



Former Subway

1903 W Coliseum Blvd
Fort Wayne, IN 46808



Former Subway For Sale on Coliseum Boulevard

This property is a total of 1,408 SF with excellent visibility and easy access from Coliseum Boulevard via a signalized intersection. The property is an ideal turnkey operation for a new owner. Features include a drive-thru, walk-in coolers and freezers, sinks, ovens, and dining room furniture. Perfect location for a coffee, donut, breakfast, or sandwich shop.

Property Highlights

- Heavily traveled US 930 with 25,500 VPD
- Turnkey drive-thru opportunity
- Signalized intersection
- 1.3 miles from I-69
- **REDUCED PRICE: \$550,000**
- **FOR LEASE: \$20.00/SF/Yr**

NEAL BOWMAN, SIOR

Senior Broker
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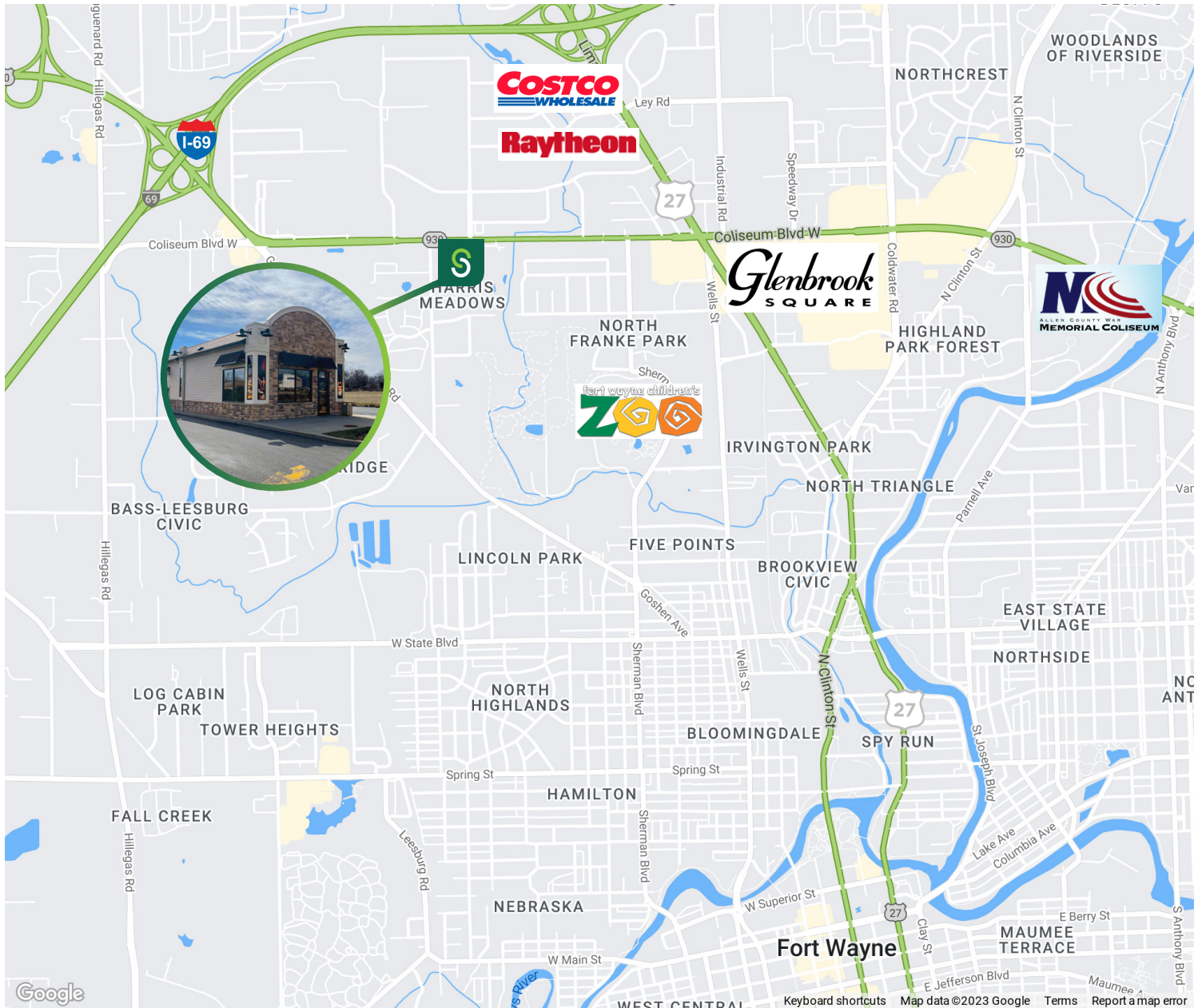
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Excellent Location

This former Subway is located approximately 1.3 miles from I-69 at the corner of Harris Road and Coliseum Boulevard/US 930. The property is surrounded by a mix of retailers, industrial parks, and attractions. Coliseum Blvd is a main artery through Fort Wayne, connecting Chicago to Ohio and locals and visitors to Fort Wayne's major employers and attractions.

The land surrounding this property, **Harris Centre**, is also available for sale. This corner may see additional growth in the coming years and is an excellent opportunity for investors and developers.

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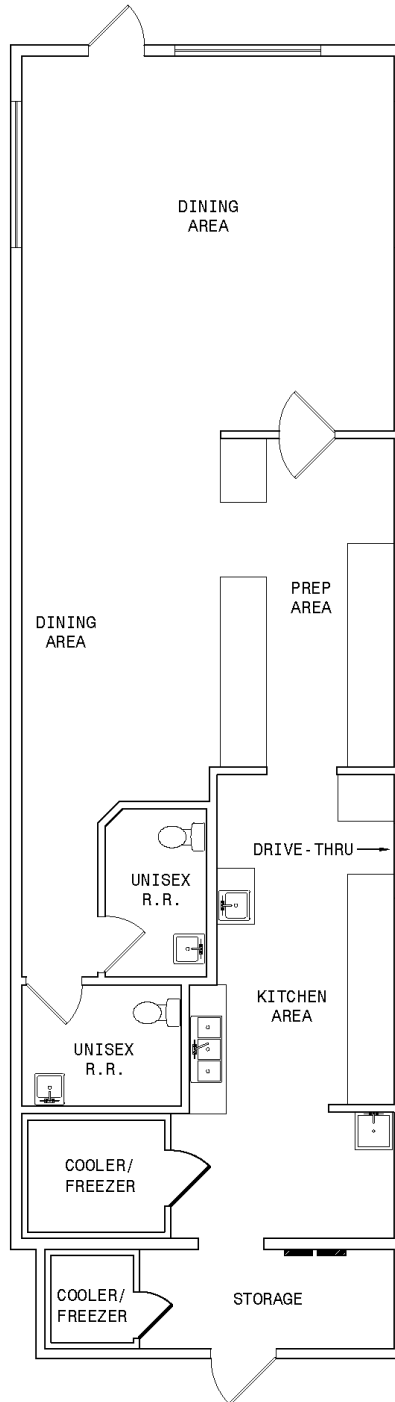
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Space Available - Contact Broker for Detailed Floor Plan
1,408 SF Floor Plan: Not To Scale



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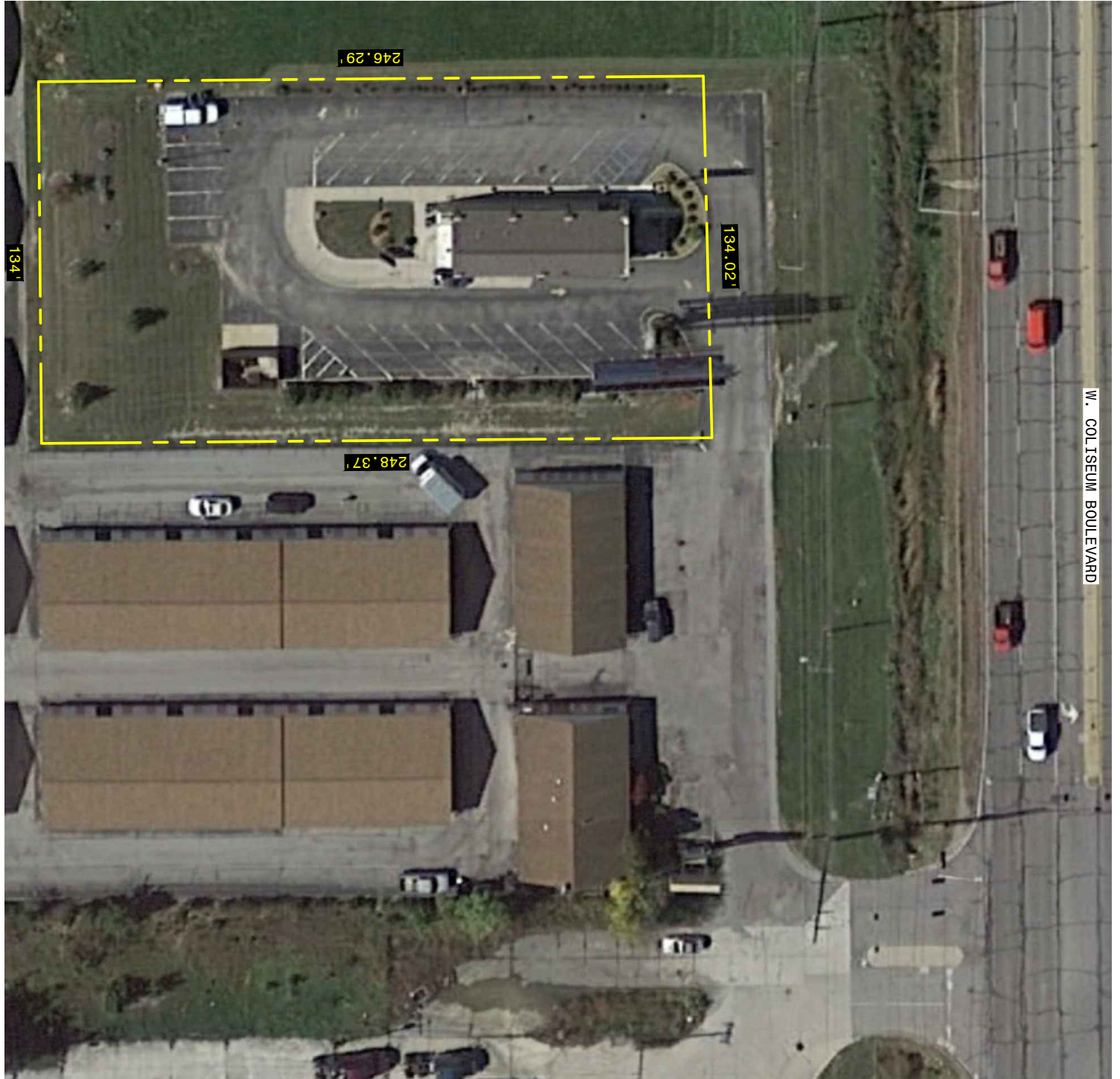
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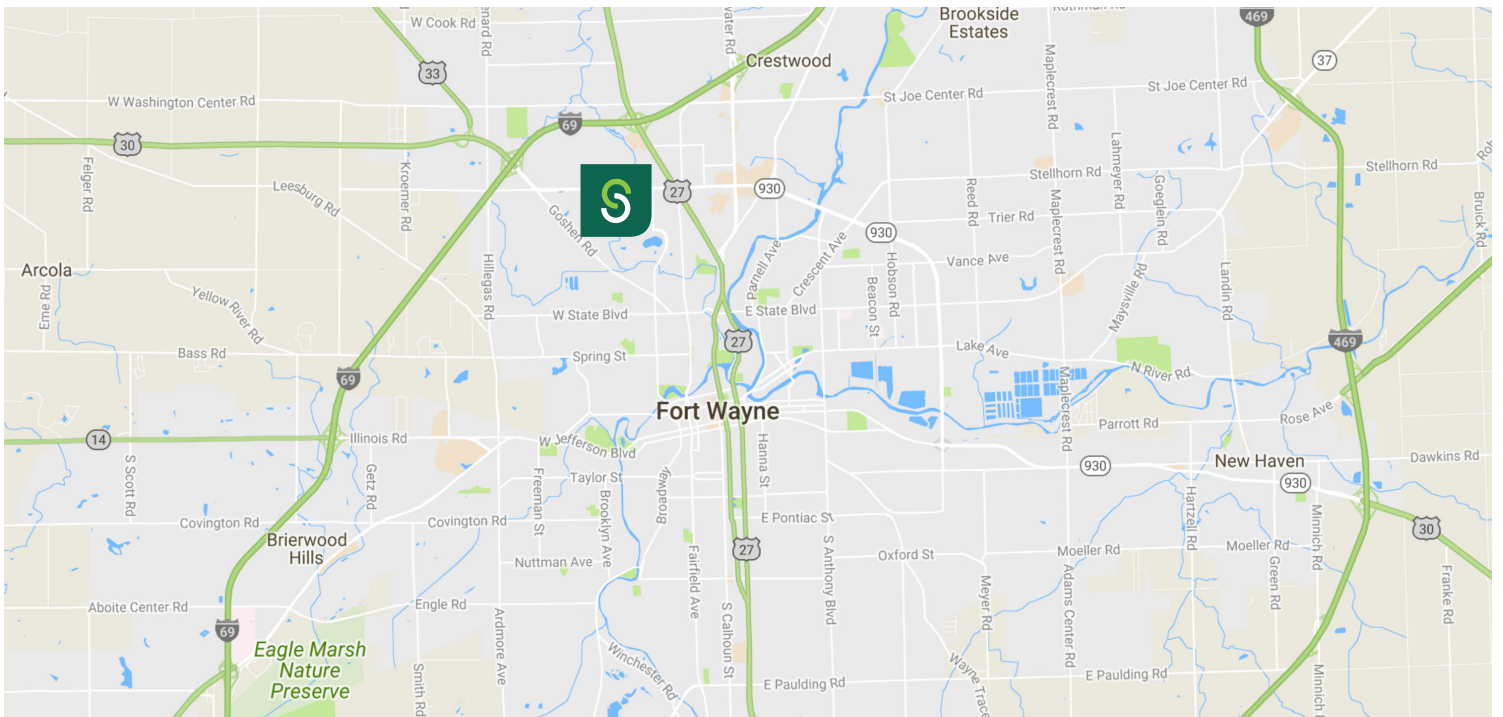
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COMMERCIAL IMPROVED FOR SALE/LEASE

Property Name	Former Subway
Address	1903 West Coliseum Boulevard
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel No.	02-07-27-126-001.001-073



SALE INFORMATION

Price	\$550,000
Terms	Cash at closing

LEASE INFORMATION

Lease Rate	\$20/SF/Yr
Lease Type	NNN
Terms	5-7 Years
Availability	Immediate

AVAILABLE SUITES

Total Building Area	1,408 SF	
Total Available	1,408 SF	
Max. Contiguous Available	1,408 SF	
Suites Available	RSF	Monthly Rate
- 1	1,408	\$2,346.67

SITE DATA

Site Acreage	1 AC
Zoning & Description	C2
Parking Description	Storefront
Parking Count/Ratio	25
Traffic Count	25,500 VPD

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Restaurant
Year Built	2013
No. of Stories	1
Construction Type	Wood frame
Roof	Shingle
Heating	Split System
A/C	Split System
Sprinklered	No
ADA Compliant	Yes
Elevators	2
Signage	Facade and Pylon
Flooring	Tile

ADDITIONAL INFORMATION

- Located on heavily traveled thoroughfare US 930
- Turnkey opportunity
- Access from signalized intersection
- Drive-thru and dining room
- Surrounding land also for sale by Sturges Property Group

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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 local 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 the rich Fort Wayne 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.



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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