

HIGH TRAFFIC RETAIL

3010 W COLISEUM BLVD, FORT WAYNE, IN 46808



JAMES JAMICICH

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3010 W COLISEUM BLVD

Fort Wayne, IN 46808



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	6,138 SF
Lot Size:	1.92 Acres
Year Built:	1990
Zoning:	I-1 (Light Industrial)
Traffic Count:	Intersection of Coliseum & Goshen 44,474 VPD

PROPERTY HIGHLIGHTS

- Ideal location at the Interstate 69 & US 30 interchange along Coliseum Blvd and Goshen Rds.
- Interior can be built out to fit a variety of uses
- Over 44,000 vehicles pass through the frontage intersection of Goshen Rd & Coliseum Blvd with exposure to over 16 million vehicles annually!
- Ample parking for 57 vehicles with 4 designated handicap spaces and ADA accessible building
- Surrounding commercial corridor includes notable national industrial users with direct access to one of the city's primary commercial corridor, two major universities, the city's premier convention center, and so much more
- Property includes two large road-side pylon signs along W Coliseum Blvd and Goshen Rd with visibility from the Interstate 69 on/off ramps
- Use exclusions apply to any type of food service or grocery use

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PROPERTY PHOTOS



Property View from Goshen Rd (US 30/SR930) at the Interstate 69 Interchange



3010 W Coliseum - Front View



3010 W Coliseum - Rear View

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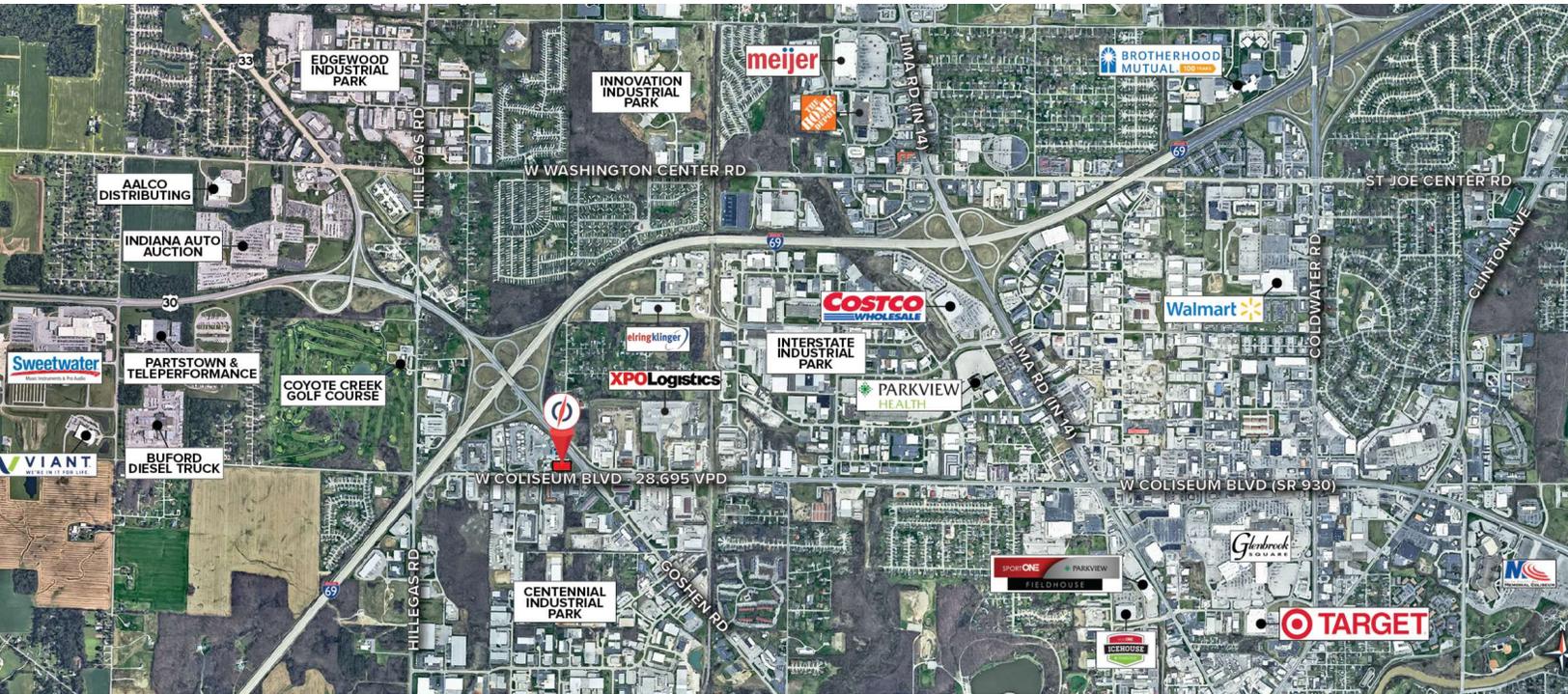
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RETAILER MAPS



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PROPERTY DETAILS

LEASE RATE **\$12.00 SF/YR**
LEASE TYPE **TRIPLE NET**

LOCATION INFORMATION

Street Address 3010 W Coliseum Blvd
City, State, Zip Fort Wayne, IN 46808
County/Township Allen/Wayne
Cross Streets W Coliseum Blvd (US 30/SR 930) & Goshen Rd
Side Of Street North
Signal Intersection Yes
Road Type Highway Interchange
Market Type Large
Nearest Highway US Highway 30, US Highway 33, SR 930, and Interstate 69

BUILDING INFORMATION

Building Size 6,138 SF
Year Built 1990
Building Class B
Tenancy Single
Construction Status Existing, White Box
Condition Average
Number Of Buildings 1

PROPERTY DETAILS

Property Type Retail
Property Subtype Free Standing Building
Zoning I-1 (Light Industrial)
Lot Size 1.92 Acres
APN# 02-07-21-377-020.000-073
Corner Property Yes & Signal
Traffic Count W Coliseum Blvd - 28, 695 VPD
Goshen Rd (US 30) - 33, 707
Signal Intersection - 44,474 VPD

PARKING & AMENITIES

Parking 57 Spaces + 4 Handicap
Restrooms Two (2)
Signage Pylon Signs - Two (2)

TRIPLE NET LEASE

Utilities Tenant
Lawn & Snow Tenant
Taxes & Insurance Tenant
Interior Maint. & Repair Tenant
Exterior Maint. & Repair Landlord