

# Coliseum Shoppes

*Fort Wayne, Indiana*

## PROPERTY HIGHLIGHTS

- Coliseum Shoppes is located at the northeast corner of Coldwater Road and Coliseum Boulevard in the heart of the Glenbrook commercial and retail district, directly across from Glenbrook Mall.
- This retail area has an 8-county, 100 mile market.
- The intersection of Coldwater Road and Coliseum Boulevard is Fort Wayne's busiest intersection.
- Signalized intersection with great visibility and easy access.
- GLA: 62,028
- MSA: Fort Wayne, IN
- Key Tenants are Half Price Books, DXL Mens Apparel, Potbelly Sandwiches, and Eyemart.

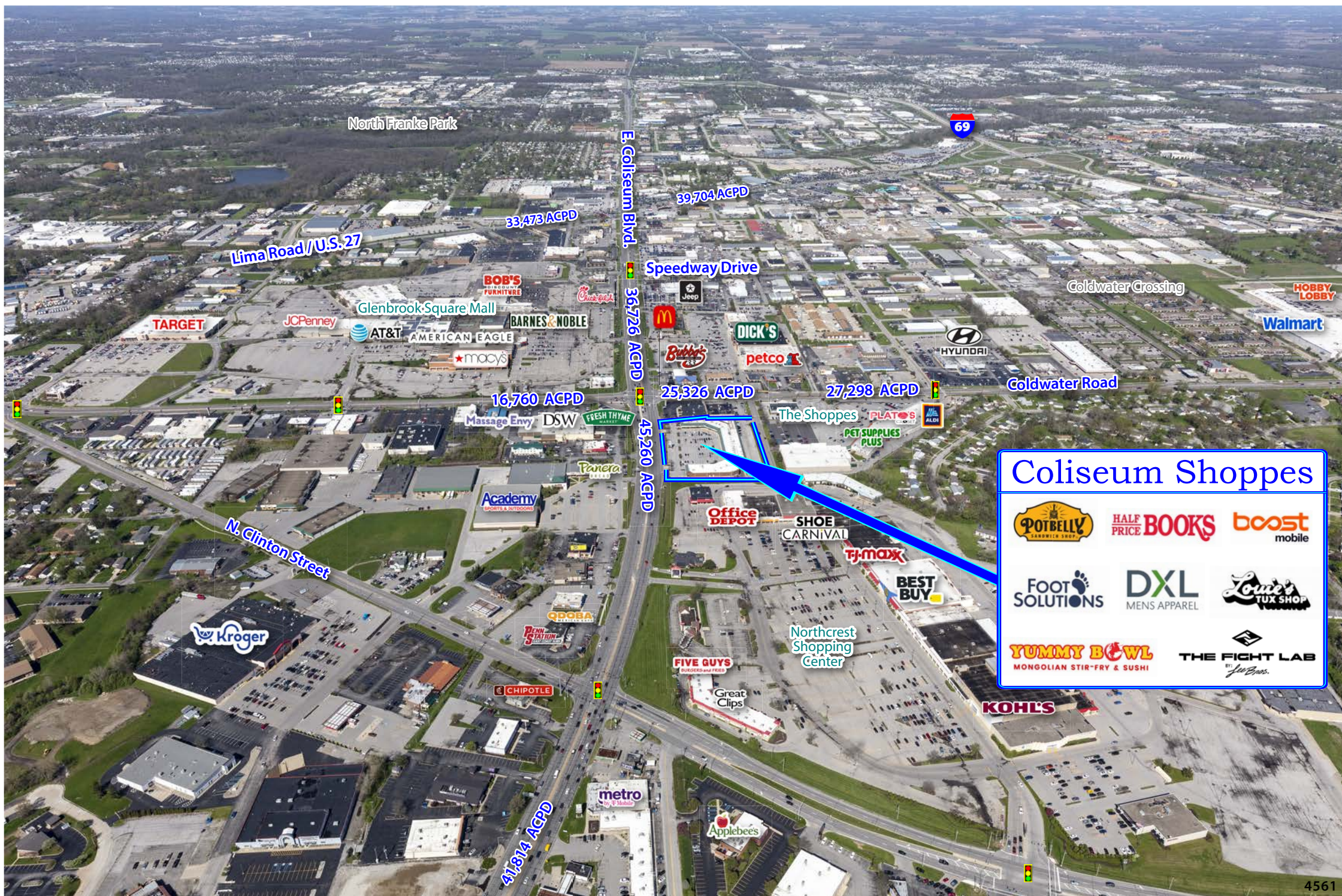
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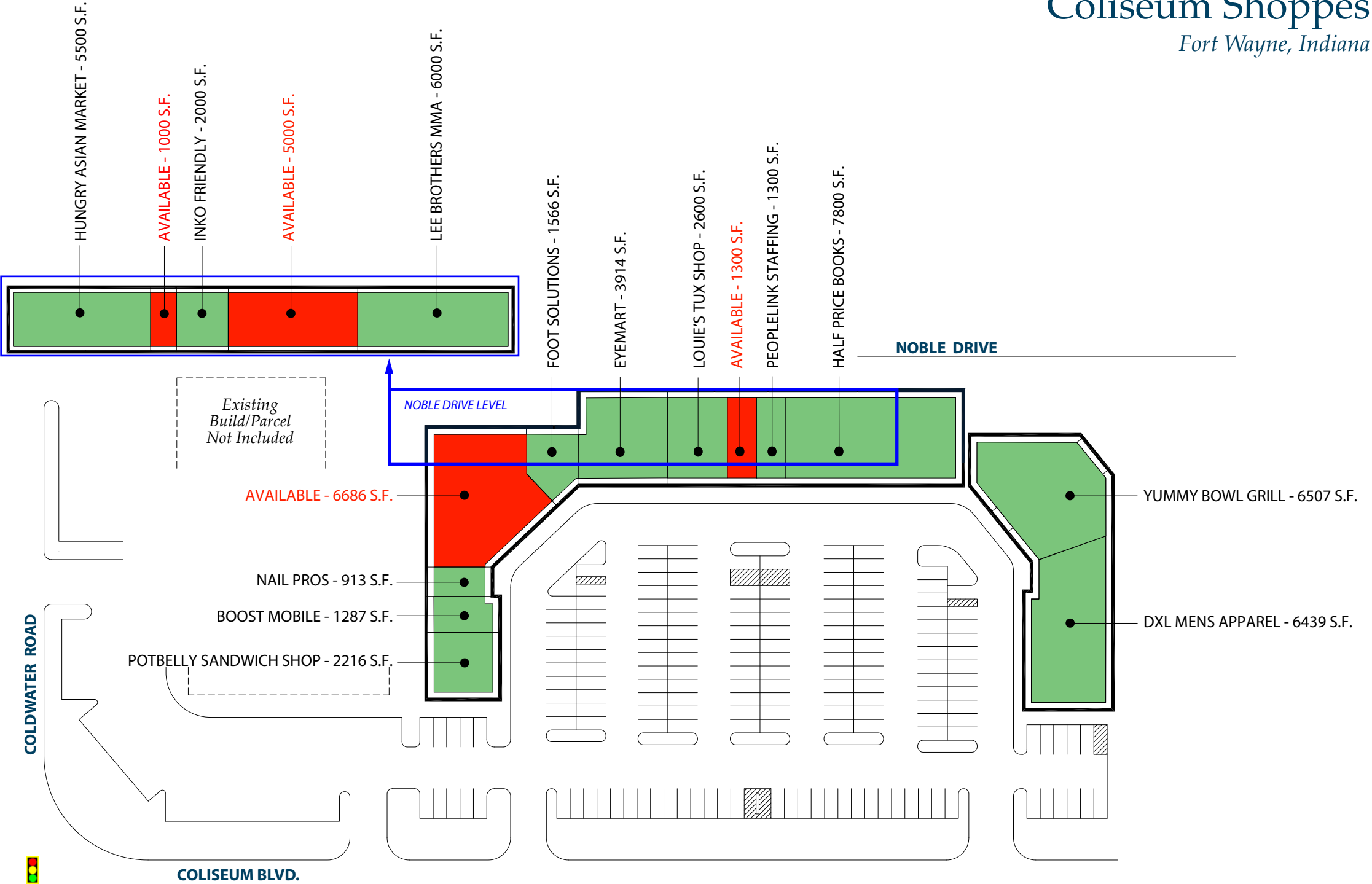
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## SITE DATA

### TOTAL BUILDING AREA

Building Area - Coliseum Blvd. Level Only 42,528 S.F.  
Total Building Area - 62,028 S.F.

### PARKING SPACES

Provided - Coliseum Blvd. Level - 176 Spaces  
Total Parking - 252 Spaces

## DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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## Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	77,034	79,093	178,422	182,535	356,799	365,511
Daytime Population	104,688		210,527		376,344	
Households	33,349	34,644	74,113	76,699	143,204	148,122
Average HH Size	2.20	2.17	2.34	2.32	2.45	2.43
Average HH Income	\$72,085	\$84,062	\$77,331	\$89,978	\$90,903	\$105,155
Median HH Income	\$54,720	\$61,885	\$57,911	\$66,198	\$65,934	\$76,630
Per Capita Income	\$31,540	\$37,222	\$32,127	\$37,819	\$36,532	\$42,668

## Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
45,260	Coliseum Blvd.	Coldwater Road	Clinton Street
37,366	Coliseum Blvd.	Coldwater Road	Lima Rd./ U.S. 27
25,326	Coldwater Road	Coliseum Blvd.	Noble Drive
27,298	Coldwater Road	Noble Drive	Collins Road

