




SHOPS AT 407


407 Coliseum Blvd. W, Fort Wayne, IN 46805





DEMOGRAPHICS

1 MILE


 5,461
Estimated population


 17,029
Estimated daytime population


 \$67,694
Average household income

 2,473
Households

3 MILE

 73,414
Estimated population


 94,264
Estimated daytime population


 \$54,823
Average household income


 31,736
Households

5 MILE

 173,102
Estimated population

 143,855
Estimated daytime population

 \$57,200
Average household income

 72,149
Households

DRIVE TIME POPULATION

5
Min  4,734

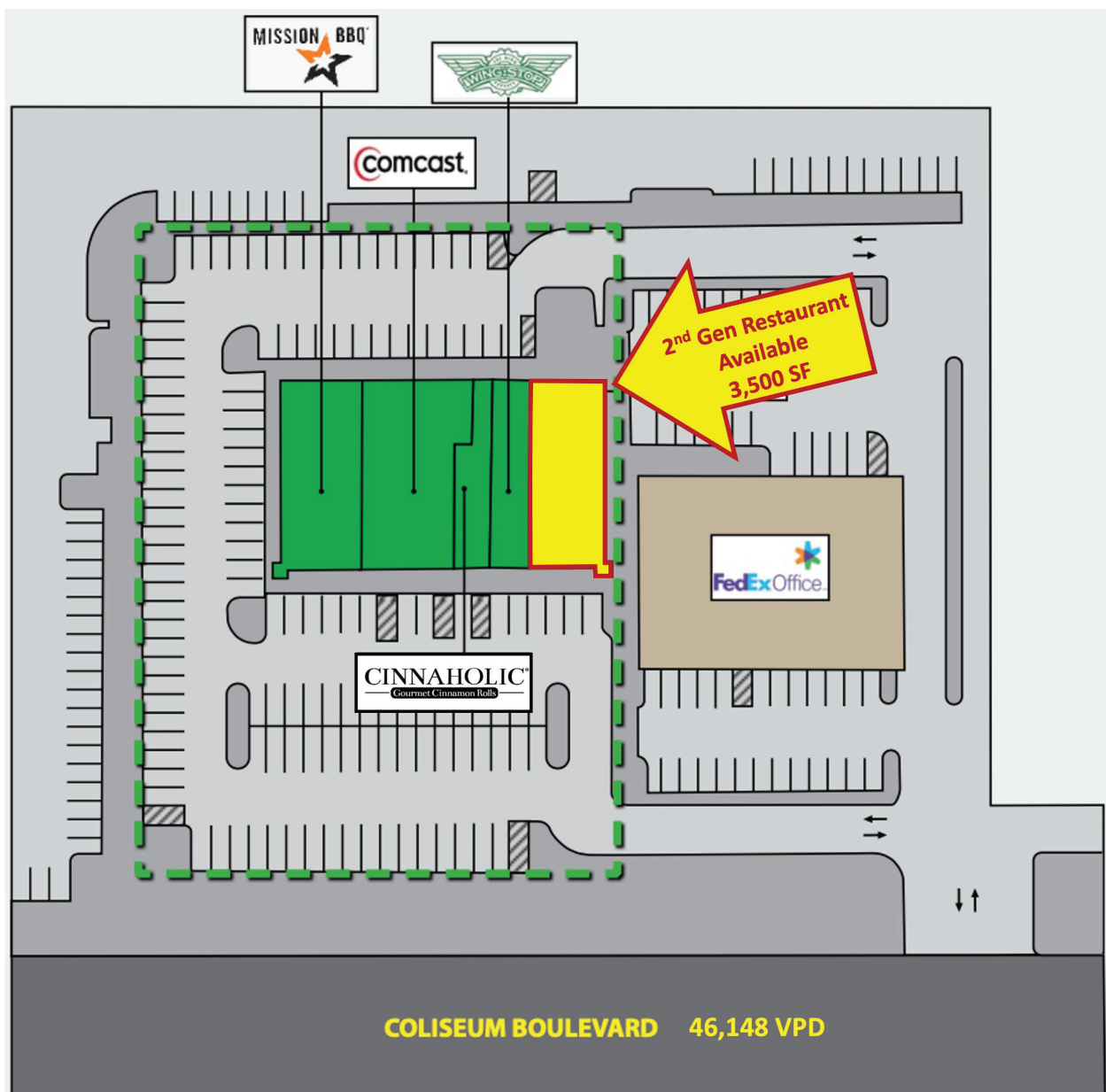
10
Min  79,321

15
Min  224,881

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.

SITE PLAN

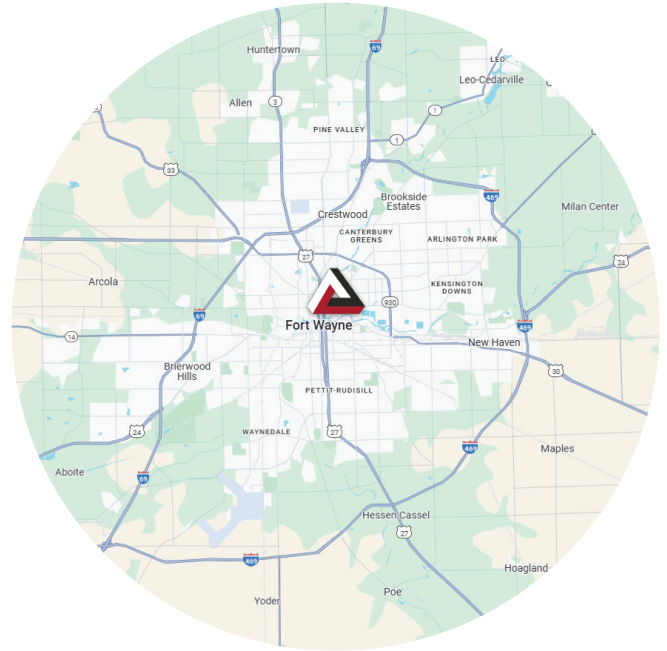
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A/B	Available	3,500 SF	E/F	Comcast Xfinity	4,100 SF
C	Wingstop Restaurant	1,800 SF	G/H	Mission BBQ	3,800 SF
D	Cinnaholics	1,071 SF			



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HIGHLIGHTS

- 3,500 SF 2nd generation restaurant endcap with patio available.
- New 2019 construction with excellent visibility along a dense retail corridor.
- Property is 3 miles from downtown Fort Wayne and 1.5 miles from Indiana University – Purdue University Fort Wayne.
- Adjacent 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, Old Navy, Petco, Pet Supermarket, and Ulta Beauty.
- Pylon signage is available.



46,148 on Coliseum Blvd.



Right-in/Right-out access along Coliseum Blvd.



Pylon Signage along Coliseum Blvd.

