



RETAIL

FOR LEASE

## Shopping Center Retail Unit Available

Retail space available in the desirable Coldwater Place Shopping Center. This 3,600 SF former bridal boutique offers high ceilings, an open floorplan, and excellent visibility to Coldwater Road (20,000+ vehicles per day). At 3,539 SF, the space offers ample room for many different types of retail users.

### Property Highlights

- ▶ **FOR LEASE: \$17.25/SF/Yr NNN**
- ▶ Excellent visibility and access to Coldwater Road
- ▶ 20,000 VPD
- ▶ Open floorplan, high ceilings
- ▶ Surrounded by a diverse blend of users
- ▶ 3,539 SF

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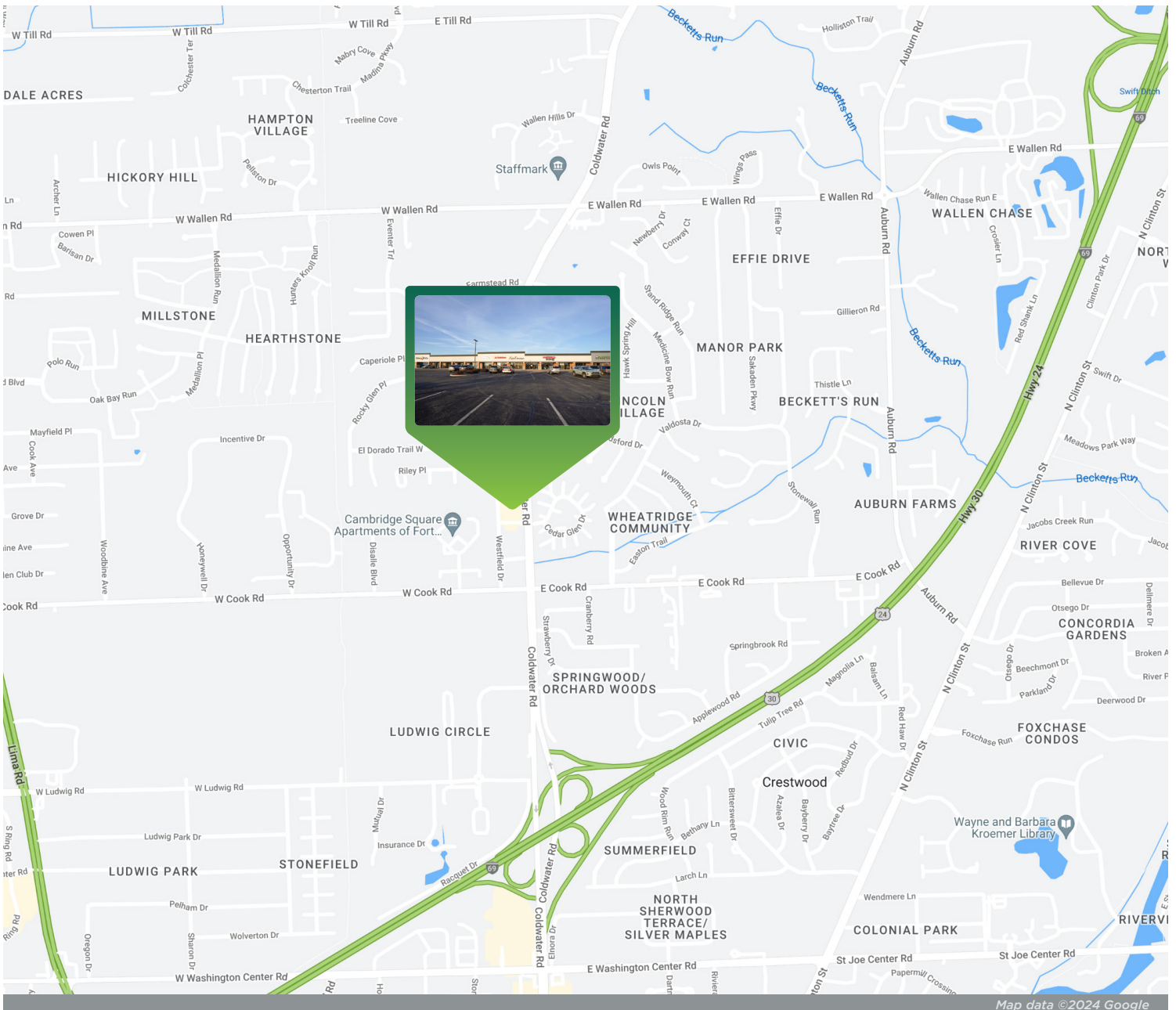
Listing Manager  
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## Coldwater Place

7763 Coldwater Road

Fort Wayne, IN 46825



## Excellent Location

Coldwater Place is conveniently located just one mile north of I-69 Exit 312. Other neighboring retailers within the shopping center include Salsa Grille, Doma Title, State Farm Insurance, Katali Boutique, Courtney's Bakery, and BurgerFi. Coldwater Place is surrounded by a great mix of residential areas, offices, the Northrop High School campus, and national retailers including but not limited to Dunkin', Dairy Queen, and many other local coffee shops and eateries.

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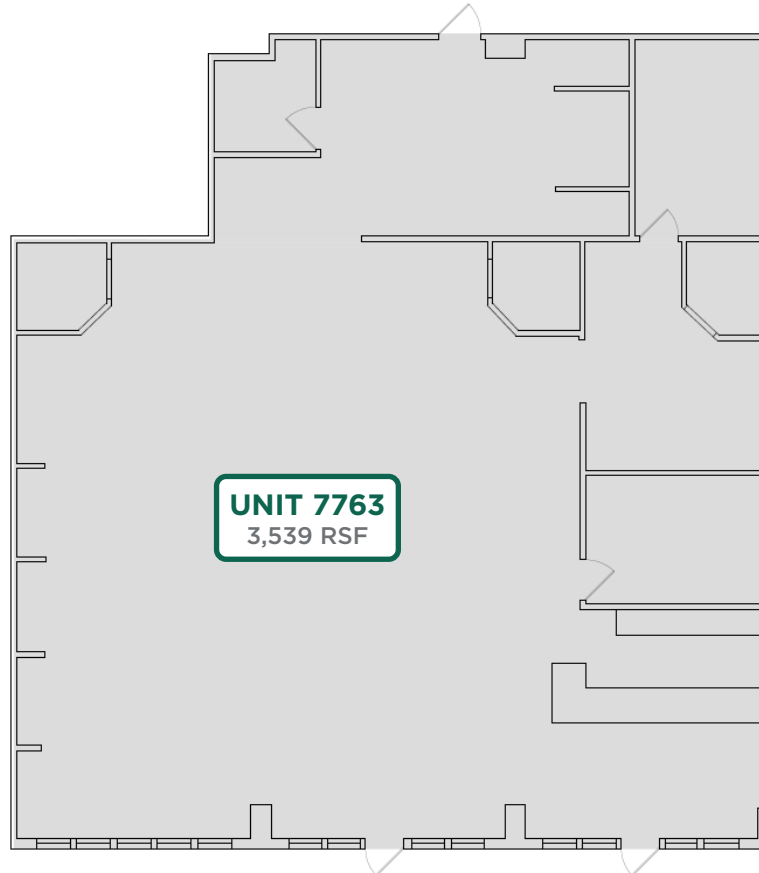
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## Coldwater Place

7763 Coldwater Road  
Fort Wayne, IN 46825

### Available Units



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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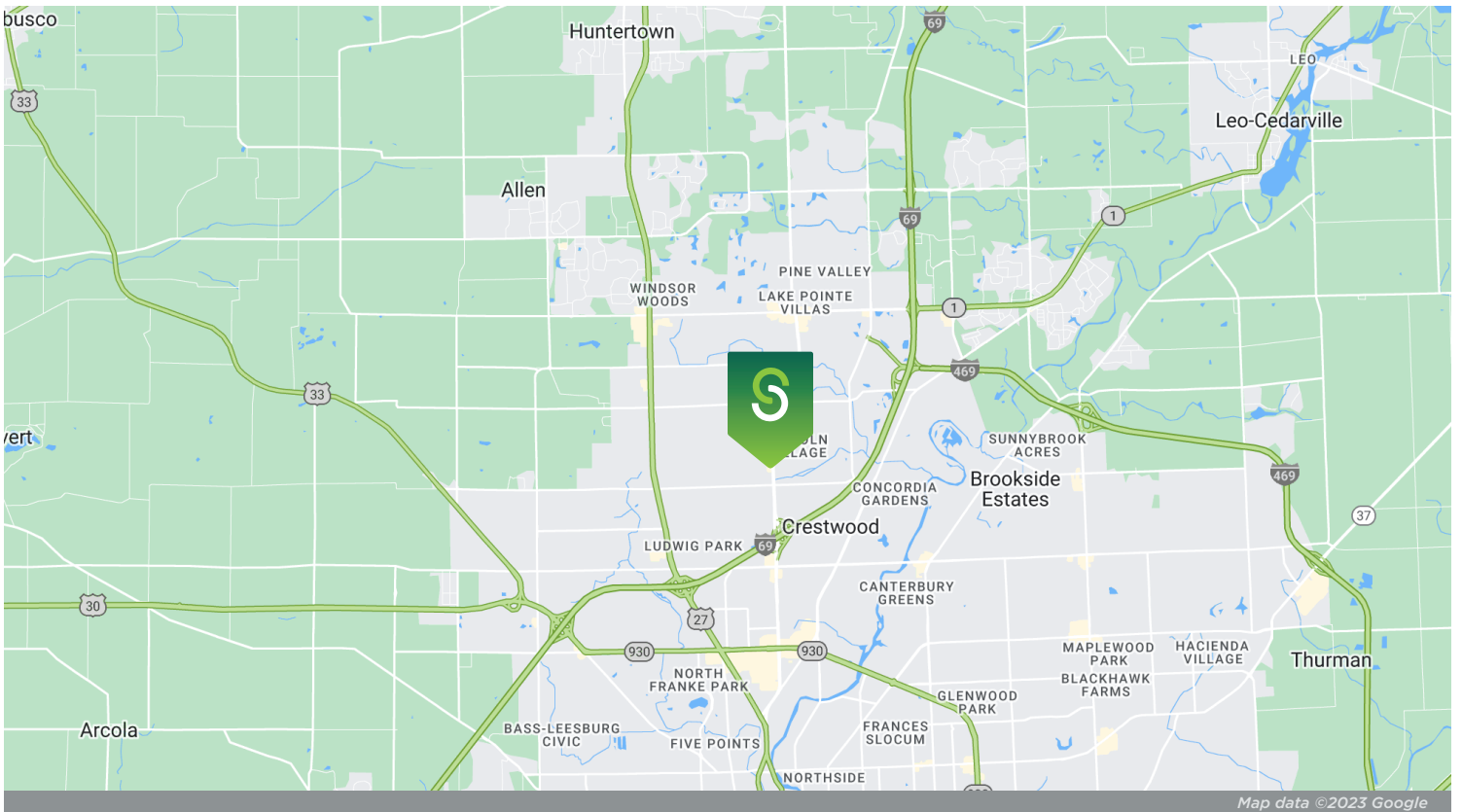
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**Coldwater Place**  
 7763 Coldwater Road  
 Fort Wayne, IN 46825



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## Coldwater Place

7763 Coldwater Road  
Fort Wayne, IN 46825

### PROPERTY INFORMATION

Address	7763 Coldwater Road
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-11-477-001.004-073



### LEASE INFORMATION

Lease Rate & Type	\$17.25/SF/Yr NNN
Terms	Minimum 3 years
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	SF	
Total Available	RSF	
Max Contiguous	RSF	
Units Available	RSF	Monthly Rate
• Suite 7763	3,539	\$5,087.31

### UTILITIES

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

### SITE DATA

Site Acreage	2.94 AC	Interstate	I-69 - 1 mile
Zoning	C2	Flood Zone	None
Parking	Surface, Ample	Parking Ct	176 spaces

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### BUILDING INFORMATION

Property Type	Retail/Commercial
Year Built	2005
# of Stories	1
Construction Type	Steel frame
Roof	Standing seam
Heating	RTU
A/C	RTU
Sprinkler	No
ADA Compliant	Yes
Elevators	None
Signage	Monument, building

### ADDITIONAL INFORMATION

- Excellent visibility to over 20,000 VPD
- Surrounded by many national and local businesses
- Open floorplan and high ceilings

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## WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



**7** Million Visitors Annually

**#1** Voted Best Place to Move (Reader's Digest, 2022)

**#2** Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

***We look forward to having you in Fort Wayne!***



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
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**Robert Doyle**  
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**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 424 8448

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

SturgesDevelopment.com

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