

Former Pier 1 Imports

4224 Coldwater Rd., Fort Wayne, IN 46805

10,010 SF Available for Sale



Across from Glenbrook Mall



Property Information

- 10,010 SF
- Parking: 35 surface area spaces + cross parking easement with adjacent shopping center (Fresh Thyme, DSW, Massage Envy)
- Pylon sign available
- NNN Lease

Trade Area

- Super Regional Trade Area
- Glenbrook Mall - 1,210,000 SF - largest enclosed mall within 60 minute drive time
- Three I-69 interchanges within 0.5-2 miles.
- Destination Retailers Nearby: Glenbrook Mall, Costco, Target, Walmart, Fresh Thyme

Building Specs

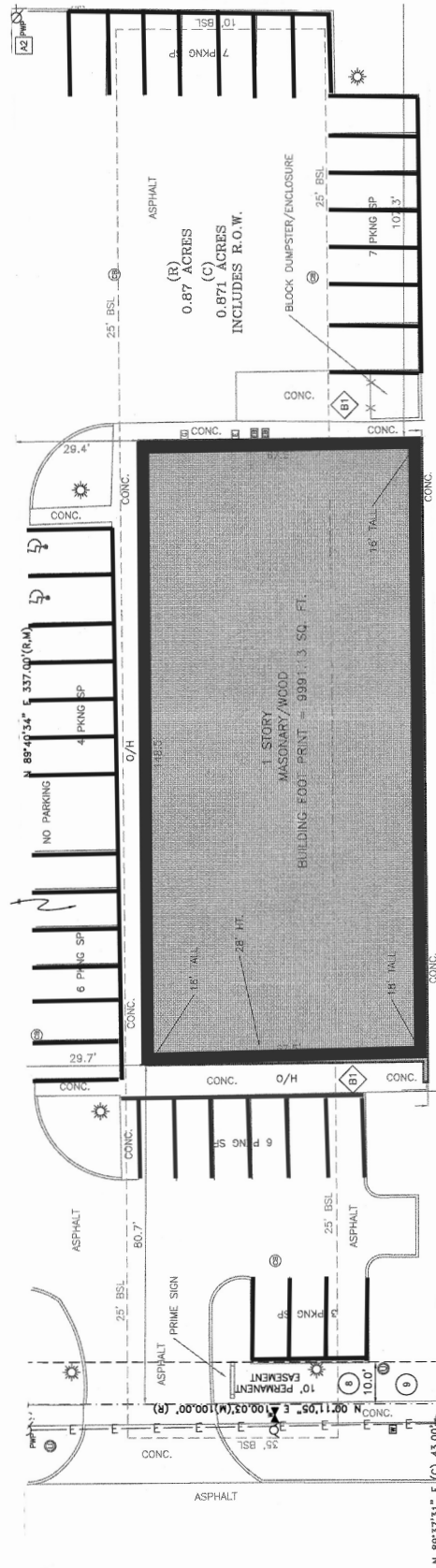
- Year Built: 1990
- Masonry/Wood/Steel Construction
- 600 amps
- HVAC: 3 RTU 12.5 tons & 1 RTU 5 tons
- Gas & Water
- Roof: metal w/ flat portion standard membrane for RTUs

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,621	77,409	179,747
Households	2,570	33,500	74,537
Household Income	\$61,659	\$67,593	\$72,241
Daytime Population	14,553	113,899	216,432

Traffic Count

E Coliseum Blvd	32,574
Coldwater Rd	24,396



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For Sale



Glen
Fort Wayne, Ind

Contact Us

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