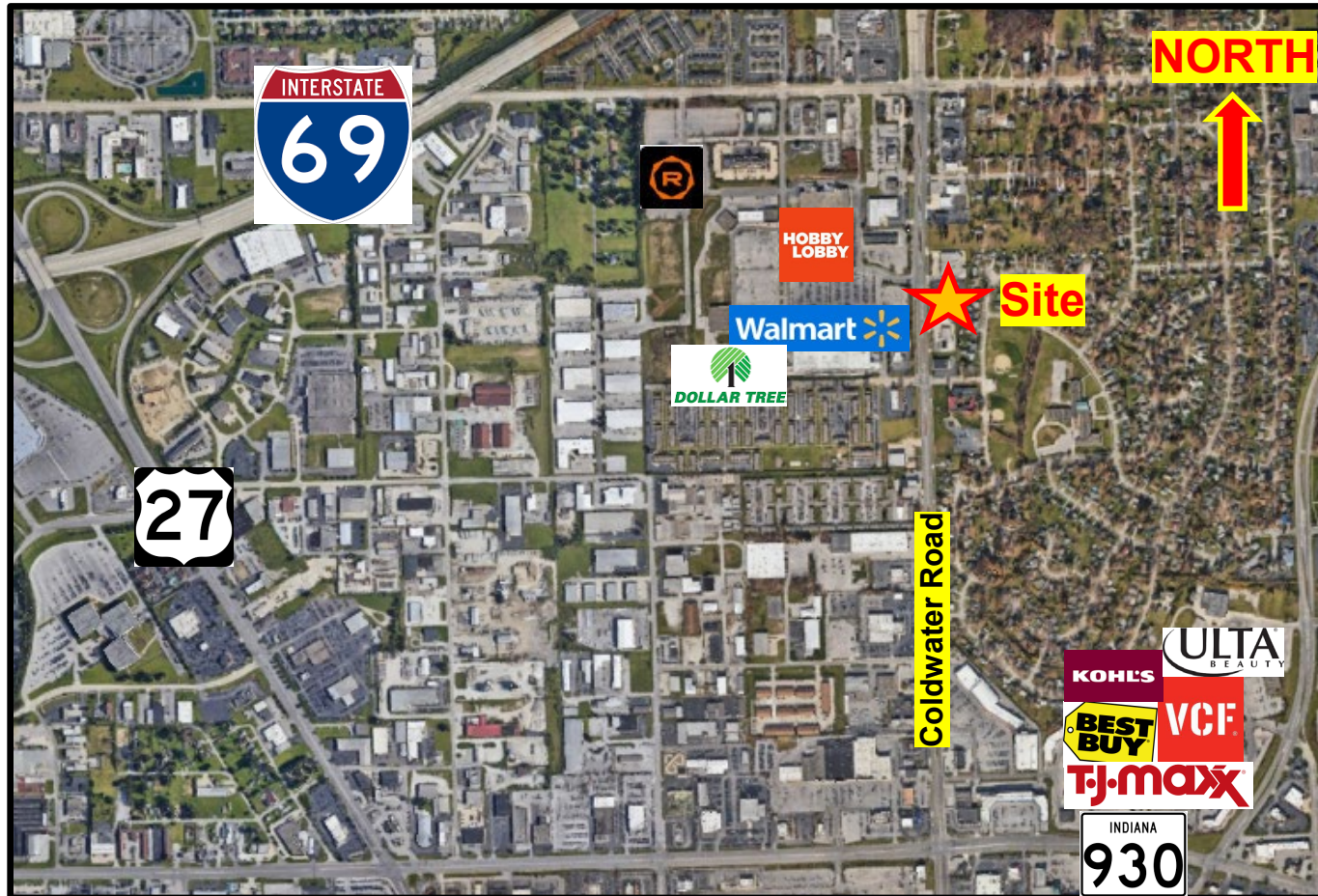
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Trade Aerial 2



  
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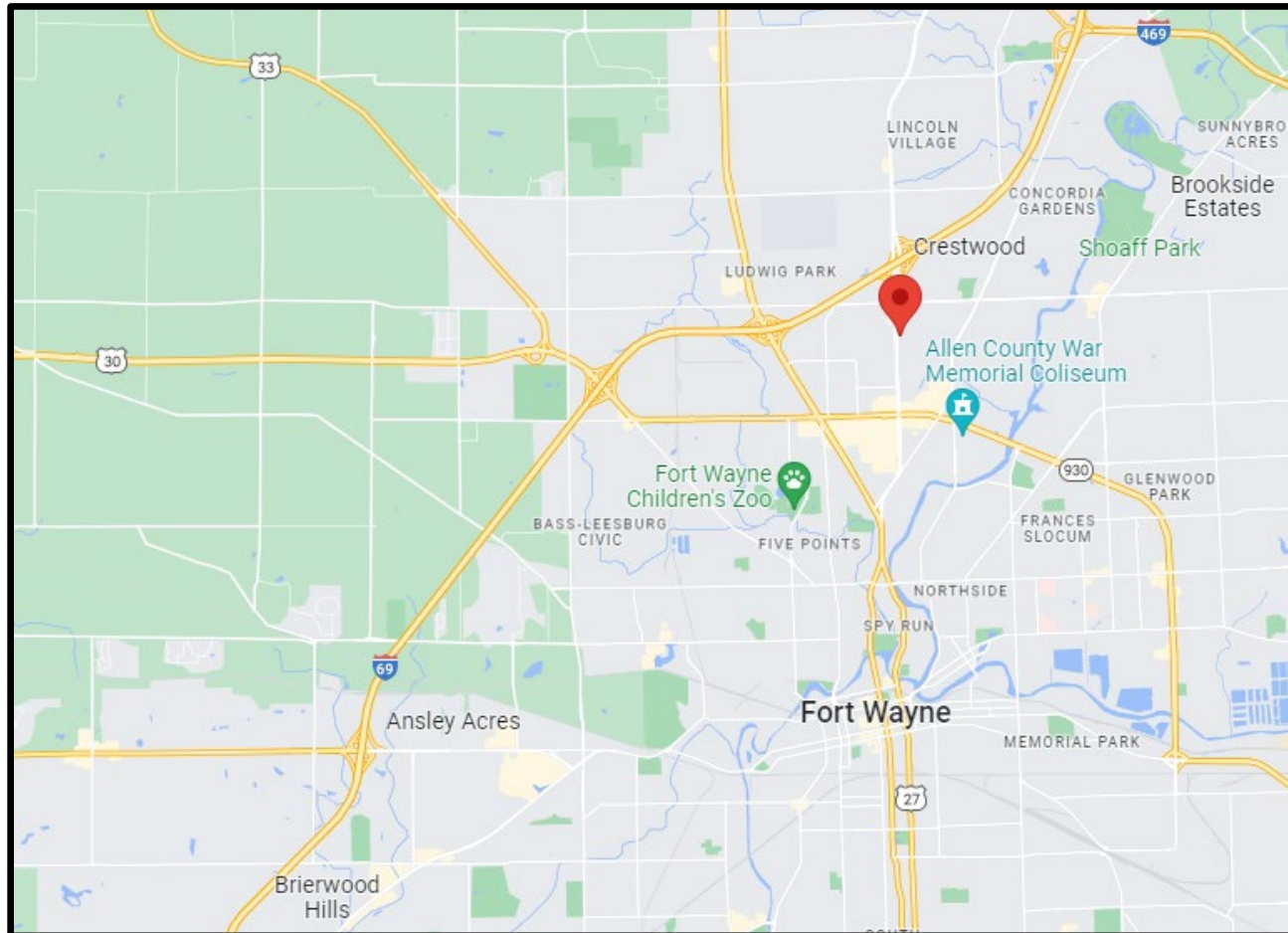
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## Location Overview



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