

**COMMERCIAL/RETAIL****FOR SALE**

Redevelopment or Repurpose Opportunity

930 E Coliseum Blvd is an incredible opportunity for repurposing or redeveloping an 8,830 SF building on 1.45 acres of land. The property benefits from over 46,000 vehicles passing by daily, making it an ideal spot for various retail businesses. The existing building includes a commercial kitchen, four walk-in coolers, a covered outdoor patio, and well-maintained landscaping.

C4 zoning allows for flexible commercial uses. The site also features 94 parking spaces and accessibility from Coliseum Blvd and the Kroger parking lot to the south.

Property Highlights

- ▶ Largest regional trade area in Northeast Indiana ▶ **FOR SALE: \$2,300,000**
- ▶ Across from the Allen County War Memorial Coliseum ▶ **FOR SALE: \$220,000 Liquor License**

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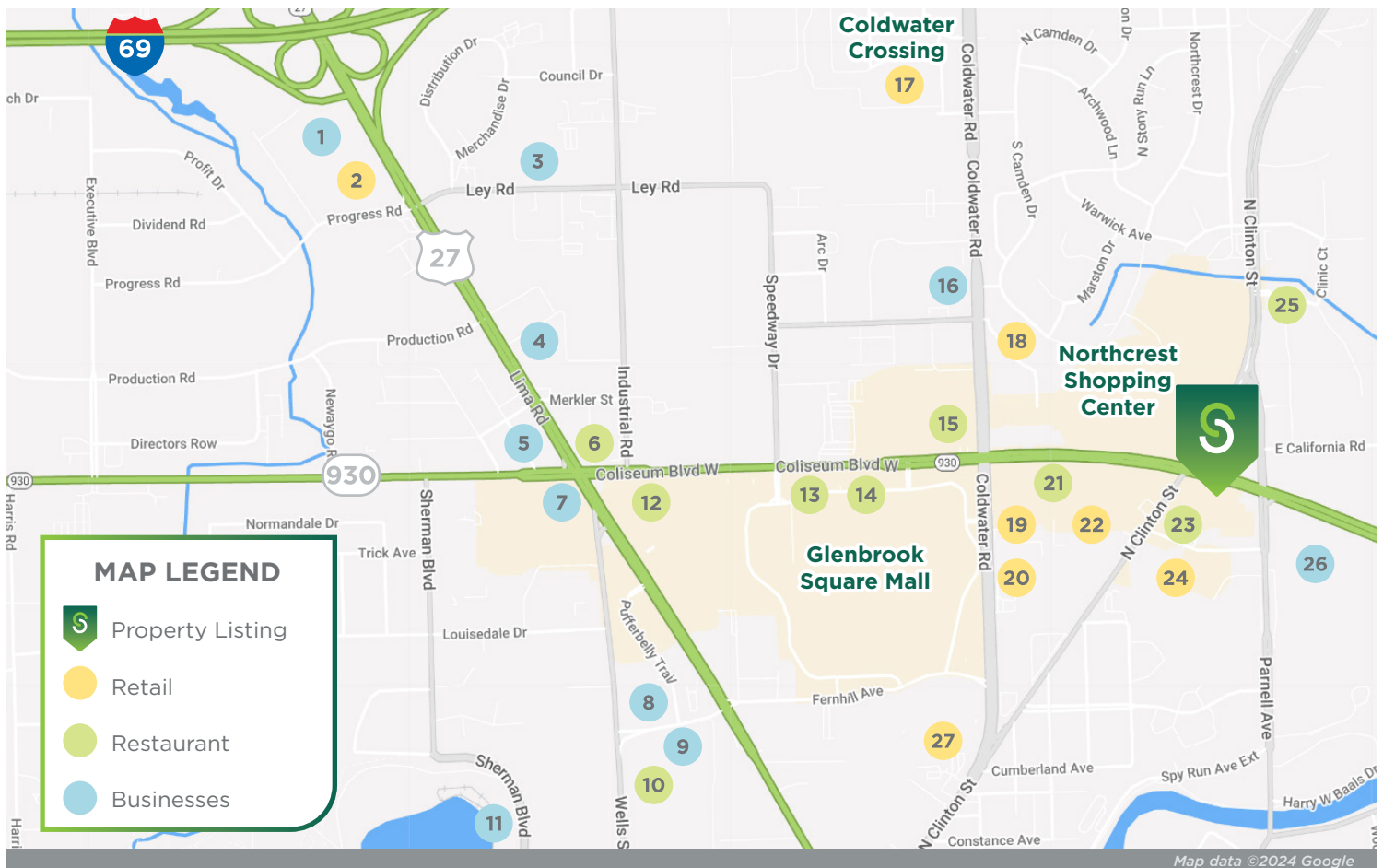
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Retail Redevelopment Opportunity

930 E Coliseum Blvd
Fort Wayne, IN 46805



Nearby Retail and Attractions

- | | |
|------------------------------------|--|
| 1. Kelley Chevrolet | 15. IHOP |
| 2. Costco Wholesale | 16. Glenbrook Hyundai |
| 3. Combat Ops Entertainment | 17. Walmart Supercenter |
| 4. Don Ayres Honda | 18. ALDI |
| 5. Zeigler Subaru of Fort Wayne | 19. Fresh Thyme Market |
| 6. Don Hall's Hollywood Drive-In | 20. Tire Barn |
| 7. Evans Toyota | 21. Panera Bread |
| 8. SportsONE Fieldhouse & Icehouse | 22. Kittle's Furniture - Fort Wayne |
| 9. Sky Zone Trampoline Park | 23. Dos Margaritas Mexican Grill & Bar |
| 10. 2Toms Brewing Company | 24. Kroger |
| 11. Fort Wayne Children's Zoo | 25. Baker Street Steakhouse |
| 12. Crumbl | 26. Allen County War Memorial Coliseum |
| 13. BJ's Restaurant Brewhouse | 27. Target |
| 14. Chick-fil-A | |

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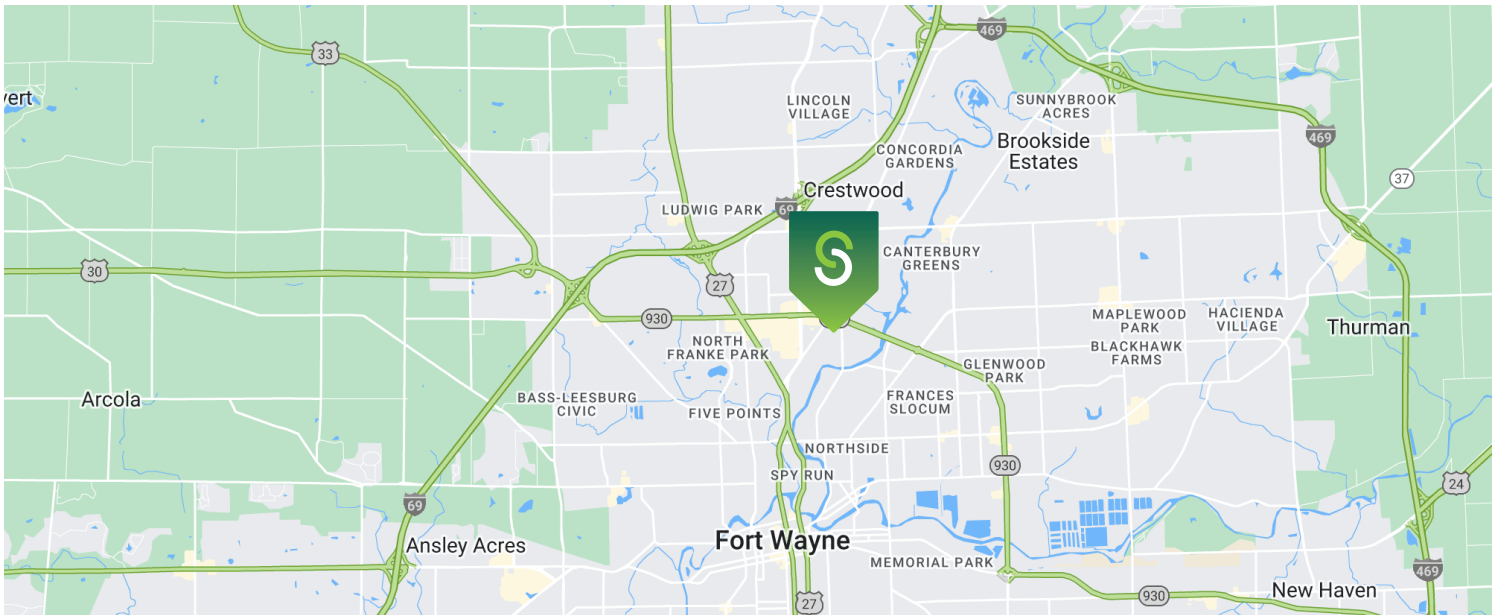
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PROPERTY INFORMATION

Address	930 E Coliseum Blvd
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Washington
Parcel Number	02-07-25-128-003.000-073
2024 Tax/Payable 2025	\$23,880.88



SALE INFORMATION

Price	\$2,300,000
Terms	Cash at closing

SITE DATA

Site Acreage	1.45 AC
Zoning & Description	C4 - Commercial
Nearest Interstate	2 mi to I-69
Traffic Count	46,400 VPD on Coliseum Blvd

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

BUILDING INFORMATION

Property Type	Retail/Commercial
Total Area SF	8,830 SF
Vacant SF	8,830 SF
Occupancy Rate	0%
Year Built	1979
# of Stories	1 Story/Storage mezzanine
Construction Type	Wood frame
Roof	Shingle
Heating	Package
AC	Package
Electrical	Three phase/1200 amp/Two-800 amp panels
Signage	Building & pylon
Restrooms	Multiple
Floor Coverings	Carpet
Ext. Finish	Wood siding

ADDITIONAL INFORMATION

- Redevelopment or repurpose opportunity
- Liquor license available for additional \$220,000
- High traffic count area

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

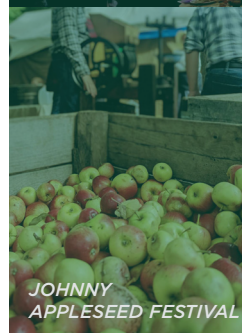
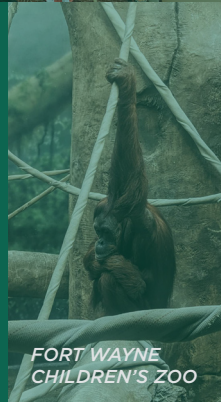
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.





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Maintenance Management

260 483 3123

MaintainFortWayne.com

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NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



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Sturges Development

260 426 9800

SturgesDevelopment.com

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