



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)

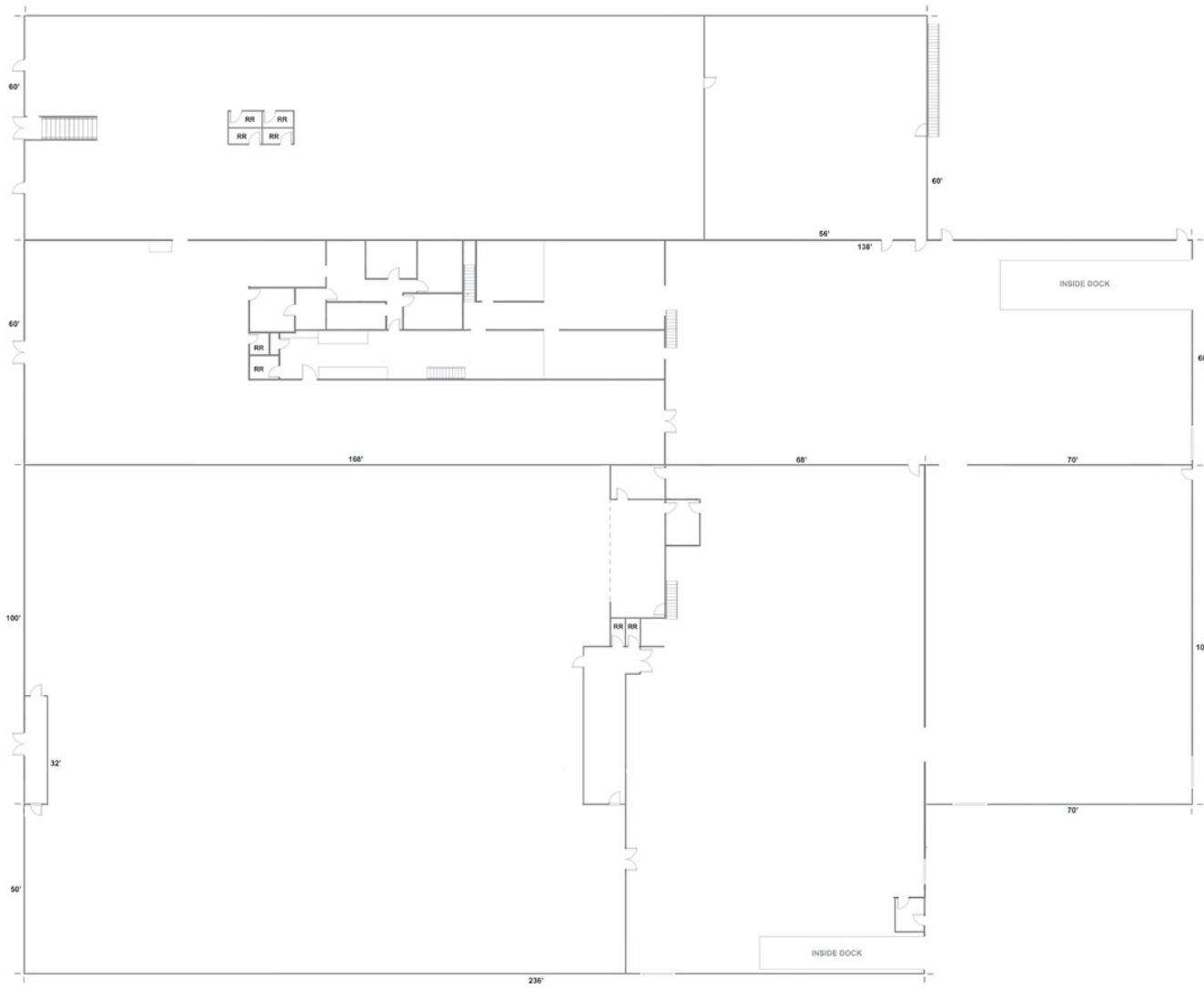
GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Second Floor

Approx.
14,000 SF

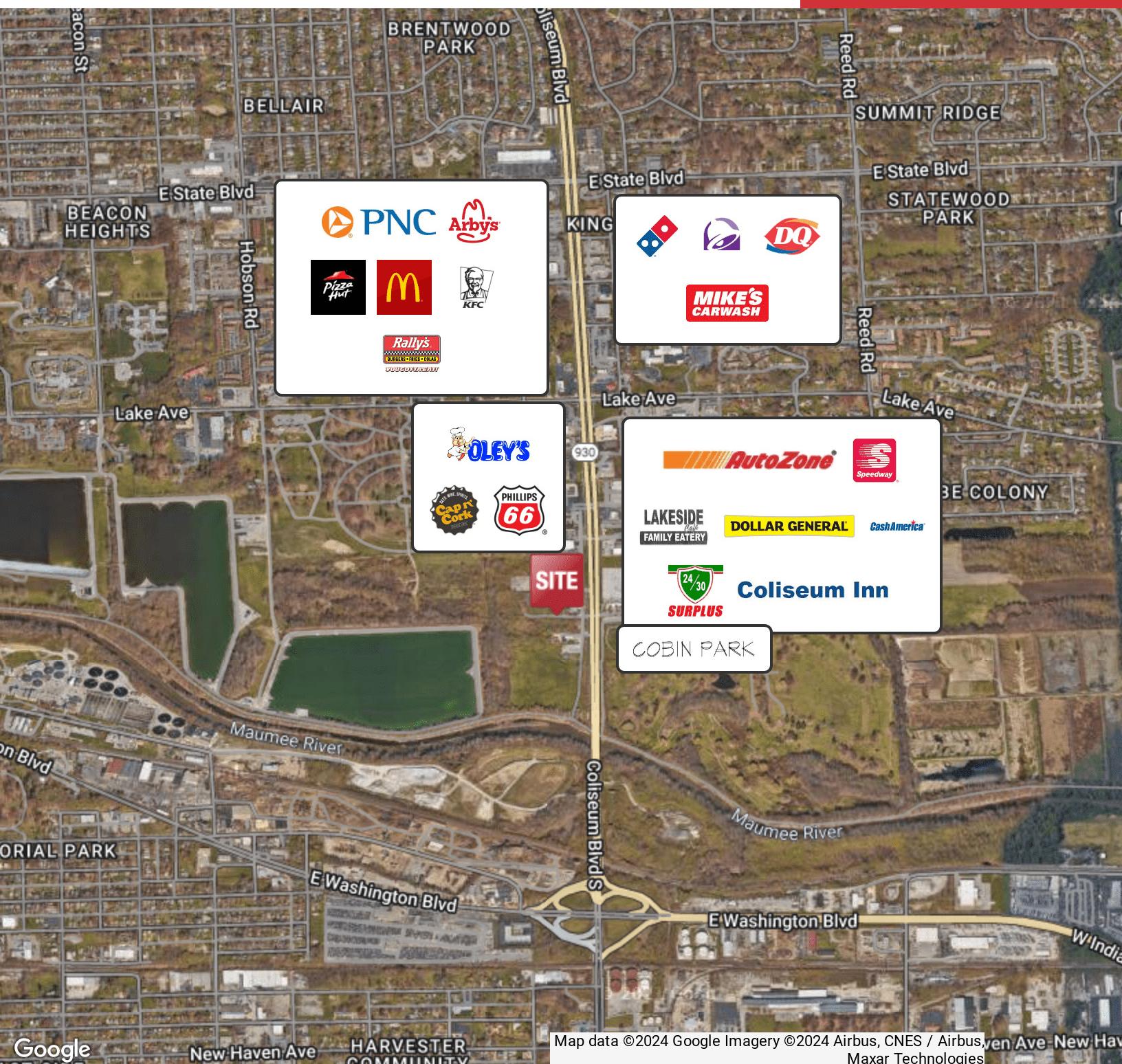
First Floor



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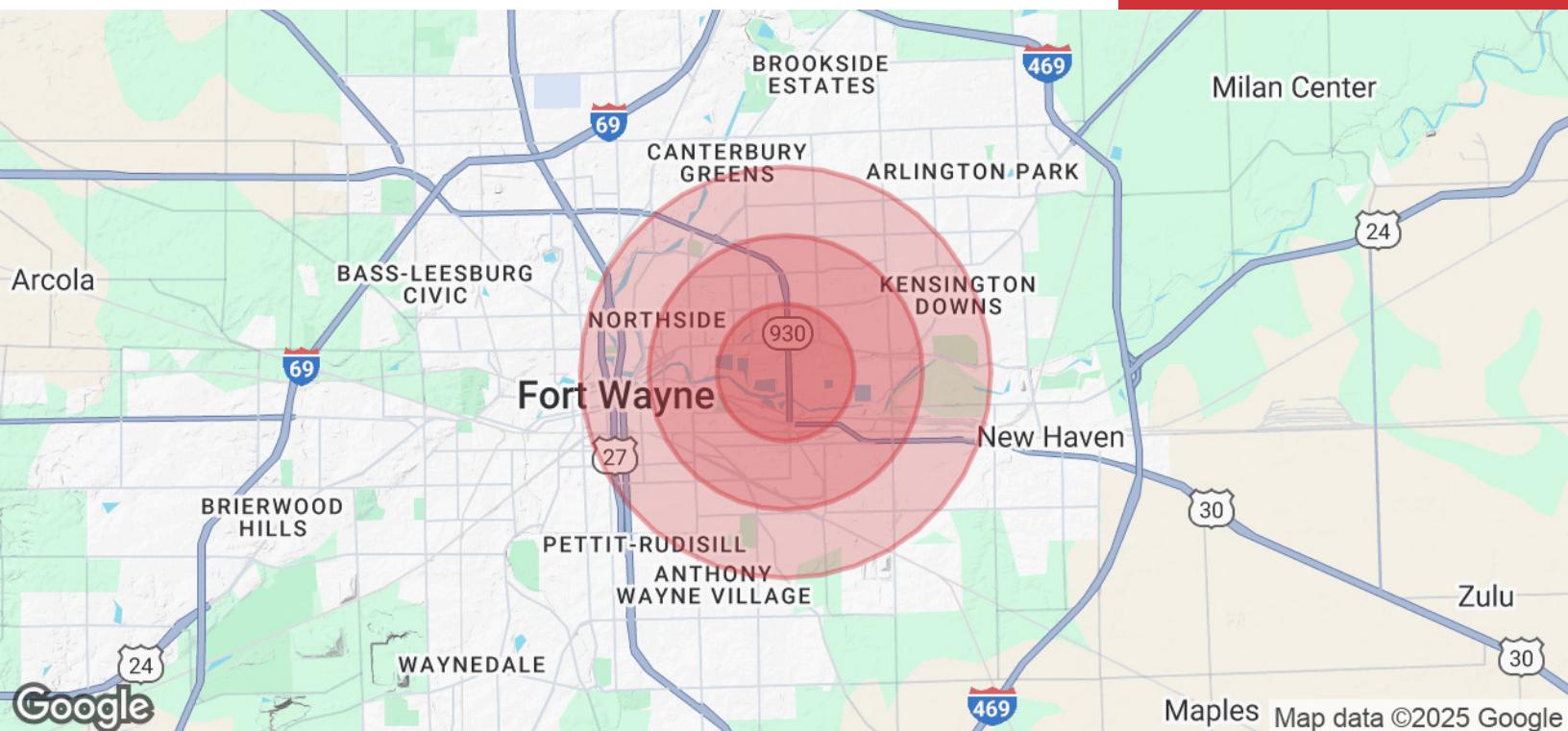


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POPULATION

	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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