

The Shoppes

Coliseum Boulevard & Coldwater Road
Fort Wayne, IN 46825



PROPERTY SUMMARY

Region: Indiana / Allen County / City of Fort Wayne
MSA: Fort Wayne, IN
GLA: 108,602

Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast
Population	77,358	79,767	178,814	182,854	358,707	367,811
Daytime Population	105,206		212,126		379,394	
Households	33,666	34,992	74,878	77,295	145,037	149,970
Average HH Size	2.18	2.17	2.33	2.31	2.43	2.41
Average HH Income	\$69,805		\$76,256		\$90,694	
Median HH Income	\$54,371	\$60,770	\$58,940	\$65,688	\$66,702	\$75,526
Per Capita Income	\$30,829	\$34,697	\$31,955	\$36,155	\$36,754	\$41,595

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
49,103	Coliseum Blvd.	Coldwater Road	Clinton Street
38,145	Coliseum Blvd.	Coldwater Road	Lima Rd./ U.S. 27
25,377	Coldwater Road	Coliseum Blvd.	Noble Drive
34,099	Coldwater Road	Noble Drive	Collins Road

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04/17/26

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