



## 909-929 N. COLISEUM BOULEVARD

FORT WAYNE, INDIANA 46805

### PROPERTY HIGHLIGHTS

- 14,000 SF available for lease, divisible
- Located on the second floor accessible via stairs
- Negotiable tenant improvement allowance
- High visibility from Coliseum Boulevard with traffic counts of 25,814 VPD
- Situated north of Washington Boulevard and south of Lake Avenue
- Lease Rate: \$4.50/SF/YR plus Nets of \$1.17/SF/YR



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

[naihb.com](http://naihb.com)

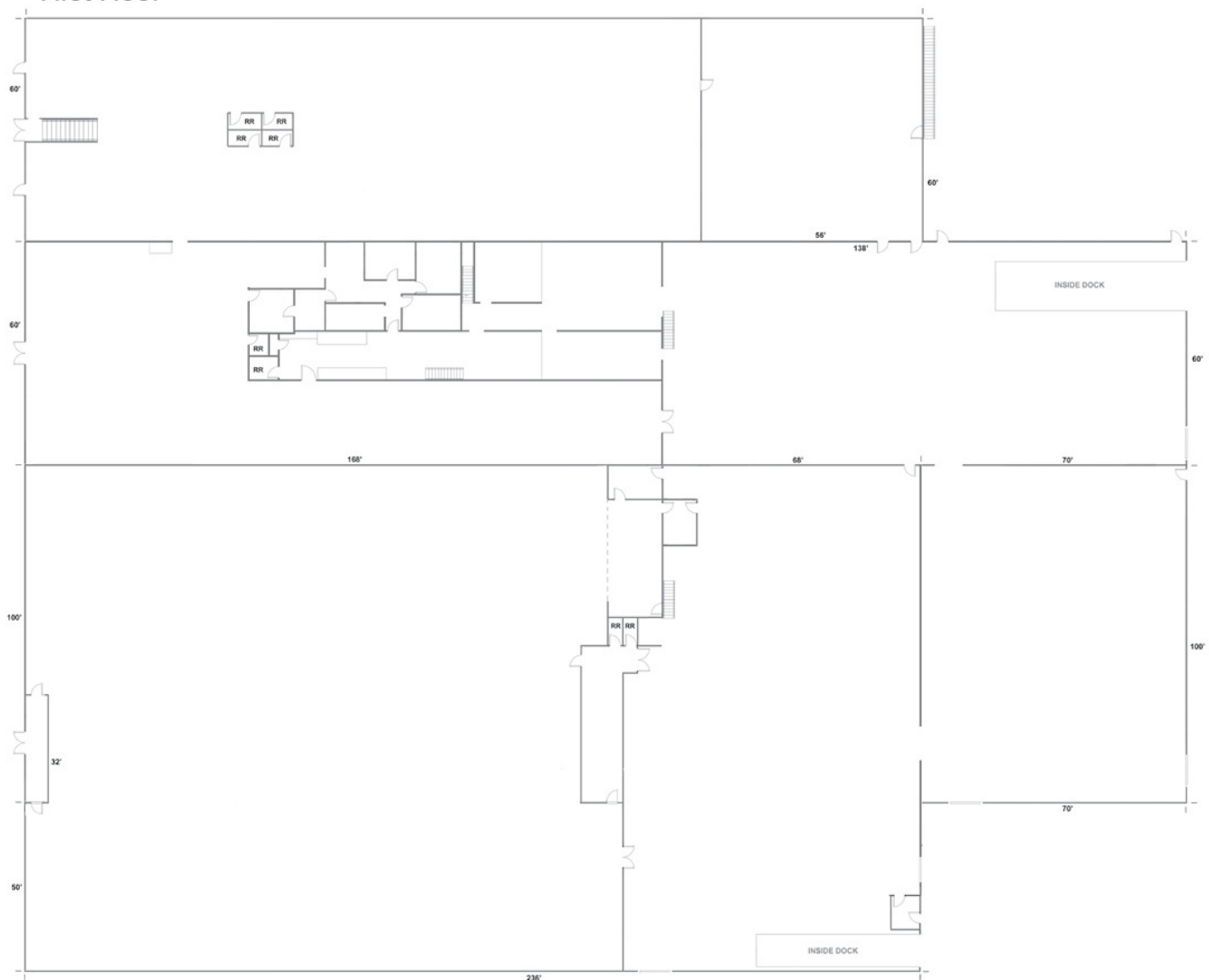
**GARY BUSCHMAN, SIOR**  
Broker  
260.348.2769  
[gary@naihb.com](mailto:gary@naihb.com)

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### Second Floor



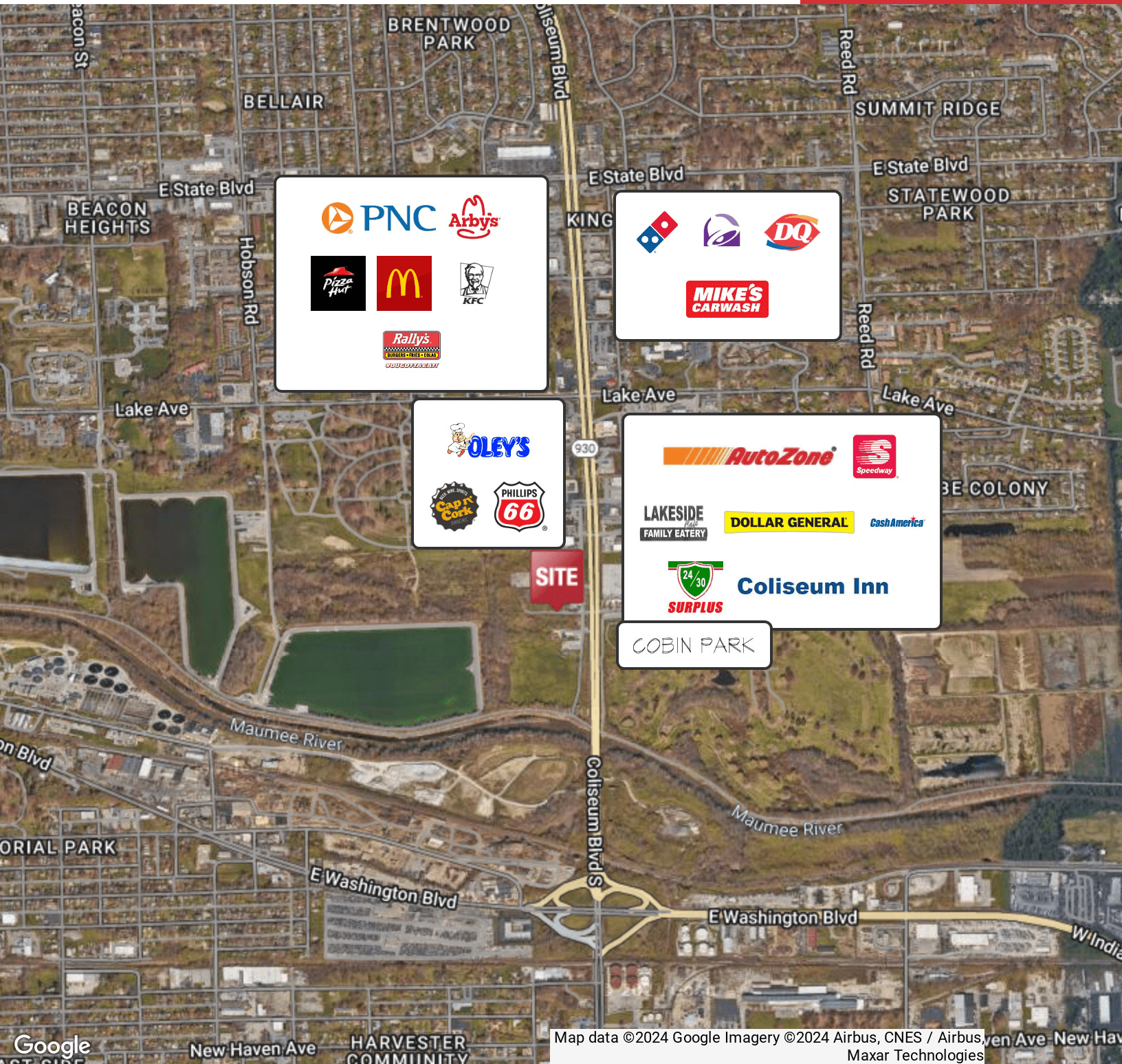
### First Floor



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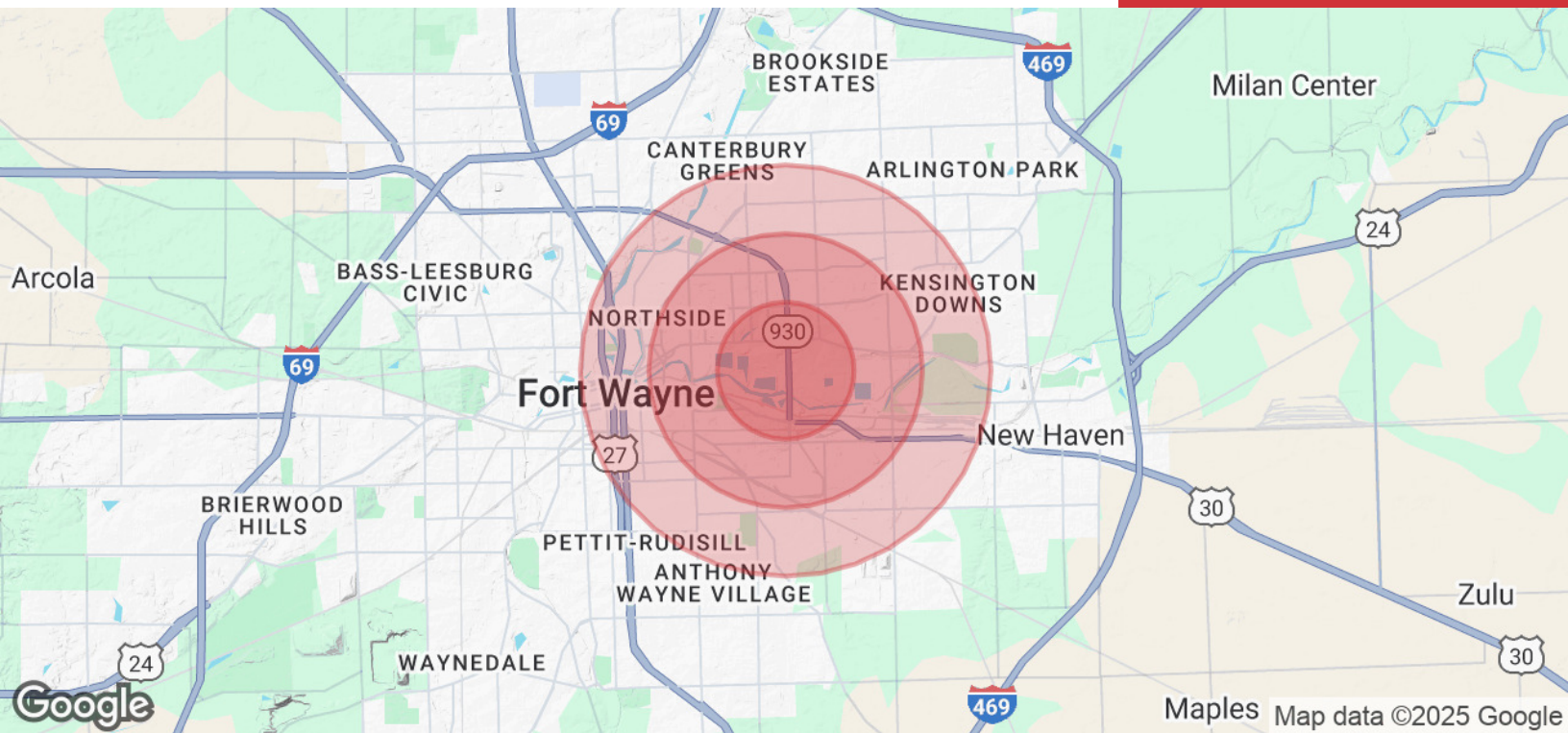




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### POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,407  | 31,132  | 75,157  |
| Average Age          | 42.5   | 37.0    | 34.3    |
| Average Age (Male)   | 32.9   | 34.9    | 32.1    |
| Average Age (Female) | 42.8   | 37.4    | 35.6    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE   | 2 MILES   | 3 MILES   |
|---------------------|----------|-----------|-----------|
| Total Households    | 2,187    | 14,205    | 32,745    |
| # of Persons per HH | 2.0      | 2.2       | 2.3       |
| Average HH Income   | \$38,203 | \$51,625  | \$50,593  |
| Average House Value | \$98,242 | \$107,615 | \$104,088 |

2020 American Community Survey (ACS)

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