

FOR LEASE

4535 Coldwater Road

4535 COLDWATER ROAD



SALE PRICE	\$1,000,000
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OFFERING SUMMARY

BUILDING SIZE:	1,316 SF
AVAILABLE SF:	1,316 SF
LOT SIZE:	0.31 Acres
YEAR BUILT:	1985
ZONING:	C-4
MARKET:	Automotive
SUBMARKET:	Retail
TRAFFIC COUNT:	24,396

PROPERTY OVERVIEW

- Located in a prime area with 72,000 VPD from Coldwater Rd and Coliseum Blvd.
- Property is set up for an automotive use case, but can be converted to suit various retail uses.
- Located in between 2 intersections, across from a high traffic shopping center.
- 2 oil change bays, oil storage area, reception, 2 drive-up lanes.



FOR MORE INFO:

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4 5 3 5 C O L D W A T E R R O A D



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LOCATION INFORMATION	
BUILDING NAME	4535 Coldwater Road
STREET ADDRESS	4535 Coldwater Road
CITY, STATE, ZIP	Fort Wayne, IN 46825
COUNTY	Allen
TOWNSHIP	Washington
SIDE OF THE STREET	West
NEAREST HIGHWAY	Coliseum Blvd - SR-930

BUILDING INFORMATION	
BUILDING SIZE	1,316 SF
NUMBER OF FLOORS	1
YEAR BUILT	1985
NUMBER OF BUILDINGS	1

PROPERTY INFORMATION	
PROPERTY TYPE	Automotive Service
ZONING	C-4
LOT SIZE	0.31 Acres
APN #	02-07-23-476-016.000-073
LOT FRONTAGE	65 ft
LOT DEPTH	206 ft
TRAFFIC COUNT	~70,000 per day
TRAFFIC COUNT STREET	Coldwater Road + Coliseum Blvd

PARKING & TRANSPORTATION	
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	10

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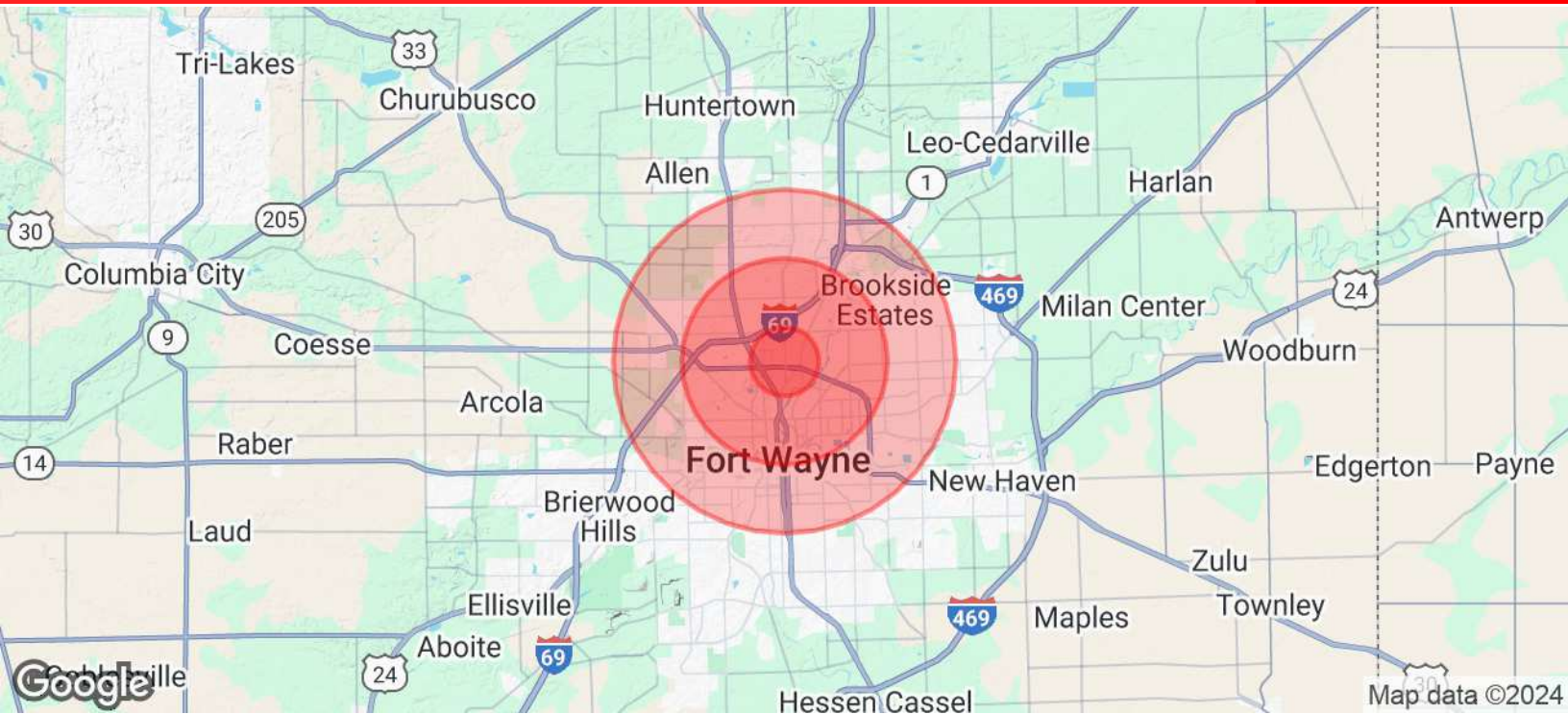
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,484	74,633	177,699
AVERAGE AGE	29.4	33.0	33.2
AVERAGE AGE (MALE)	27.9	31.6	32.4
AVERAGE AGE (FEMALE)	30.7	34.4	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,238	31,597	72,453
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$42,374	\$46,591	\$49,396
AVERAGE HOUSE VALUE	\$91,733	\$95,568	\$97,064

* Demographic data derived from 2020 ACS - US Census

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