



COMMERCIAL/RETAIL

FOR SALE

## Redevelopment or Repurpose Opportunity

930 E Coliseum Blvd is an incredible opportunity for repurposing or redeveloping an 8,830 SF building on 1.45 acres of land. The property benefits from over 46,000 vehicles passing by daily, making it an ideal spot for various retail businesses. The existing building includes a commercial kitchen, four walk-in coolers, a covered outdoor patio, and well-maintained landscaping.

C4 zoning allows for flexible commercial uses. The site also features 94 parking spaces and accessibility from Coliseum Blvd and the Kroger parking lot to the south.

## Property Highlights

- ▶ Largest regional trade area in Northeast Indiana ▶ **FOR SALE: \$2,600,000**
- ▶ Across from the Allen County War Memorial Coliseum ▶ **FOR SALE: \$220,000 Liquor License**

### JOHN CAFFRAY

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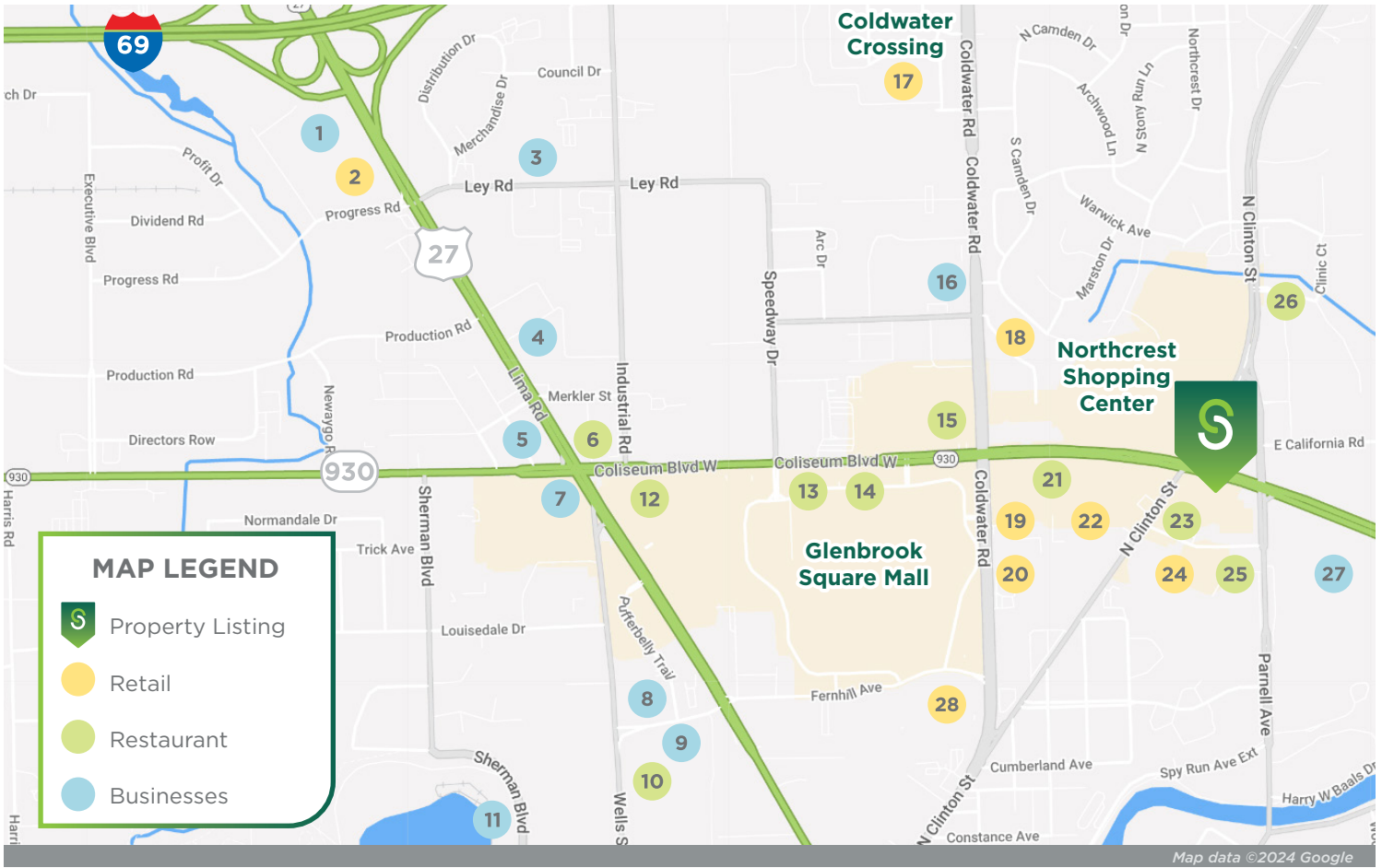
### ANDREW ECKERT

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# Retail Redevelopment Opportunity

930 E Coliseum Blvd  
Fort Wayne, IN 46805



## Nearby Retail and Attractions

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>1. Kelley Chevrolet</li> <li>2. Costco Wholesale</li> <li>3. Combat Ops Entertainment</li> <li>4. Don Ayres Honda</li> <li>5. Zeigler Subaru of Fort Wayne</li> <li>6. Don Hall's Hollywood Drive-In</li> <li>7. Evans Toyota</li> <li>8. SportsONE Fieldhouse &amp; Icehouse</li> <li>9. Sky Zone Trompline Park</li> <li>10. 2Toms Brewing Company</li> <li>11. Fort Wayne Children's Zoo</li> <li>12. Crumbl</li> <li>13. BJ's Restaurant Brewhouse</li> <li>14. Chick-fil-A</li> </ul> | <ul style="list-style-type: none"> <li>15. IHOP</li> <li>16. Glenbrook Hyundai</li> <li>17. Walmart Supercenter</li> <li>18. Aldi</li> <li>19. Fresh Thyme Market</li> <li>20. Tire Barn</li> <li>21. Panera Bread</li> <li>22. Kittle's Furniture - Fort Wayne</li> <li>23. Dos Margaritas Mexican Grill &amp; Bar</li> <li>24. Kroger</li> <li>25. Casa Ristoranti Italiana</li> <li>26. Baker Street Steakhouse</li> <li>27. Allen County War Memorial Coliseum</li> <li>28. Target</li> </ul> |
|---|---|

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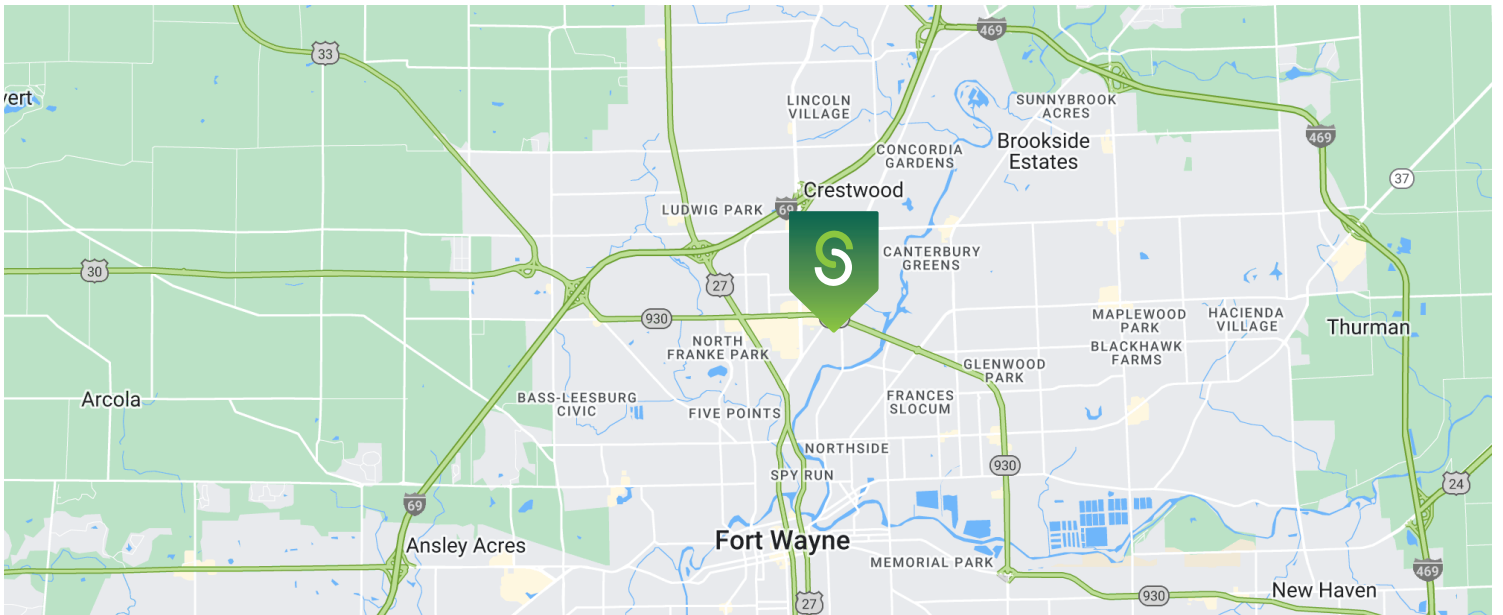
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## Retail Redevelopment Opportunity

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### PROPERTY INFORMATION

Address	930 E Coliseum Blvd
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Washington
Parcel Number	02-07-25-128-003.000-073
2023 Tax/Payable 2024	\$24,417.70



### SALE INFORMATION

Price	\$2,600,000
Terms	Cash at closing

### SITE DATA

Site Acreage	1.45 AC
Zoning & Description	C4 - Commercial
Nearest Interstate	2 mi to I-69
Traffic Count	46,400 VPD on Coliseum Blvd

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

### BUILDING INFORMATION

Property Type	Retail/Commercial
Total Area SF	8,830 SF
Vacant SF	8,830 SF
Occupancy Rate	0%
Year Built	1979
# of Stories	1 Story/Storage mezzanine
Construction Type	Wood frame
Roof	Shingle
Heating	Package
AC	Package
Electrical	Three phase/1200 amp/Two-800 amp panels
Signage	Building & pylon
Restrooms	Multiple
Floor Coverings	Carpet
Ext. Finish	Wood siding

### ADDITIONAL INFORMATION

- Redevelopment or repurpose opportunity
- Liquor license available for additional \$220,000
- High traffic count area

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## About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



2<sup>nd</sup>

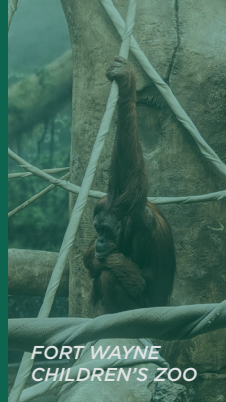
Largest City  
in Indiana



#1

Best Place  
to Move

(Reader's Digest,  
2022)



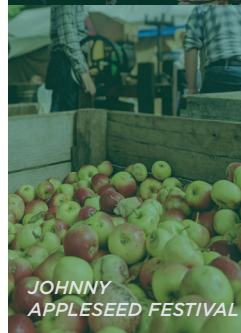
FORT WAYNE  
CHILDREN'S ZOO



ELECTRIC WORKS



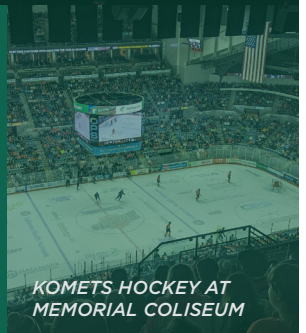
GRAND WAYNE CONVENTION CENTER



JOHNNY  
APPLESEED FESTIVAL



7+  
Million  
Visitors  
Annually



KOMET'S HOCKEY AT  
MEMORIAL COLISEUM



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.