

# 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

Xplor

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,250,000
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 58 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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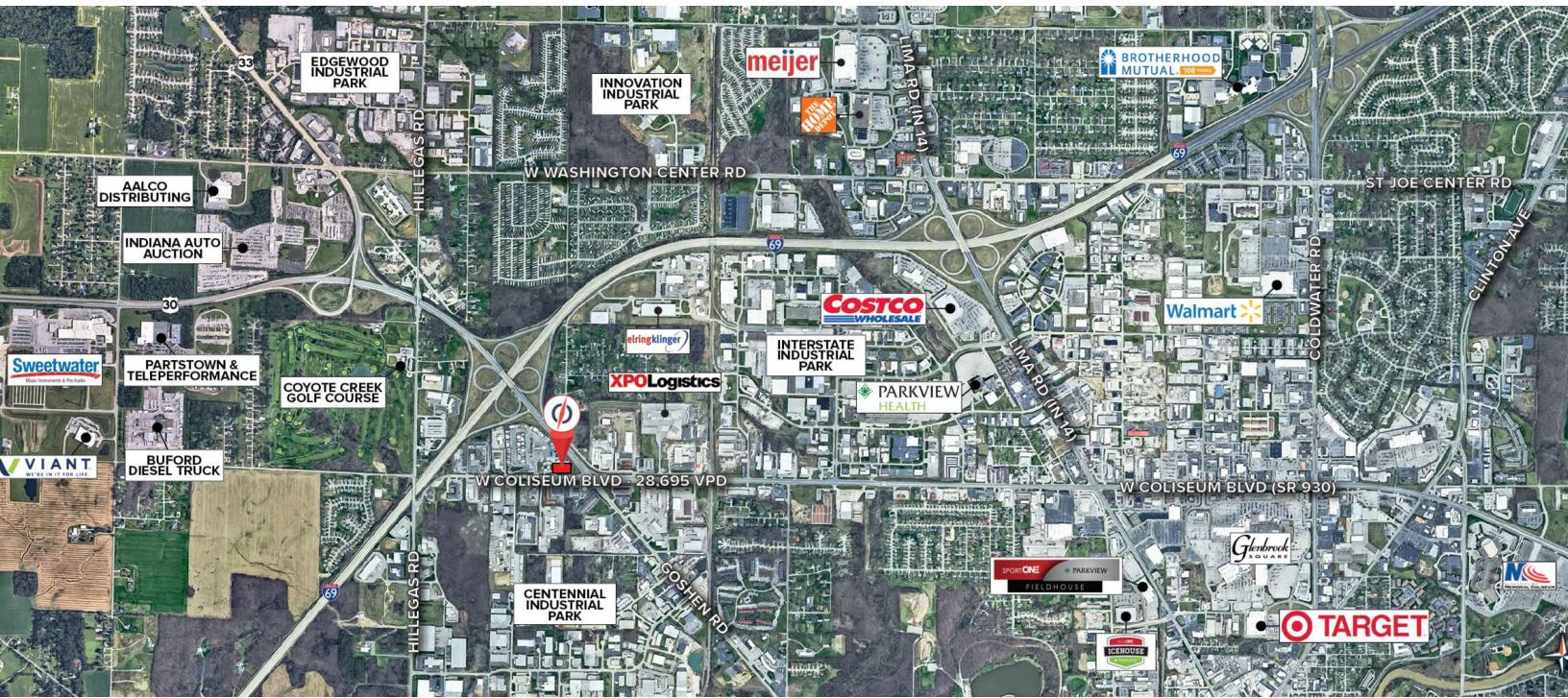
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## RETAILER MAPS



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**PROPERTY DETAILS**

<b>LEASE RATE</b>	<b>\$12.00 SF/YR</b>
<b>SALE PRICE</b>	<b>\$1,250,000</b>

**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	58 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