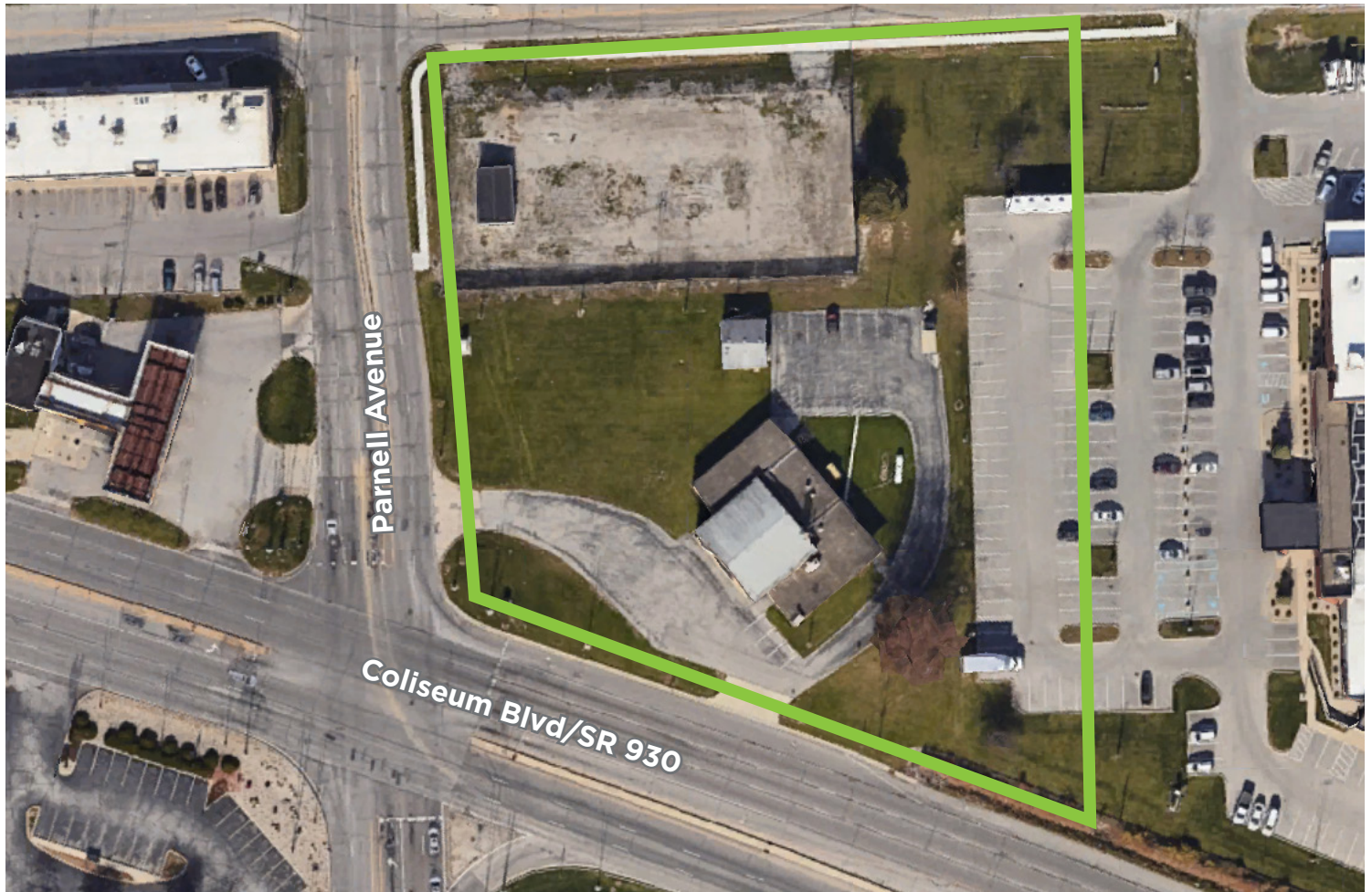




Coliseum Blvd Redevelopment

1103 E Coliseum Blvd
Fort Wayne, IN 46805



Redevelopment Opportunity on Coliseum Boulevard

Land available for sale on Coliseum Boulevard. This busy retail corridor boast more than 59,000 VPD. The site is zoned R1 - Residential but can be redeveloped into a commercial retail location. It is 3.35 acres of land. With excellent visibility on Coliseum Boulevard, this spot can't be beat.

Featured Property Highlights

- 3.35 acres available
- Largest regional trade area in Northeastern Indiana
- Access from Coliseum Blvd and Parnell Ave
- Prime redevelopment opportunity

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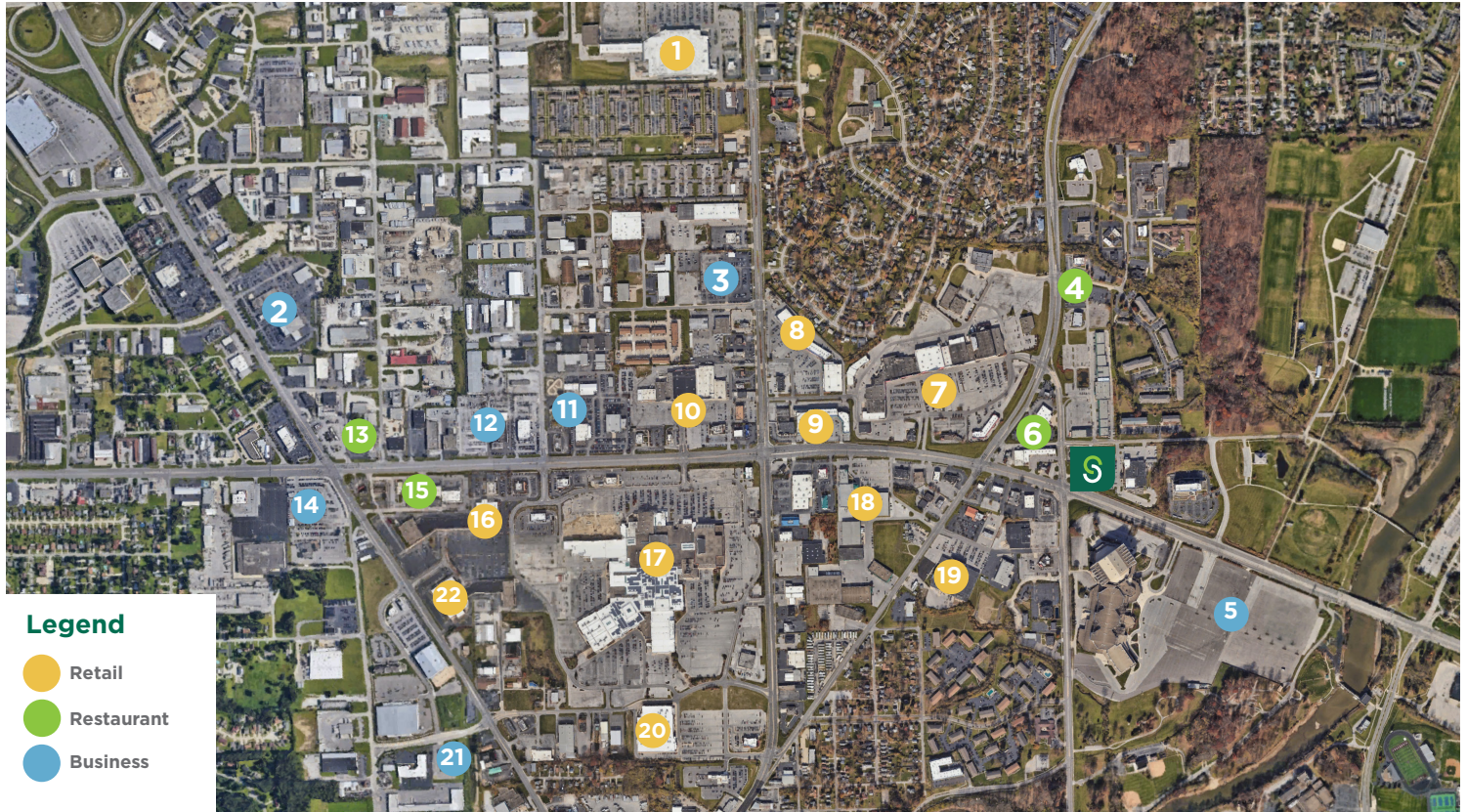
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Excellent Location

The property at 1103 E Coliseum Blvd is in close proximity to these fine businesses:

- | | |
|---------------------------------------|-------------------------------------|
| 1. Walmart Supercenter | 12. Bob Thomas Ford |
| 2. Don Ayres Honda | 13. Don Hall's Hollywood Drive-In |
| 3. Glenbrook Hyundai | 14. Evans Toyota |
| 4. Baker Street Steakhouse | 15. Crumbl Cookies - Coliseum |
| 5. Allen County War Memorial Coliseum | 16. Ross |
| 6. Applebee's Grill + Bar | 17. Glenbrook Square Shopping Mall |
| 7. Northcrest Shopping Center | 18. Kittle's Furniture - Fort Wayne |
| 8. JoAnn Plaza | 19. Kroger |
| 9. Coliseum Shoppes | 20. Target |
| 10. Glenbrook Plaza | 21. Sky Zone Trampoline Park |
| 11. Putt-Putt Fun Center | 22. Dunham's Sports |

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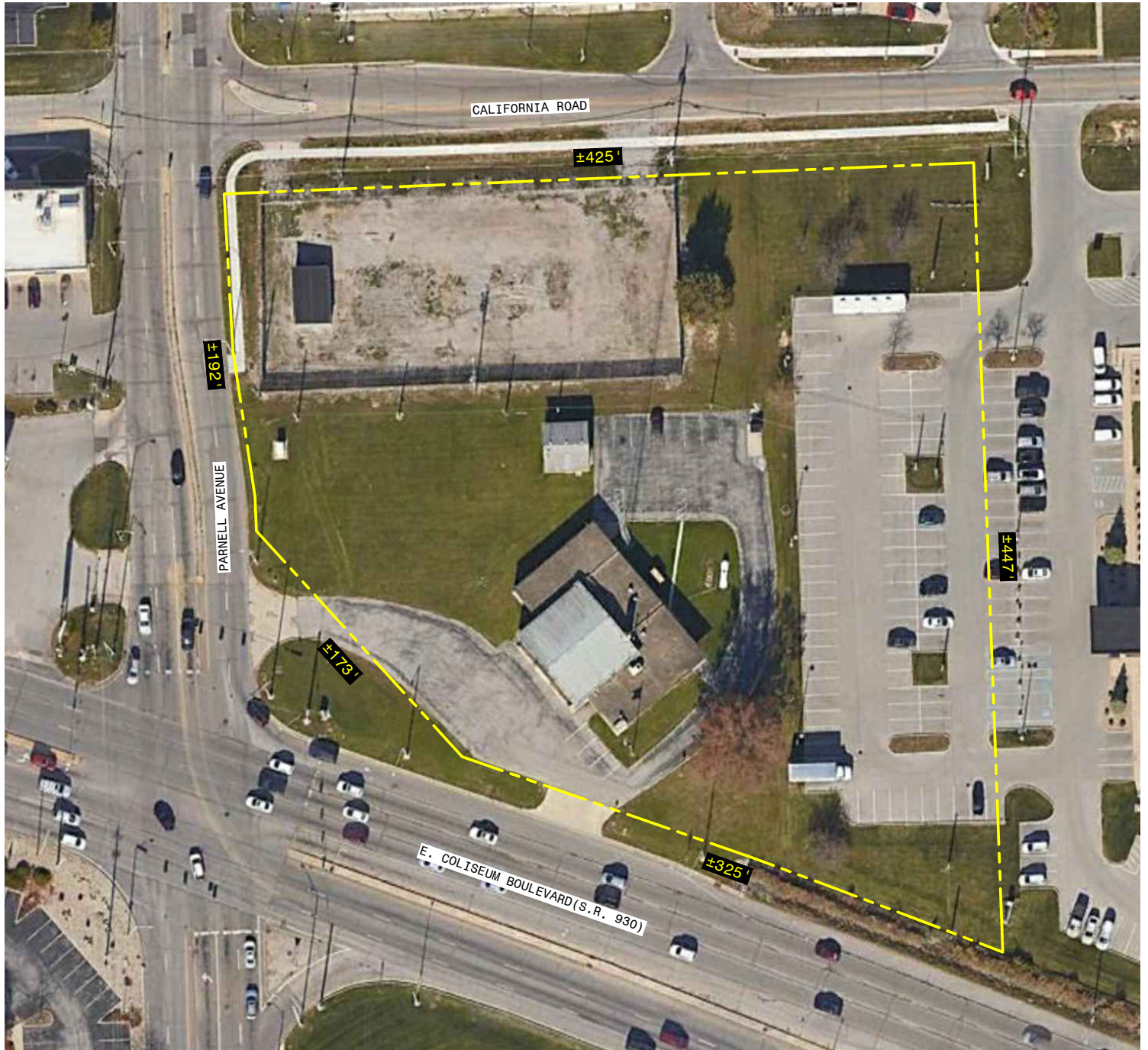
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Site Plan - Contact Broker For More Details



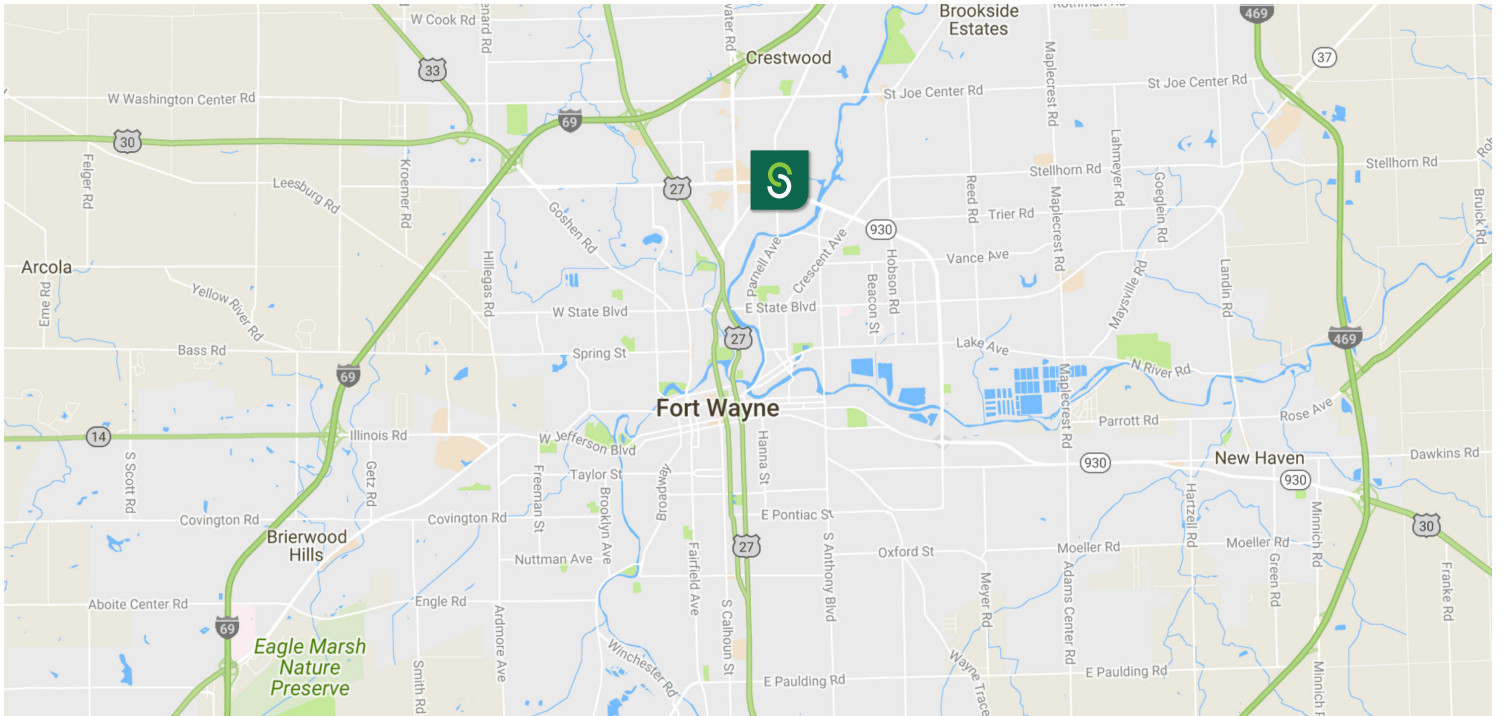
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LAND FOR SALE

Property Name	Coliseum Blvd Redevelopment Land
Address	1103 E Coliseum Blvd
City, State, Zip	Fort Wayne, IN
County	Allen
Township	Washington
Parcel No.	02-07-25-200-001.000-073
2022 Tax/Payable 2023	



SALE INFORMATION

Price	\$3,600,000.00
Terms	Cash at closing

SITE DATA

Site Acreage	3.35
Zoning & Description	R1 - Residential
Nearest Interstate	I-69
Traffic Count	46,400+ on Coliseum Blvd 13,060+ on Parnell Ave

AVAILABLE LOTS

Lot Number	Size	Total
- Entire Parcel	3.35	\$3,600,000.00

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Public
High Speed Data	Available

ADDITIONAL INFORMATION

- Excellent visibility
- Prime redevelopment opportunity

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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

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.

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SturgesProperty.com

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The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



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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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