

Demographic Summary Report

5505 Coldwater Rd, Fort Wayne, IN 46825

Building Type: **General Retail**
 Secondary: -
 GLA: **50,000 SF**
 Year Built: **2026**

Total Available: **50,000 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	70,145		174,967		371,587	
2024 Estimate	67,126		167,716		356,099	
2020 Census	64,222		162,227		344,085	
Growth 2024 - 2029	4.50%		4.32%		4.35%	
Growth 2020 - 2024	4.52%		3.38%		3.49%	
2024 Population by Hispanic Origin	5,598		15,320		31,824	
2024 Population	67,126		167,716		356,099	
White	49,185	73.27%	120,141	71.63%	246,665	69.27%
Black	5,563	8.29%	17,593	10.49%	42,630	11.97%
Am. Indian & Alaskan	323	0.48%	713	0.43%	1,445	0.41%
Asian	3,277	4.88%	6,521	3.89%	19,052	5.35%
Hawaiian & Pacific Island	184	0.27%	316	0.19%	546	0.15%
Other	8,594	12.80%	22,431	13.37%	45,761	12.85%
U.S. Armed Forces	30		97		229	
Households						
2029 Projection	30,178		72,742		148,227	
2024 Estimate	28,845		69,635		141,958	
2020 Census	27,568		67,148		137,240	
Growth 2024 - 2029	4.62%		4.46%		4.42%	
Growth 2020 - 2024	4.63%		3.70%		3.44%	
Owner Occupied	16,255	56.35%	41,018	58.90%	91,726	64.61%
Renter Occupied	12,590	43.65%	28,617	41.10%	50,232	35.39%
2024 Households by HH Income	28,846		69,633		141,957	
Income: <\$25,000	5,079	17.61%	12,754	18.32%	23,927	16.86%
Income: \$25,000 - \$50,000	7,992	27.71%	17,537	25.18%	33,244	23.42%
Income: \$50,000 - \$75,000	6,568	22.77%	15,210	21.84%	29,412	20.72%
Income: \$75,000 - \$100,000	3,708	12.85%	9,136	13.12%	18,985	13.37%
Income: \$100,000 - \$125,000	2,675	9.27%	6,212	8.92%	13,530	9.53%
Income: \$125,000 - \$150,000	1,171	4.06%	3,486	5.01%	8,572	6.04%
Income: \$150,000 - \$200,000	1,028	3.56%	3,311	4.75%	8,192	5.77%
Income: \$200,000+	625	2.17%	1,987	2.85%	6,095	4.29%
2024 Avg Household Income	\$66,972		\$70,893		\$77,862	
2024 Med Household Income	\$54,898		\$56,971		\$60,860	