

COLDWATER CROSSING FORT WAYNE, IN

PROPERTY FLYER

Cincinnati: 513-733-3300
800-536-3300
Fax: 513-733-8621
E-Mail: hsf@hauckco.com



TRADE AREA - 5 MILE RADIUS

| | | | |
|----------------|------------|------------|-----------------------|
| 89,980 | 168,832 | 70,223 | \$62,273 |
| _____ | _____ | _____ | _____ |
| Square Footage | Population | Households | Avg. Household Income |

MAJOR ANCHORS

| | | | |
|-------------|-------|------------|----------------------------|
| WalMart | | 206,000 SF | 5315 - 5515 Coldwater Rd., |
| Hobby Lobby | | 74,700 SF | Fort Wayne, IN 46825 |
| Dollar Tree | | 10,400 SF | MSA: Fort Wayne, IN |

LOCATION

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TENANT LIST

| | | |
|-------------|---------------------|------------------|
| 1110 | A Taste of India | 2,200 SF |
| 1120 | M Mart | 2,550 SF |
| 1130 | Super Mega Replay | 13,481 SF |
| 1140 | Table Games | 4,800 SF |
| 1160 | Hair & Beauty Depot | 11,932 SF |
| 1230 | VACANT | 24,137 SF |
| 1240 | Dollar Tree | 10,400 SF |
| 1250 | Cato | 4,000 SF |
| 1260 | Rudae's | 8,480 SF |
| 1270 | Once Upon a Child | 8,000 SF |

With an estimated 2021 population of 341,000, Fort Wayne is the second largest city in Indiana. Northeast Indiana's population is growing faster than any other state in the region. "Indiana was the only state in the Midwest that had positive net domestic migration," said John Urbahns, president and CEO of Greater Fort Wayne, Inc. citing 2020 census data. Fort Wayne's economy is based upon distribution, transportation and logistics, healthcare, among others. Fun Fact: The television was invented in Fort Wayne!