

FREESTANDING BUILDING | 16,995 SF | 1.80 AC FOR SUBLEASE & DIRECT LEASE

VERITAS
REALTY



FOR SUBLEASE
& DIRECT LEASE

2410 N. Coliseum Blvd., Fort Wayne, IN 46805

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PROPERTY OVERVIEW

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- 16,995 SF freestanding building for sublease; lease expiration 9/30/2030
- Pylon available
- +/- 1.80 AC
- +/- 38 parking spaces

PROPERTY HIGHLIGHTS:

- Access and visibility to over 42,000 cars per day
- Minutes from Purdue University Fort Wayne and Snider High School
- Located on two large retail corridors that include Lowe's, Starbucks, Harbor Freight, Mike's Car Wash and numerous QSR's

DEMOGRAPHICS	 3 MILE	 5 MILE	 7 MILE
Population:	76,848	191,578	269,616
Average HH Income:	\$77,663	\$78,209	\$82,514
Daytime Population:	62,428	143,418	203,532



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MARKET OVERVIEW



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