



FOR SALE / LEASE
RETAIL PROPERTY



6901 Coldwater Rd
Fort Wayne, IN 46825

Introducing Coldwater Commons Shopping Center

About The Property

- Exciting; new high-profile retail development
- Located near Northrop High School on highly trafficked Coldwater Rd. just off of I-69
- In-line retail space from 1,600 SF up to 20,000 SF for lease
- 3 outlots 0.69 - 2.5 acres can be combined for sale, build to suit, or ground lease
- Ideal for restaurants, shops, grocery, and personal service retail
- Planned development includes high-end exterior finishes, premium landscaping, and beautiful water features



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PROPERTY INFORMATION

INTRODUCING COLDWATER COMMONS SHOPPING CENTER

LOCATION/ACREAGE/ZONING

Street Address	6901 Coldwater Rd
City, State, Zip	Fort Wayne, IN 46825
Total Land Area	9 Acres
Zoning	C2/Limited Commercial

POPULATION DEMOGRAPHICS

1 Mile	8,083
3 Miles	54,344
5 Miles	156,478

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

TRANSPORTATION

Parking	Ample
Coldwater Road	27,084 VPD
Distance to Interstate	I-69 - Approx. 0.5 Mile

PRICE/AVAILABILITY

In-line Retail Space:	1,600 - 20,000 SF
Lease Rate	\$30.00 SF/yr NNN
Outlots:	0.69 - 2.5 Acres
Sale Price	\$900,000/Acre
Build to Suit	TBD
Ground Lease	TBD

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

*Pro-rata share base on SF/area



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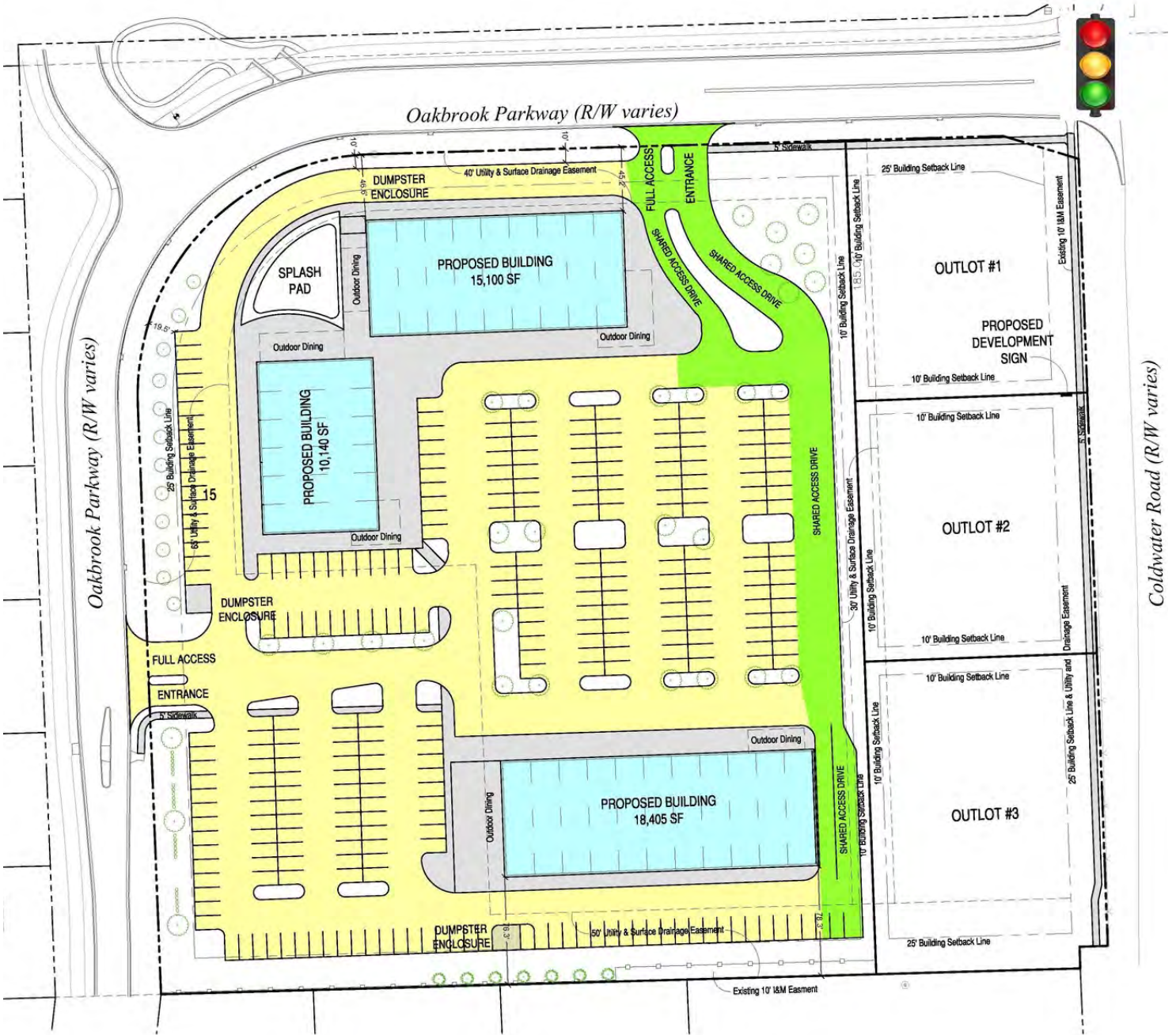
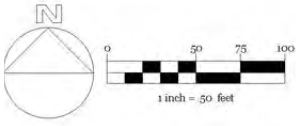


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SITE PLAN

INTRODUCING COLDWATER COMMONS SHOPPING CENTER

Coldwater Commons



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ADDITIONAL PHOTOS

INTRODUCING COLDWATER COMMONS SHOPPING CENTER



VIEW LOOKING NORTH



SOUTHWEST COURTYARD VIEW



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ADDITIONAL PHOTOS

INTRODUCING COLDWATER COMMONS SHOPPING CENTER



VIEW LOOKING SOUTHWEST



VIEW LOOKING WEST



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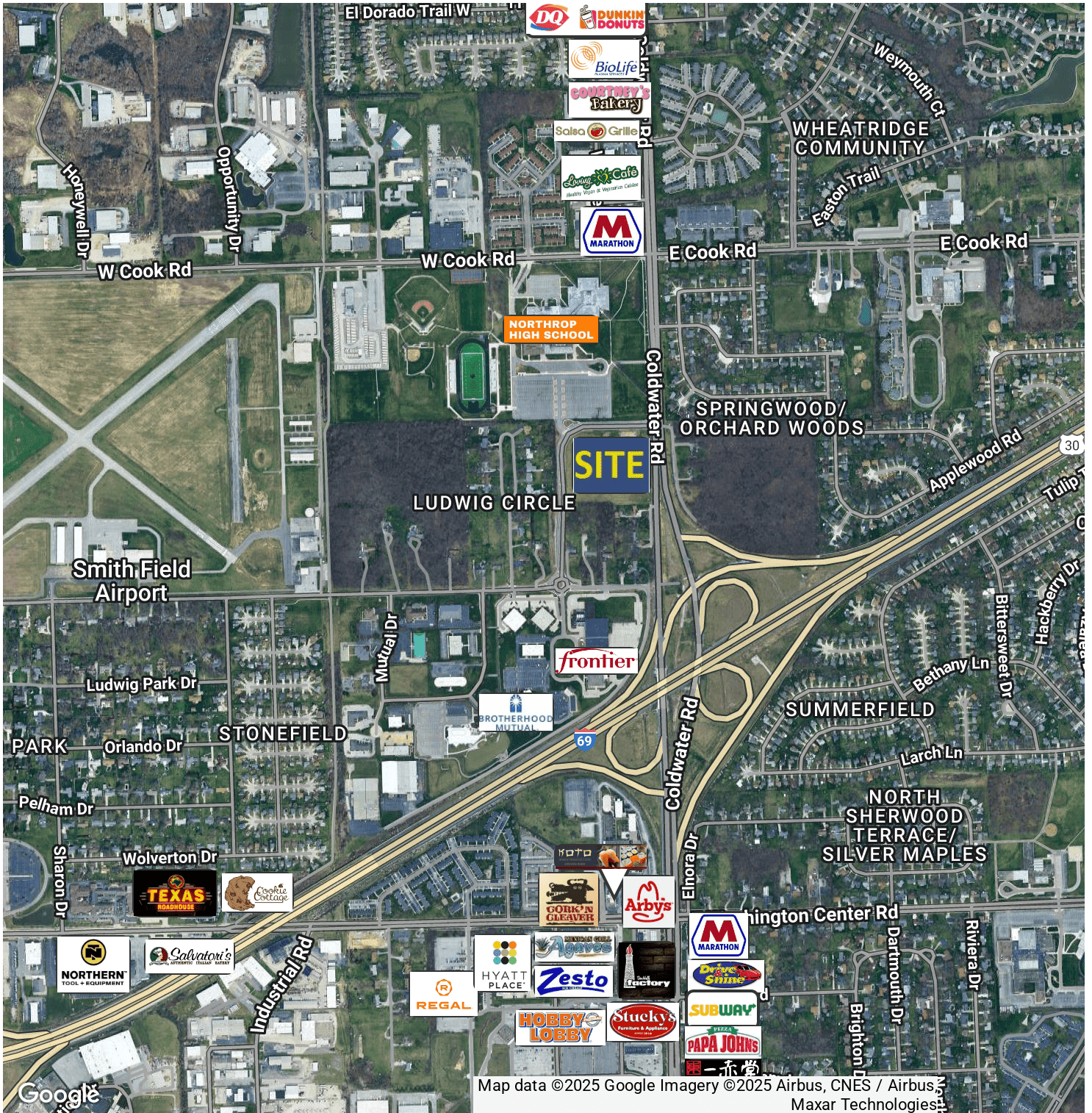
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RETAILER MAP

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ABOUT FORT WAYNE

Fort Wayne is the second largest city in Indiana with a population of 273,203 (population estimate July 1, 2024 US Census Bureau), while Northeast Indiana has a regional population of 816,077 (Greater Fort Wayne Inc.). The Fort Wayne metropolitan area includes Allen, Wells and Whitley Counties. The US Census estimate as of July 1, 2024 places the population of this area at 462,978.

ALLEN COUNTY

(U.S. Census estimates July 1, 2024)

Population: 399,295

Households: 154,183

Median Age: 36.2 years

Median Household Income:

\$68,839



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ABOUT FORT WAYNE



Fort Wayne International Airport



Amazon



Downtown Fort Wayne

- **Fort Wayne International Airport (FWA) is home to four major carriers:** Delta, United, American and Allegiant Air. There are weekly non-stop departures to Orlando, Tampa, Atlanta, Dallas, Sarasota, Las Vegas (seasonal), Philadelphia, Myrtle Beach (seasonal), Chicago, Detroit, Phoenix, Minneapolis, Fort Meyers and Charlotte.

- **Downtown Fort Wayne has several exciting new developments** that are under construction or have been announced. Both the Riverfront at Promenade Park and Electric Works opened in 2022 with many announced office and retail users; The Pearl, a 35,000 SF mixed-use development, located at Main and Pearl Streets, is under construction. STAR Financial Bank relocated its headquarters from Berry Street to Main Street.

- **Amazon has built 2 facilities** in Fort Wayne, one on Airport Expressway and the other on US 30.

- **Fort Wayne offers competitive labor costs.** The median hourly wage for production occupations is \$21.87 per hour. (Bureau of Labor Statistics, May 2022)

- **Greater Fort Wayne serves as a regional business hub** for northeast Indiana, with primary employment concentration in the healthcare, medical devices, manufacturing, communications, engineering, government and financial services industries and is home to companies that include Parkview Health, Lincoln Financial Group, Dana Corp, Franklin Electric, IPFW, Vera Bradley and Steel Dynamics.



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ABOUT FORT WAYNE



Parkview Field



Fort Wayne Children's Zoo



Lakeside Park Rose Garden

- **Indiana ranks 9th** in the 2023 US tax index in the United States. (2023 Tax Foundation stats)

- **Northeast Indiana is an attractive location for companies to invest.** With a convenient location, low cost of doing business, diverse workforce and abundant resources, Fort Wayne and the surrounding region is an excellent place to do business.

- **Fort Wayne is home to a championship International Hockey League team (Komets) and a Class A minor league baseball team (TinCaps)** – whose ballpark, Parkview Field, has been named multiple times as the #1 ballpark for the minor league division.

- **In Fort Wayne, take a walk on the wild side and visit the Fort Wayne Children's Zoo,** which was previously ranked one of the Nation's "Top Ten Zoos for Kids" by TripAdvisor.

- **The region hosts a wide variety of cultural activities,** from symphony orchestra and art openings to museums and ballets. From artistic boutiques to outdoor malls, shopping certainly isn't in short supply either.

- **Fort Wayne's award-winning park system offers dozens of options for great, free outdoor fun.** Discover trails, biking, tennis, pools, spraygrounds, golfing, mountain bike trails, fishing and so much more.

- **Indiana is ranked first in the Midwest for business,** the fifth year in a row by Chief Executive magazine. (April 2024)

- **Low cost living,** big city amenities and a thriving business climate.



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ABOUT FORT WAYNE



Fort Wayne is centrally located in the Great Lakes region with convenient access to major Midwest markets.



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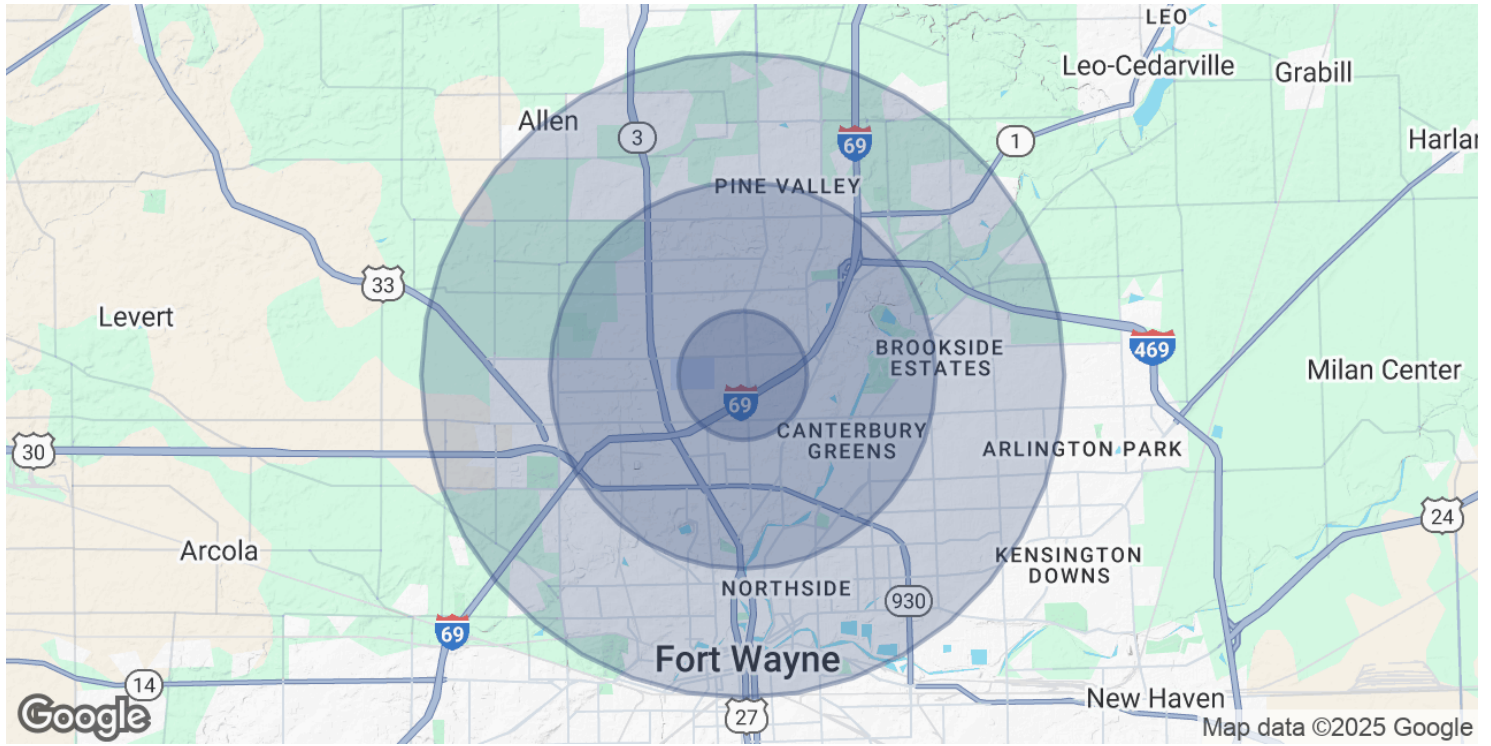
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,083	54,344	156,478
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,391	23,559	64,863
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$78,889	\$81,298	\$85,758
Average House Value	\$186,284	\$194,588	\$207,350

Demographics data derived from AlphaMap



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