



Highly Visible Car Lot

824 W Coliseum Blvd
Fort Wayne, IN 46808



Former Car Lot Available

This former car lot on West Coliseum Blvd is the perfect location for your business venture. Pylon signage ensures your business name will be seen by over 26,000+ vehicles passing by each day. Visibility couldn't be better! The property includes a 1,263 SF office building with large front windows, a two-car garage, handicap accessibility, and access directly from Coliseum Blvd.

Property Highlights

- ▶ Former car lot
- ▶ Highly visible on Coliseum Blvd
- ▶ Includes 1,263 SF office building and a two car garage
- ▶ Pylon signage available
- ▶ **FOR LEASE: \$1,600/Mo**

SHELBY WILSON

Broker
260 424 8448
shelby.wilson@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

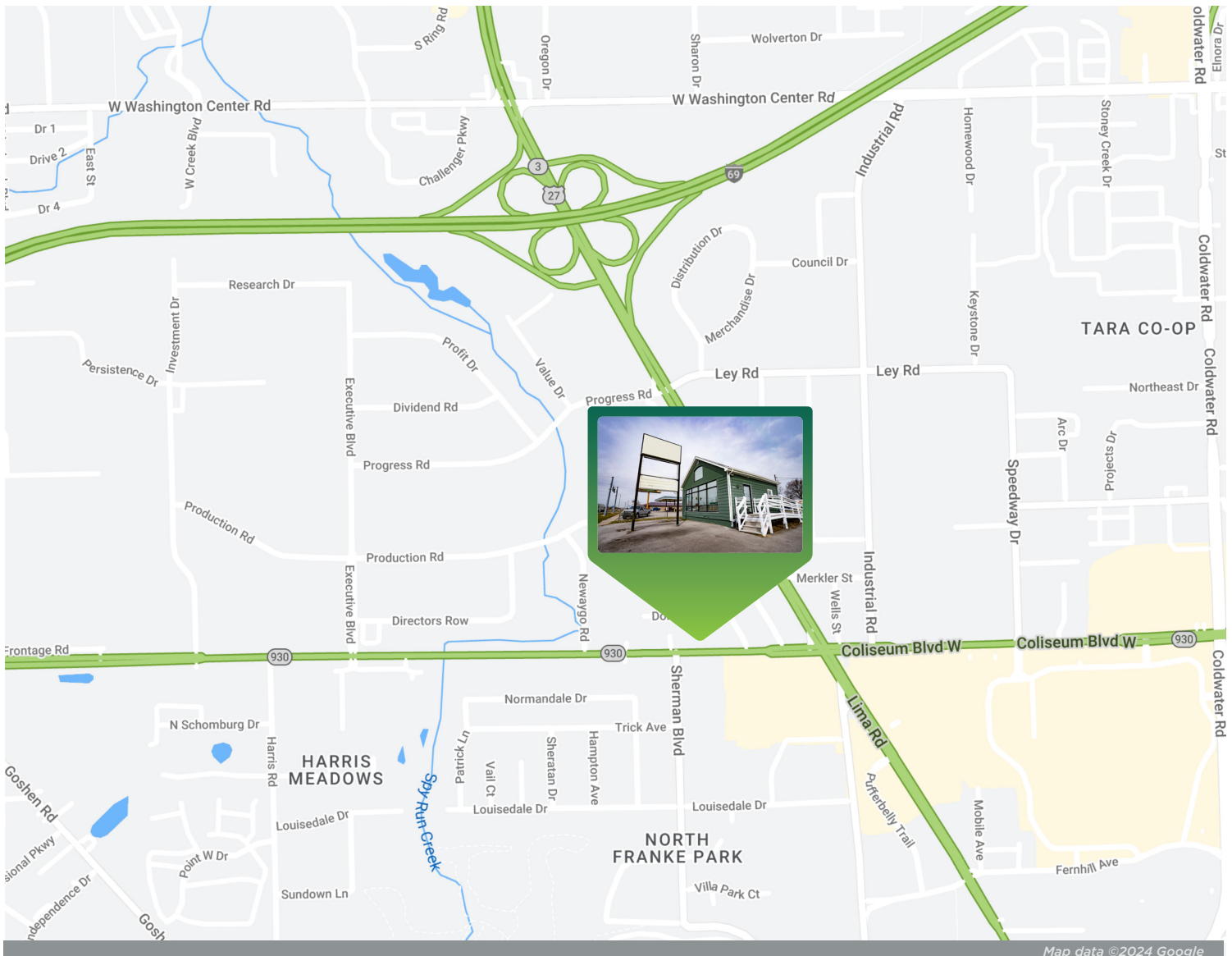
PHILIP HAGEE

Listing Manager
260 424 8448
broker@sturgespg.com



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Excellent Location

824 W Coliseum Blvd sits near the intersection of Coliseum Blvd and Sherman Blvd with Budget Car Rental and Smith's Auto Sales as its neighbors. Coliseum Blvd serves as one of Fort Wayne's major retail corridors giving access from I-69 to the Glenbrook Square Mall and surrounding submarkets. Nearby businesses include Lassus Handy Dandy, Pulse Dance Center, Hertz Car Rental, Olympia Pools & Spas, Key Exteriors, and Ultrazone Family Entertainment. Less than one mile to I-69, Glenbrook Mall, Fort Wayne Children's Zoo, and Costco.

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PROPERTY INFORMATION

Address	824 W Coliseum Blvd
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-23-354-003.000-073



LEASE INFORMATION

Lease Rate & Type	\$1,600/Month NNN
Terms	3 year minimum
Availability	Immediate

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

Total Building Area	1,263 SF
Total Available	1,263 RSF

BUILDING INFORMATION

Property Type	Retail
Year Built	1946
# of Stories	1
Construction Type	Wood frame
Roof	Shingle
Heating	Split
A/C	Split
Sprinkler	None
ADA Compliant	Yes
Elevators	None
Signage	Monument Pylon

UTILITIES

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

SITE DATA

Site Acreage	0.19
Zoning	C4
Parking	Surface

ADDITIONAL INFORMATION

- Former car lot
- 26,000+ VPD on Coliseum Blvd
- Includes office, lot, and two car garage

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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
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

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260 424 8448
SturgesProperty.com



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, 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 include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

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

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.