



## 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

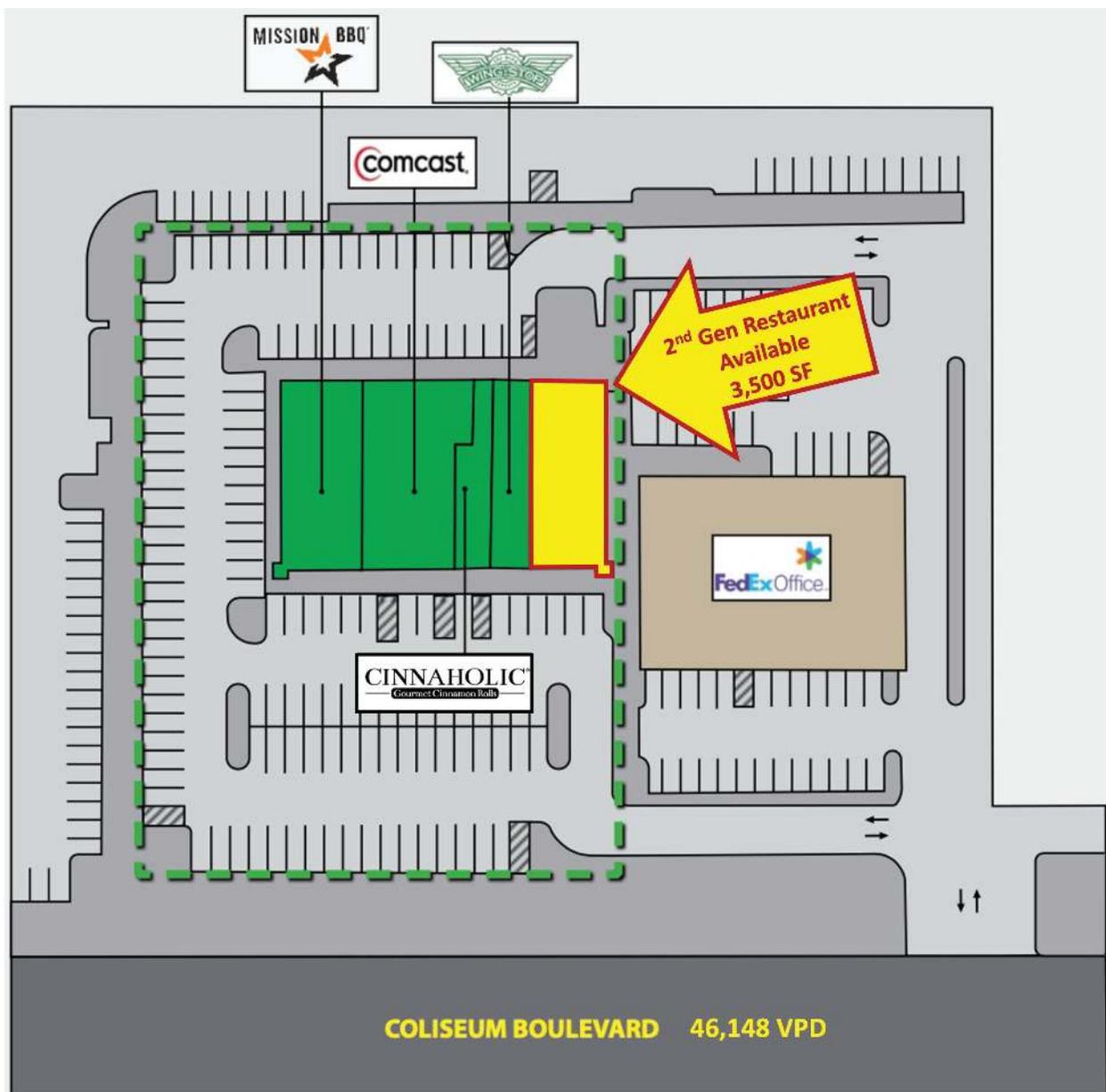
**10**  
Min  79,321

**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**

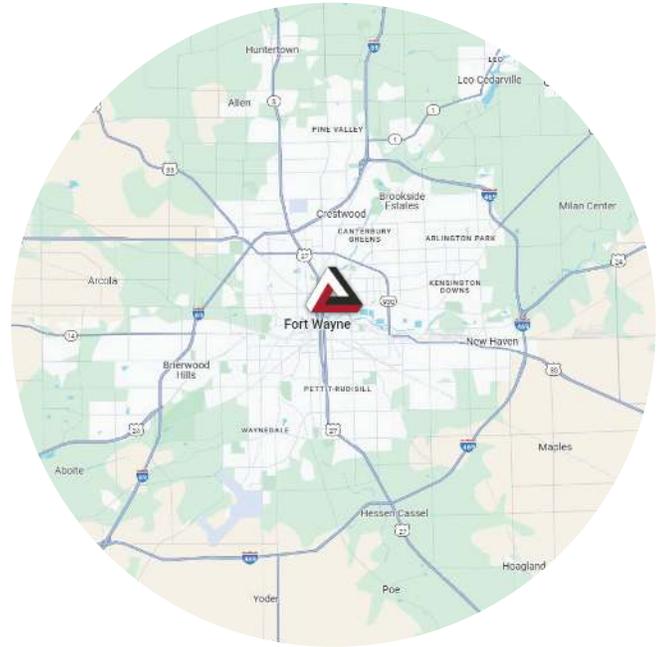
| SUITE | TENANT              | SIZE     | SUITE | TENANT          | SIZE     |
|-------|---------------------|----------|-------|-----------------|----------|
| A/B   | Available           | 3,500 SF | E/F   | Comcast Xfinity | 4,100 SF |
| C     | Wingstop Restaurant | 1,800 SF | G/H   | Mission BBQ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



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