

# SALE OR LEASE

## COMMERCIAL LAND



### 5526 COLDWATER RD.

FORT WAYNE, IN 46825

#### PROPERTY HIGHLIGHTS

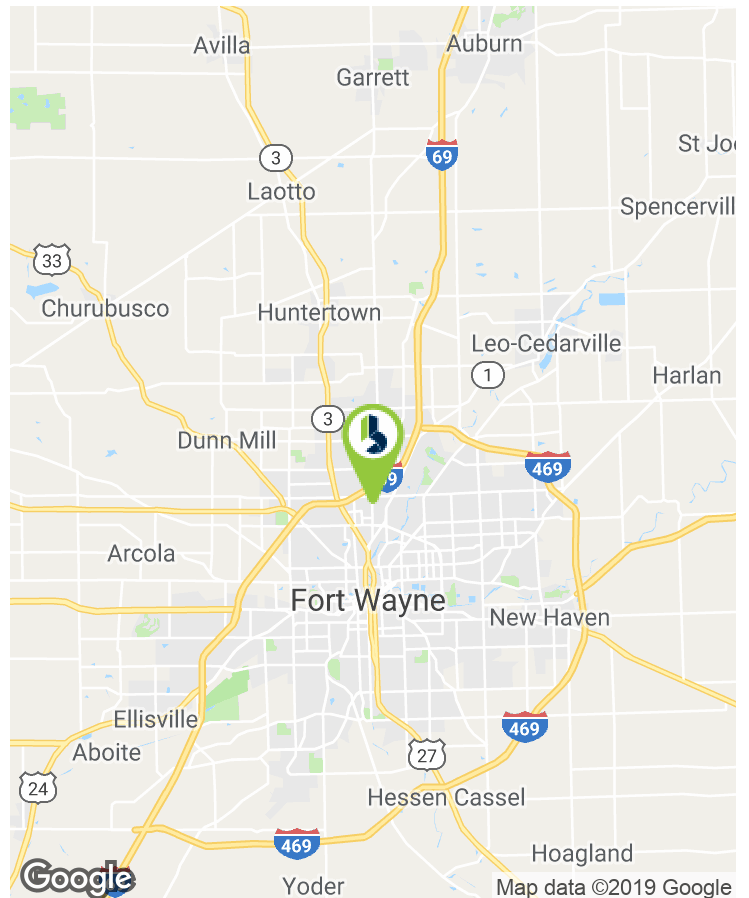
- 3.57 acres commercial land
- Land lease available
- Dense retail area location with high traffic counts
- Incredible visibility
- Lots of roof tops
- 0.25 miles to I-69
- Adjacent to Walmart
- Zoned with utilities
- FOR LEASE: NEGOTIABLE

#### SALE PRICE

**\$600,000**

#### OFFERING SUMMARY

Lot Size:	3.57 Acres
Market:	Allen County
Submarket:	Fort Wayne
Price / SF:	\$3.86



# ADDITIONAL PHOTOS

5526 COLDWATER RD. | 5526 COLDWATER RD., FORT WAYNE, IN 46825 | FOR SALE



**5526 COLDWATER RD., FORT WAYNE, IN 46825 | FOR SALE**

**SITE INFORMATION**

Total Land Area	3.57 AC
Frontage	Approx. 179 ft.
Depth	Approx. 869 ft.
No. of Parcels	One (1)
Divisible	No
Additional Land Available	No
Zoned	CM2 & RP
Former Use	Residential

**UTILITIES ON SITE**

Electricity Source	AEP
Natural Gas Source	NIPSCO
Water/Sewer Source	Municipal

**TRANSPORTATION**

Nearest Highway	I-69 - 0.25 Miles
-----------------	-------------------

**TRAFFIC COUNTS**

Coldwater Road	31,855 VPD
----------------	------------

**PROPERTY TAXES**

Parcel Number	02-07-24-102-013.000-073
Assessments Total	\$109,100
Land	\$43,100
Improvements	\$66,000
Tax Year	2018 Payable 2018
Annual Taxes	\$3,525.12

**DEMOGRAPHICS**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	7,808	68,441	174,645
Total Households	3,211	29,323	70,411
Average HH Income	\$51,527	\$58,334	\$63,005