



FEATURED LISTING:
 10200 COLDWATER RD., FORT WAYNE, IN
 • Up to 31,878 SF Contiguous Available for Lease
 • Located at the highly visible and signaled intersection of Coldwater Rd. & Dupont Rd.
 • Ideal location with quality tenants
 • FOR LEASE: \$9.00 - \$13.50 PSF NNN
 • Contact: Martin Huttenlocker | 260.423.4311
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FORT WAYNE RETAIL REPORT

Q1 MARKET UPDATE:

In the beginning of 2018, the Fort Wayne retail market saw Gander Mountain reopen under the new Gander Outdoors banner, Jefferson Pointe shopping center sold to the original developer, Chick-Fil-A break ground on a new restaurant outlot pad at Glenbrook Square Mall, and a pair of automotive projects in the works.

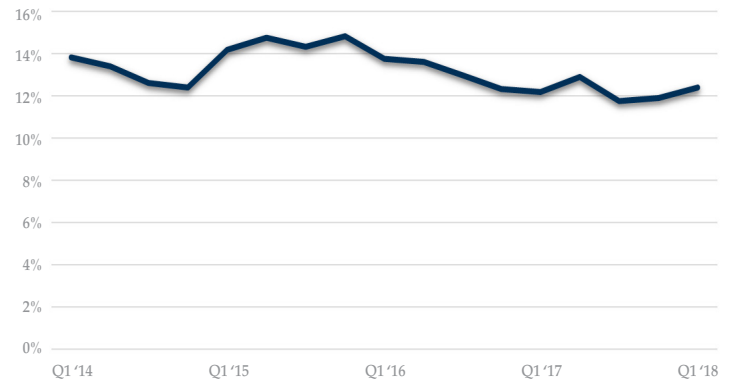
After purchasing Gander Mountains assets in bankruptcy court in May 2017, Marcus Lemonis has begun reopening many of the chain's stores, including three in Indiana. Gander Outdoors reopened its Fort Wayne location in March at 6043 Lima Road. In southwest Fort Wayne, the 400,000-square-foot Jefferson Pointe shopping center was purchased by RED Development, the company who originally developed the shopping center in 2000. RED Development plans to address the centers current vacancies, which was at 20 percent vacancy at the time of sale.

The acquisition of retail-positioned land is generating new automotive activity for the market. At the southeast corner of Diebold and Dupont Road, 1.5 acres of land transacted in Q1, to make way for a new Mike's Carwash on the site. In addition, Tom Kelley of Kelley Automotive, announced in March it will be moving five dealerships to 50 acres of land adjacent to the Menards store at 6310 Illinois Road. Kelley Automotive is planning to invest \$45 to \$50 million for the relocation. Construction for the BMW and Volvo showrooms is expected to break ground this summer, with a Fall 2019 opening. The Buick, GMC and Cadillac dealerships are slated to follow, with their respective showrooms planned for a Fall 2021 opening.

Ruth's Chris opens its doors on May 7th in the \$44 million Skyline Tower downtown development. The "retailapocalypse" that occurred in 2017, is expected to continue in 2018. HHGregg's former 42,000-square-foot space at 4201 Parnell Avenue officially came to market, and the closings of Toys R Us and Babies R Us are expected to open up large vacancies to the Fort Wayne market in 2018.

	Q1 '18	Q1 '17	12-Mo. Forecast
Inventory	13.8 M	14.0 M	=
Availability Rate	12.4%	12.2%	=

Availability Rate



RUTH'S CHRIS RENDERING, SKYLINE TOWER

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1ST QUARTER NOTABLE TRANSACTIONS

LEASES

Property/Address	SF	Tenant	Type
Woodland Plaza 918 Woodland Plaza Run, Fort Wayne	3,000	Sugar Love Boutique	New
10330-10380 Leo Rd., Fort Wayne	2,250	Malibu Tanning	New
6421 Lima Rd., Fort Wayne	1,400	Sweet Monster Ice Cream	New
Pine Valley Shopping Center 10302 Coldwater Rd., Fort Wayne	1,200	Rebel Yoga	New

SALES

Property/Address	SF	Buyer	Sale Price
Jefferson Pointe 4206 W. Jefferson Blvd., Fort Wayne	409,680	RED Development	\$34.4 million
122 W. Washington Blvd, Fort Wayne	14,260	Grable Properties, LLC	N/A
V/L at Dupont Rd. & Diebold Rd.	1.5 AC	Mike's Car Wash	\$1.1 million

PROJECTS UPDATE

Project/Address	Retail SF	Status	Completion
Kelley Automotive V/L near 6310 Illinois Road	N/A	Planned	2021
Chick-Fil-A Coliseum Boulevard	N/A	Under Construction	Q3 '18

PROVIDED BY

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Methodology

In addition to primary research efforts, Bradley Company also utilizes third party reports in assembling the data included herein. Total marketplace square footage is estimated from a compilation of available sources and updated on a recurring basis. Availability rates are calculated based on properties which are publicly advertised at the time of data collection.