

# Glenbrook Plaza

257-315 E. Coliseum Blvd.  
Fort Wayne, IN 46805  
Allen County



## key features

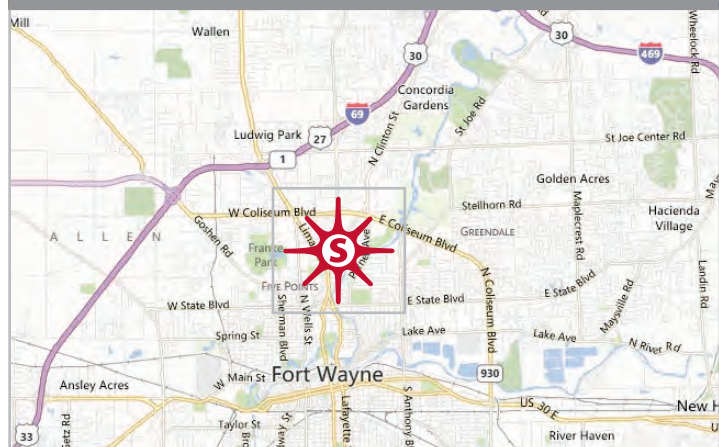
- directly across the street from Glenbrook Square, northeast Indiana's largest regional mall, in Fort Wayne's main retail hub
- anchored by Dick's Sporting Goods, Petco, Party City, and Tokyo Buffet & Grill
- anchor space, shops, and former restaurant outlot available
- trade area has an 8-county, 100-mile draw
- daily traffic counts: 38,118 on Coliseum Blvd. and 24,510 on Coldwater Road

## demographics

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| population            | 5,153    | 77,715   | 175,634  |
| households            | 2,224    | 33,314   | 72,830   |
| avg. household income | \$60,614 | \$74,017 | \$78,433 |
| daytime population    | 12,252   | 78,643   | 149,963  |

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

**retail space for lease** 1,039 – 45,982 sf



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## outlots

| UNIT | TENANT                 | DIMS.         | S.F.   |
|------|------------------------|---------------|--------|
| 257  | LESLIE'S POOL SUPPLIES | 40 x 100      | 4,000  |
| 263  | AVAILABLE              | 30 x 100      | 3,000  |
| 267  | AVAILABLE              | 20 x 100      | 2,000  |
| 273  | RENT-A-CENTER          | 35 x 100      | 3,500  |
| 279  | EAGLE FINANCE          | 21 x 100      | 2,100  |
| 281  | WORLD FINANCE COMPANY  | 15 x 100      | 1,500  |
| 283  | PARTY CITY             | 80 x 157.7    | 12,615 |
| 285  | TOKYO BUFFET & GRILL   | 68 x 235 IRR  | 15,898 |
| 309  | DICK'S SPORTING GOODS  | 200 x 250     | 50,000 |
| 311  | AVAILABLE              | 160 x 287 IRR | 45,982 |
| 315  | PETCO                  | 100 x 150 IRR | 15,000 |

| UNIT | TENANT                        | DIMS.       | S.F.  |
|------|-------------------------------|-------------|-------|
| 301  | STARBUCKS                     | 30 x 60 IRR | 1,850 |
| 317  | AVAILABLE - FORMER RESTAURANT | 76 x 94 IRR | 7,277 |
| 4411 | WU'S FINE CHINESE CUISINE     | 58 x 70     | 4,060 |
| 4415 | SPORT CLIPS                   | 17 x 70     | 1,190 |
| 4419 | AVAILABLE                     | 15 x 70     | 1,039 |
| 4423 | FIREHOUSE SUBS                | 30 x 70     | 2,111 |
| 4501 | AVAILABLE - ENDCAP            | 20 x 80     | 1,600 |
| 4507 | EL TAQUERO MEXICAN FOOD       | 25.5 x 80   | 2,240 |

