

# ► GLENBROOK SQUARE COLLECTION

Coliseum Blvd W @ Coldwater Rd in Fort Wayne, Indiana 46805



LOCATED IN THE SECOND MOST POPULOUS CITY IN INDIANA

**BOB'S** DISCOUNT FURNITURE

HomeGoods

five BELOW

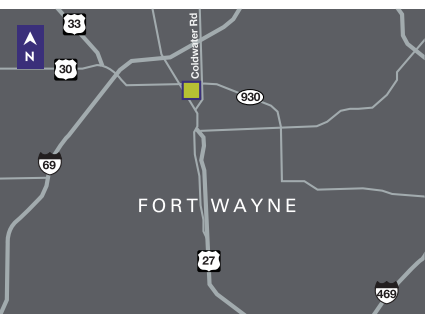
**BOOT BARN**

Shadow Anchors

★ macy's

JCPenney

BARNES & NOBLE BOOKSELLERS



VEHICLES PER DAY	
Coliseum Blvd east of Coldwater Rd	<b>53,047</b>
Coliseum Blvd west of Coldwater Rd	<b>43,429</b>
Coldwater Rd north of Coliseum Blvd	<b>31,126</b>
Coldwater Rd south of Coliseum Blvd	<b>15,847</b>

AVERAGE INCOME	
1 Mile	<b>\$67,224</b>
3 Miles	<b>\$73,563</b>
5 Miles	<b>\$76,841</b>

POPULATION	
1 Mile	<b>6,999</b>
3 Miles	<b>77,757</b>
5 Miles	<b>182,403</b>



Channing Fatjo

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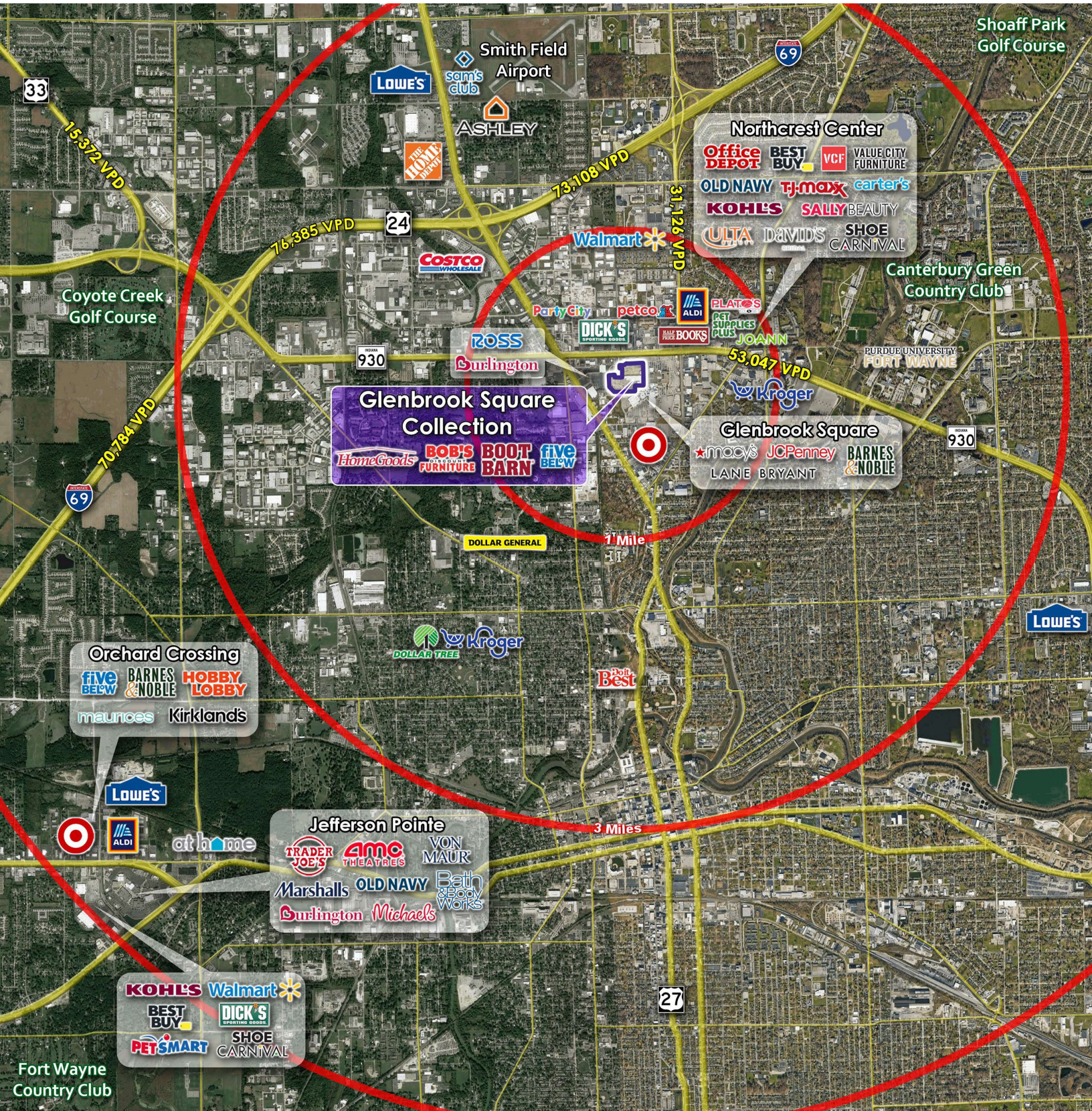
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POPULATION OF OVER 180,000 RESIDENTS WITHIN A 5-MILE RADIUS



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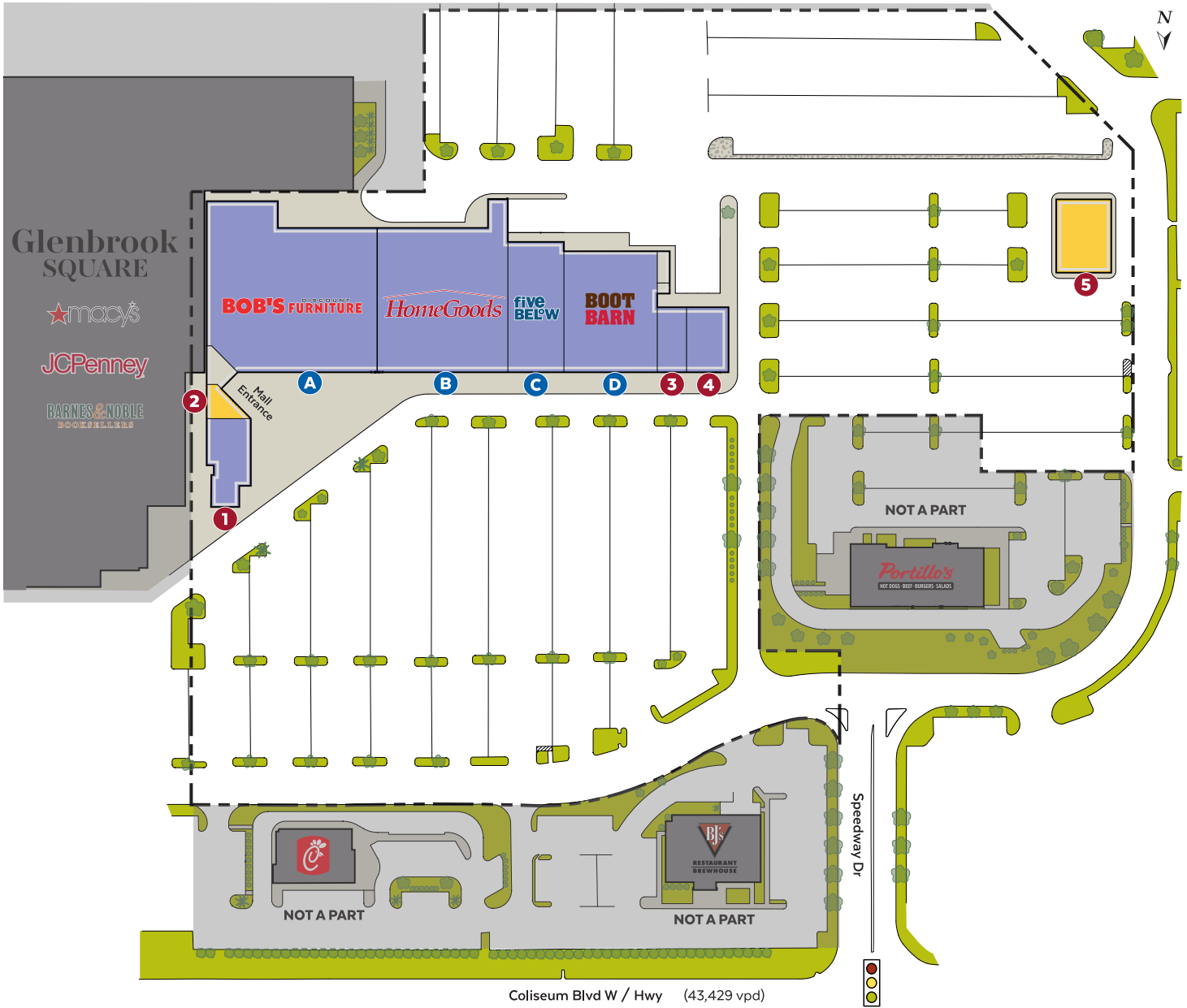
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7,500 SF PROPOSED • 1,235 SF



Coliseum Blvd W / Hwy (43,429 vpd)

## Tenant List

Tenant	Address	SF/Acres
A  Bob's Discount Furniture	125 Coliseum Blvd W	
B  HomeGoods	135 Coliseum Blvd W	
C  Five Below	145 Coliseum Blvd W	
D  Boot Barn	155 Coliseum Blvd W	

Available    Lease Pending    Executed

## Tenant List ( continued )

Tenant	Address	SF/Acres
1  LensCrafters	115 Coliseum Blvd W	
2  AVAILABLE	Coliseum Blvd W	1,235
3  Queen Nails	165 Coliseum Blvd W	
4  Verizon	175 Coliseum Blvd W	
5  AVAILABLE	4201 Coldwater Rd	7,500



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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/glenbrook-square-collection](http://frpltd.com/properties/glenbrook-square-collection)

Lat/Lon: 41.1134/-85.1359

Glenbrook Square Collection Fort Wayne, IN 46805	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	6,999	77,757	182,403
2028 Projected Population	7,079	80,072	186,652
2020 Census Population	6,955	76,776	179,390
2010 Census Population	6,678	74,101	171,818
Projected Annual Growth 2023 to 2028	0.2%	0.6%	0.5%
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.5%
2023 Median Age	31.1	33.3	34.0
<b>Households</b>			
2023 Estimated Households	3,055	33,622	75,516
2028 Projected Households	3,064	34,406	76,710
2020 Census Households	2,996	32,840	73,471
2010 Census Households	2,829	30,976	69,123
Projected Annual Growth 2023 to 2028	-	0.5%	0.3%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	67.4%	70.2%	67.7%
2023 Estimated Black or African American	13.4%	12.7%	15.1%
2023 Estimated Asian or Pacific Islander	8.5%	7.1%	5.5%
2023 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2023 Estimated Other Races	10.2%	9.6%	11.3%
2023 Estimated Hispanic	9.3%	9.0%	10.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$67,224	\$73,563	\$76,841
2023 Estimated Median Household Income	\$51,889	\$53,816	\$58,278
2023 Estimated Per Capita Income	\$29,484	\$32,270	\$32,042
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.6%	4.5%	4.9%
2023 Estimated Some High School (Grade Level 9 to 11)	5.6%	5.5%	5.8%
2023 Estimated High School Graduate	33.3%	32.5%	30.8%
2023 Estimated Some College	20.9%	21.3%	22.0%
2023 Estimated Associates Degree Only	12.4%	9.7%	10.3%
2023 Estimated Bachelors Degree Only	17.2%	17.9%	18.0%
2023 Estimated Graduate Degree	7.0%	8.5%	8.2%
<b>Business</b>			
2023 Estimated Total Businesses	796	5,325	9,846
2023 Estimated Total Employees	9,658	60,860	103,527
2023 Estimated Employee Population per Business	12.1	11.4	10.5
2023 Estimated Residential Population per Business	8.8	14.6	18.5



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## INFORMATION ABOUT BROKERAGE SERVICES

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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