

**COMMERCIAL LAND****FOR SALE**

Featured Property Highlights

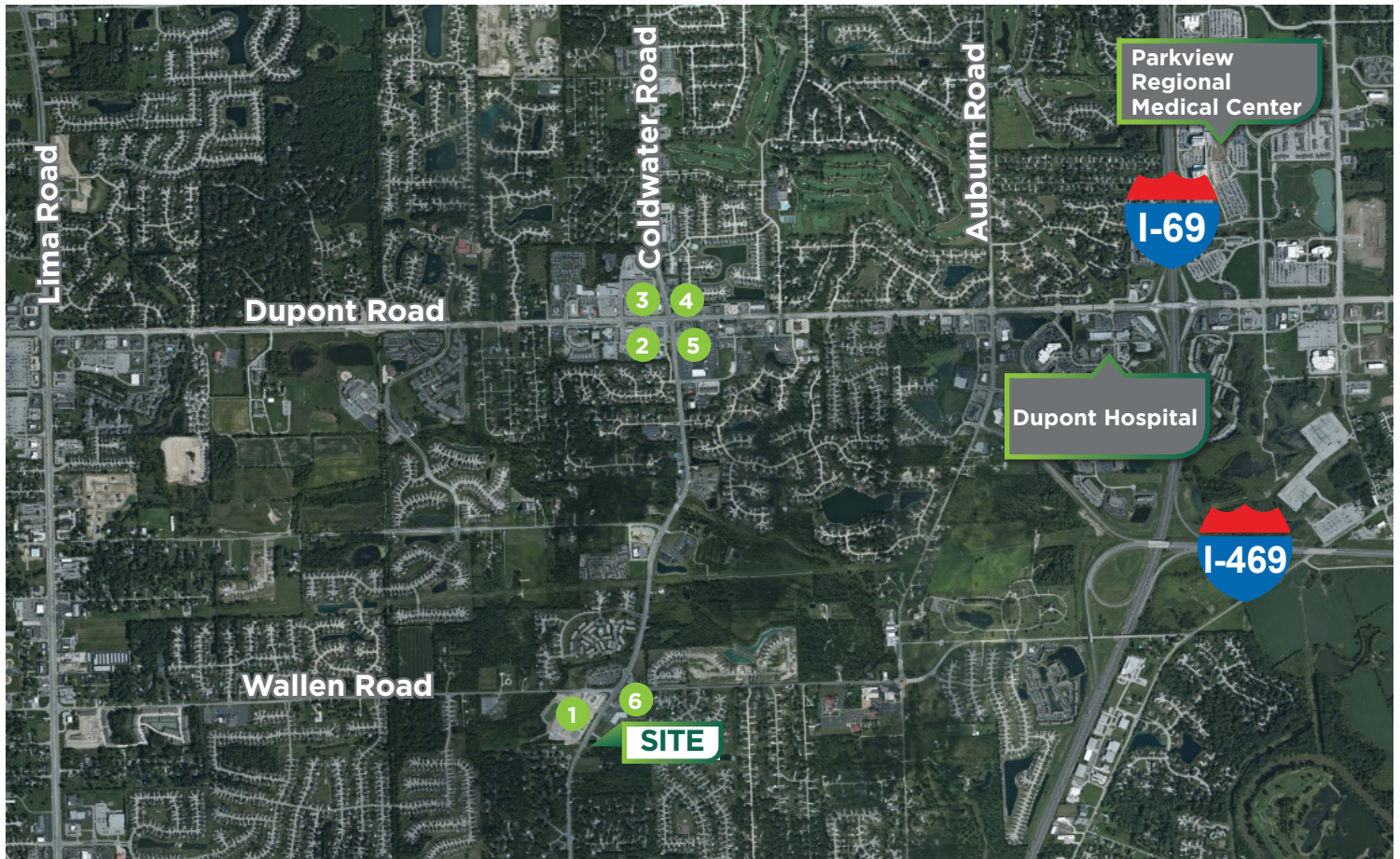
- One Lot Remaining - 1.6 AC
- Ready to build sites with public utilities
- Great visibility on the Southeast Corner of Coldwater Road & Wallen Road, and directly across from the new Junior Achievement Campus
- High traffic counts - 24,800 VPD
- Strong demographics with median income
- 1.5 miles to I-69 and Coldwater Road interchange, and 2 miles from I-69 & Dupont Road interchange
- Zoned C1, Professional Office & Personal Services

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Coldwater Road Centre

8600 Coldwater Road
Fort Wayne, Indiana 46825



Prime Location

One lot is remaining in the Coldwater Centre development on the fast-growing north side of Fort Wayne. The site is located at the Southeast Corner of Wallen and Coldwater Roads, and directly across from the newly constructed Junior Achievement Campus.

Access is available on both Wallen and Coldwater Roads. Interstate I-69 has two interchanges within two miles at Coldwater Road and Dupont Road with traffic counts of over 24,800+ vehicles per day.

The site is zoned C1, Professional Office and Personal Service offering opportunities for medical offices, financial services, credit union, assisted living and adult care center, and many others.

- | | |
|--|---|
| <p>1 Junior Achievement Campus
(Newly Constructed)</p> <p>2 Dupont Crossing
Retail
CVS
Fifth Third Bank & ATM
The Salvation Army
Earth Fare
General Credit Union
Frame Art
The Frame Art
Dining
Subway
Zianos Italian Eatery
The Lucky Moose Lounge
Cebolla's Mexican Grill</p> <p>3 Dupont Village
Retail
Kroger Pharmacy
1st Source Bank
Hallmark
Goodwill
Connolly's Do it Best
Dining
KFC
Wendy's</p> | <p>4 Walgreens</p> <p>5 Pine Valley Shopping Center
Retail
PNC Bank
Fort Wayne Pine Valley
License Branch
Sports Clips Haircuts
Tiffany & Co Studio of Dance
OFD Total Home
H & R Block
Dining
Pizza Hut
Hideout 125
Casa Grande Mexican Grill</p> <p>6 Coldwater Centre
Retail
Lasus Handy Dandy
Hair Galleries
Arthur Murray
Joseph's Herbs & Vitamins
TT Nails
Precision Driving
All Saints Religious Goods
Dining
Lunch Box Cafe
Spice & Herb Thai Cuisine</p> |
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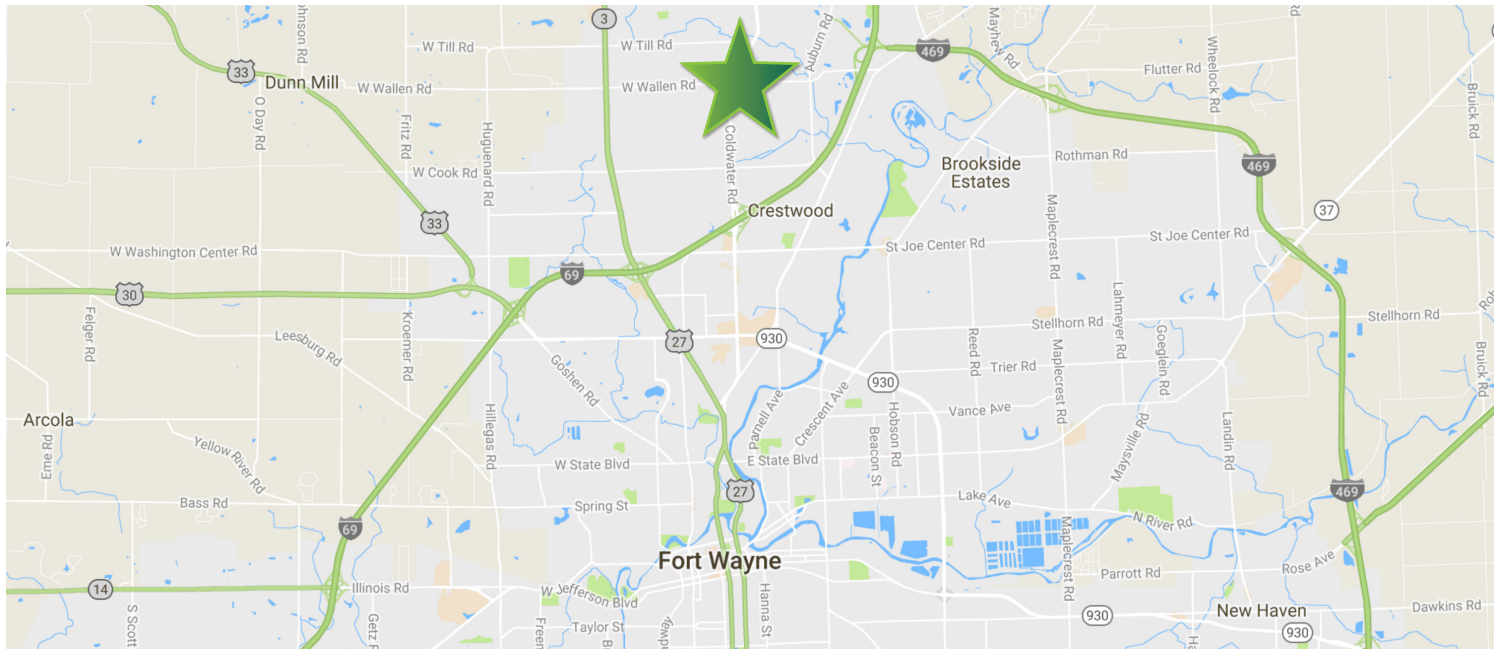
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Estimated Demographics

1 Mile 3 Miles 5 Miles

Total Population	7,573	52,506	129,879
Households	3,135	21,690	51,805
Average HH Income	\$75,593	\$73,210	\$69,265



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INDUSTRIAL LAND FOR SALE

Property Name Coldwater Centre
Address 8600 Coldwater Road
City, State, Zip Fort Wayne, IN 46825
County Allen
Township Washington
Parcel No. 02-07-12-102-002.000-073



SITE DATA

Site Acreage 1.6
Zoning & Description C1, Professional Office & Personal Services
Rail Service NA
Nearest Interstate I-69 & I-469
Traffic Count 24,800 VPD

SALE INFORMATION

Price \$3.65 SF
Terms Cash at Closing

UTILITIES

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

ADDITIONAL INFORMATION

Located at the Southeast corner of Wallen and Coldwater Roads.
Zoning for both lots is C1, Professional Office & Personal Service.
The following uses are prohibited:
- Dermatology Office
- Plastic surgery office/laser treatment center
- Medical related spa - specializing in facials, general skin care services body wraps massages, yoga or acupuncture
- Hair salon with services other than cuts, colors & perms (general use, walk-in, family or children's hair salons permitted)
- Nail salon
- Gas station/convenience store

AVAILABLE LOTS

Lot Number	Size	Rate	Total
Lot 3	1.6	\$3.65/SF	\$254,000

CONTACT US

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Sturges Property Group provides market value, insights, and exposure on all types of land, from undeveloped acquisitions to mixed-use outlots. Whether selling, buying for development or buying for investment, our advisors can guide you through it using our fully-engaged and proactive approach. Our agents enjoy helping sellers to position their parcels for the greatest possible results or guiding a buyer through the rezoning process.



Barry Sturges, CPM®

Chief Executive Officer
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As CEO and Managing Director, Barry is responsible for managing the company's office. Barry is involved in all aspects of the real estate spectrum, including new business development, office, retail, and industrial brokerage, property and facility management, and residential development.



Brad Sturges

President
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As President of Sturges Property Group, Brad's role includes oversight of financial, operational, marketing, business development, and overall strategy. He also manages the Brokerage Division and represents several private clients for the acquisition and disposition of investment property.



John Caffray

Vice President of Brokerage
john.caffray@sturgespg.com

John Caffray has over 15 years of experience in the commercial real estate industry. As the Vice President of Brokerage, he is responsible for leading the brokerage teams and assisting in leasing and sale efforts for specialty clients.



Neal Bowman

Senior Broker
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Neal Bowman has been a commercial real estate professional for over 16 years. Neal is a member of the International Council of Shopping Centers (ICSC) and a Certified Commercial Investment Member (CCIM).



Andrew Eckert

Broker
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Andrew Eckert joined the Sturges team in 2018. He has previous experience as a Realtor for a residential property management and realty group. He currently lists office, medical, retail, and industrial spaces for both lease and sale.



Rebecca Worrell

Broker
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Rebecca Worrell joined the Sturges team in 2015. She specializes in sale and leasing of retail, industrial, office space and land. Rebecca is a member of the Indiana Commercial Board of Realtors and the National Association of Realtors.



Angie Davis

Brokerage Administrator
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Angie Davis joined the Sturges team in 2000. As a licensed real estate broker and a notary public, Angie provides key administrative support to the team.



Stephanie Petras

Brokerage Marketing Assistant
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Stephanie Petras joined the Sturges team in 2018. As a licensed real estate broker, Stephanie provides administrative, marketing, and design support to the team.