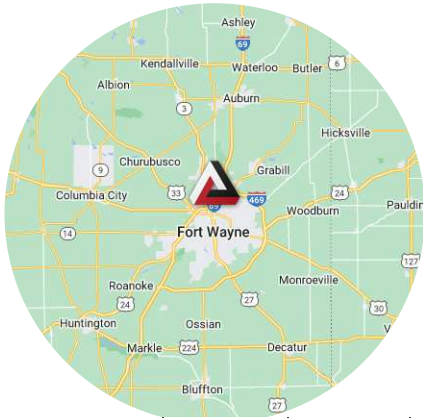




CORNER SHOPPES - LAST VACANCY

401- 407 E Coliseum Blvd, Fort Wayne IN 46805



- ▲ 2,475 SF former T-Mobile available for lease.
- ▲ Strip center is located in a dense retail corridor at the busy intersection of Coliseum Blvd and Coldwater Rd.
- ▲ Property is 3 miles from downtown Fort Wayne, and 1.5 miles from Indiana University - Purdue University Fort Wayne.
- ▲ Close to Glenbrook Square Mall, the only super-regional mall in northeast Indiana, which sees over 15 million visitors a year.
- ▲ Nearby major retailers include Walmart, Kohl's, Target, T.J.Maxx, ALDI, Best Buy, Burlington, Dick's Sporting Goods, DSW, Hobby Lobby, JOANN's Fabrics, Old Navy, Petco, Pet Supermarket, and Ulta Beauty.
- ▲ Pylon signage is available.

2023 Demographics	1 Mile	3 Mile	5 Mile
Population	6,177	78,301	181,757
Households	2,503	32,897	73,181
Average HH Income	\$53,340	\$59,978	\$63,471
Daytime Population	12,207	73,299	132,705

Available Spaces

407 - 2,475 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
401	Blaze Pizza	2,855 SF	405	iCryo Recovery and ...	2,873 SF	409	Stanton Optical	2,375 SF
403	Red Wing Shoes	2,361 SF	407	Available	2,475 SF			



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property