

# Pine Valley Shopping Center

10200-10250 Coldwater Road, Fort Wayne, IN 46825



**LAST REMAINING SPACE AVAILABLE – 5,000 SF**

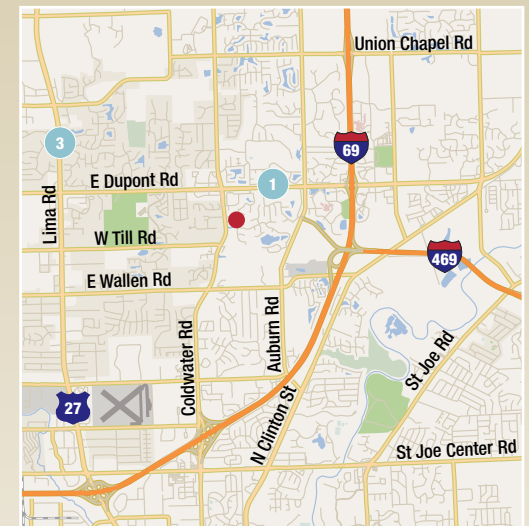
Demographics	1-mile	3-mile	5-mile
Trade Area Population	5,901	45,033	103,601
Average HH Income	\$94,631	\$79,579	\$71,347

**Total GLA** 91,024 SF

**Traffic Count** Coldwater Road | 26,700  
 East Dupont Road | 24,000

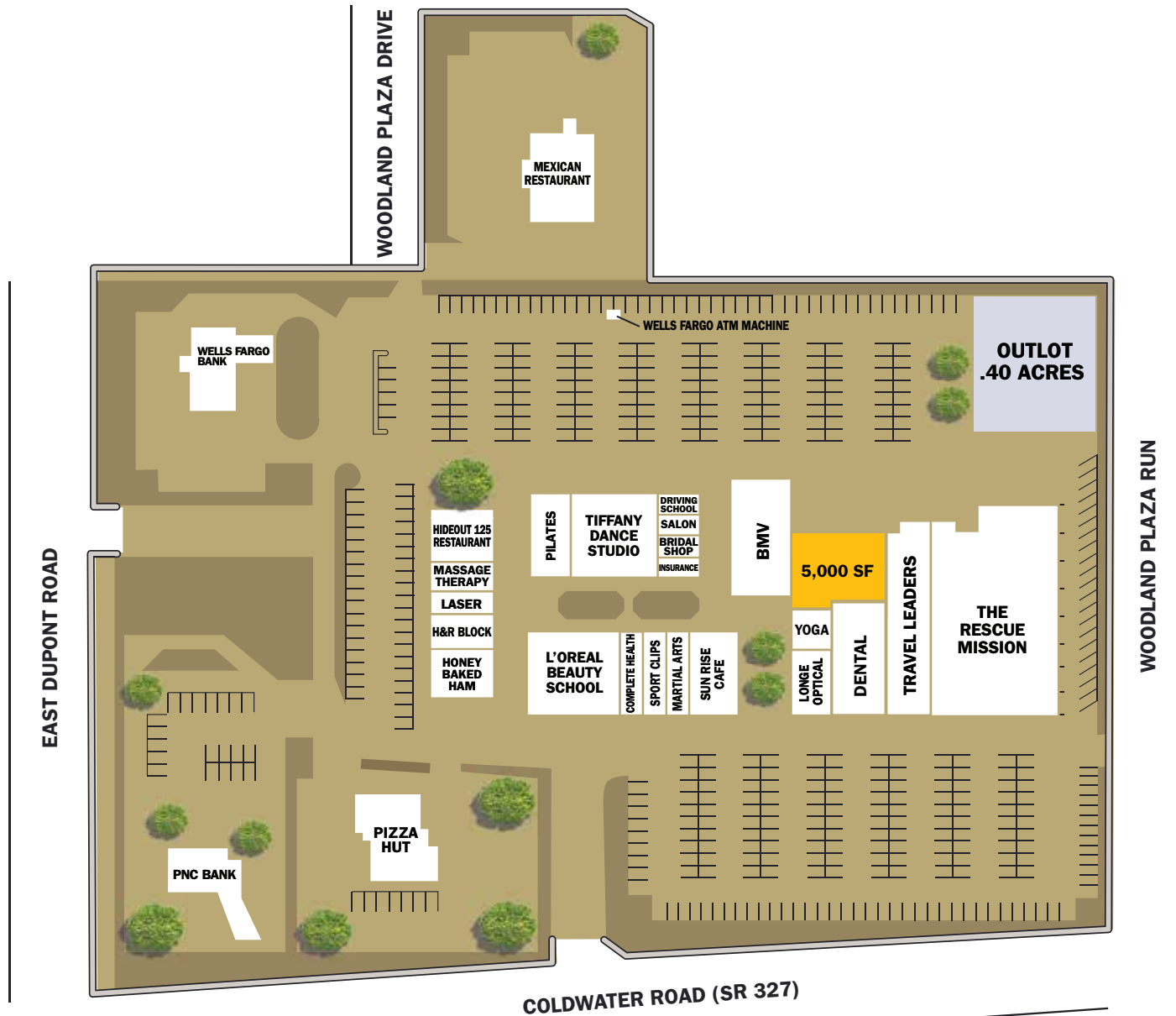
## Coldwater Road & East Dupont Road

- 91,024 SF shopping center recently renovated and expanded
- Ideally situated near several highways at the busy intersection of Dupont Road and Coldwater Road
- Aggressive retailers that draw steady traffic from a spiraling consumer base
- Highest residential growth area in Allen County



**THE FEIL ORGANIZATION**





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