

Glenbrook Plaza

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



key features

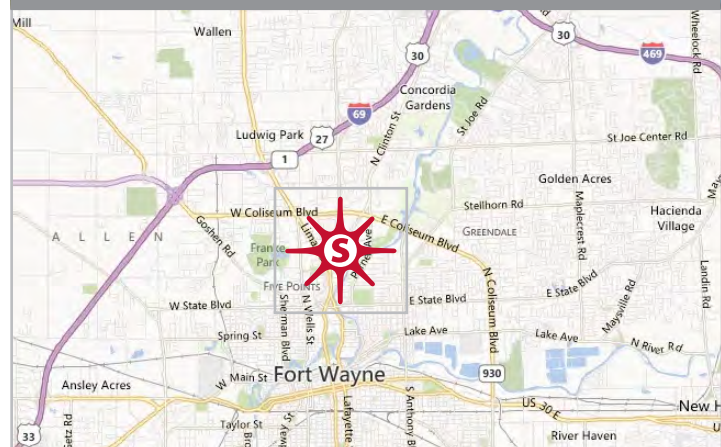
- directly across the street from Glenbrook Square, northeast Indiana's largest regional mall, in Fort Wayne's main retail hub
- anchored by Dick's Sporting Goods, Petco, Party City, and Tokyo Buffet & Grill
- anchor space, shops, and former restaurant outlot available
- trade area has an 8-county, 100-mile 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	AVAILABLE	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

