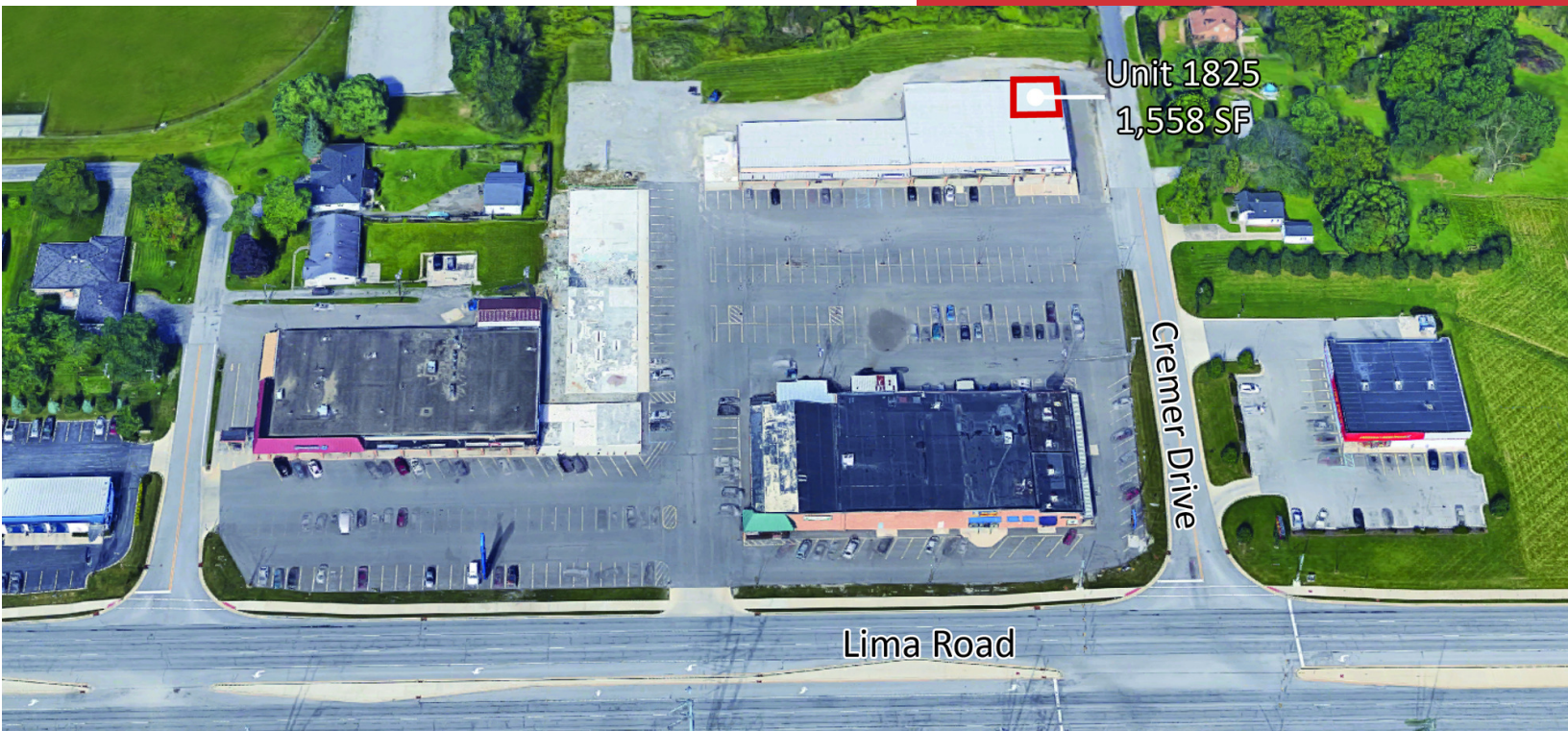


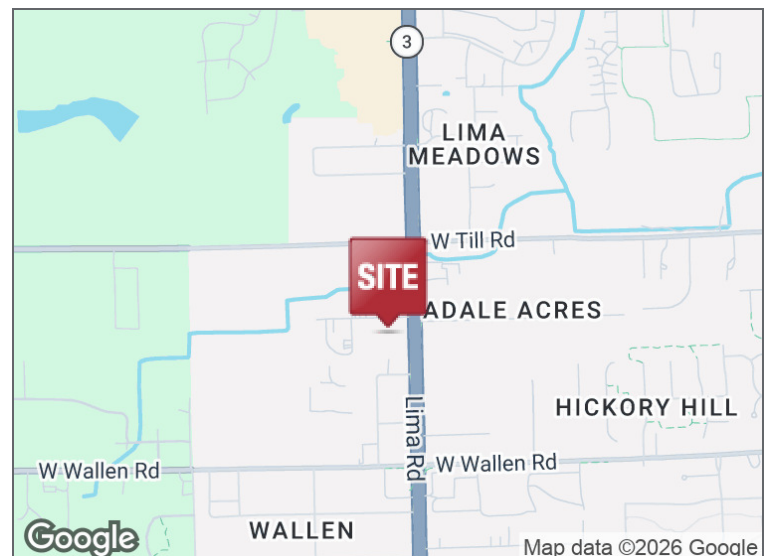


WHITE SWAN PLAZA

9105-9187 LIMA ROAD FORT WAYNE, INDIANA 46818

PROPERTY HIGHLIGHTS

- Located on Lima Road with great visibility
- Traffic counts of over 34,000 VPD
- Ample front door parking
- Ideal for office or retail users
- National tenant mix including Chase Bank, NAPA Auto Parts and Do It Best
- Close proximity to Dupont Road



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General Property Information			
Name	White Swan Plaza	Parcel Number	02-07-33-332-003.000-072
Address	9105-9187 Lima Road	Total Building SF	56,843 SF
City, State, Zip	Fort Wayne, IN 46818	Acreage	6.58 AC
County	Allen	Year Built	1965
Township	Washington	Zoning	C-2 (Limited Commercial)
Parking	Asphalt	Parking Spaces	Ample

Property Features			
Construction	Steel frame, masonry	# of Floors	1
Roof	Flat	Restrooms	One in each unit
Heating	Gas forced air	Central Air	Yes
Signage	Façade & digital pylon		

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	2.3 Miles
Water	City of Fort Wayne	Highway	Lima Road/SR3
Sewer	City of Fort Wayne	Distance	Adjacent to property

Lease Information			
Unit	SF	Lease Rate	Lease Type
1825	1,558 SF	\$9.00/SF/YR	NNN
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes/CAM/Ins	\$2.35/SF	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$2.35/SF		

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Unit 1825



Unit 1825



Unit 1825

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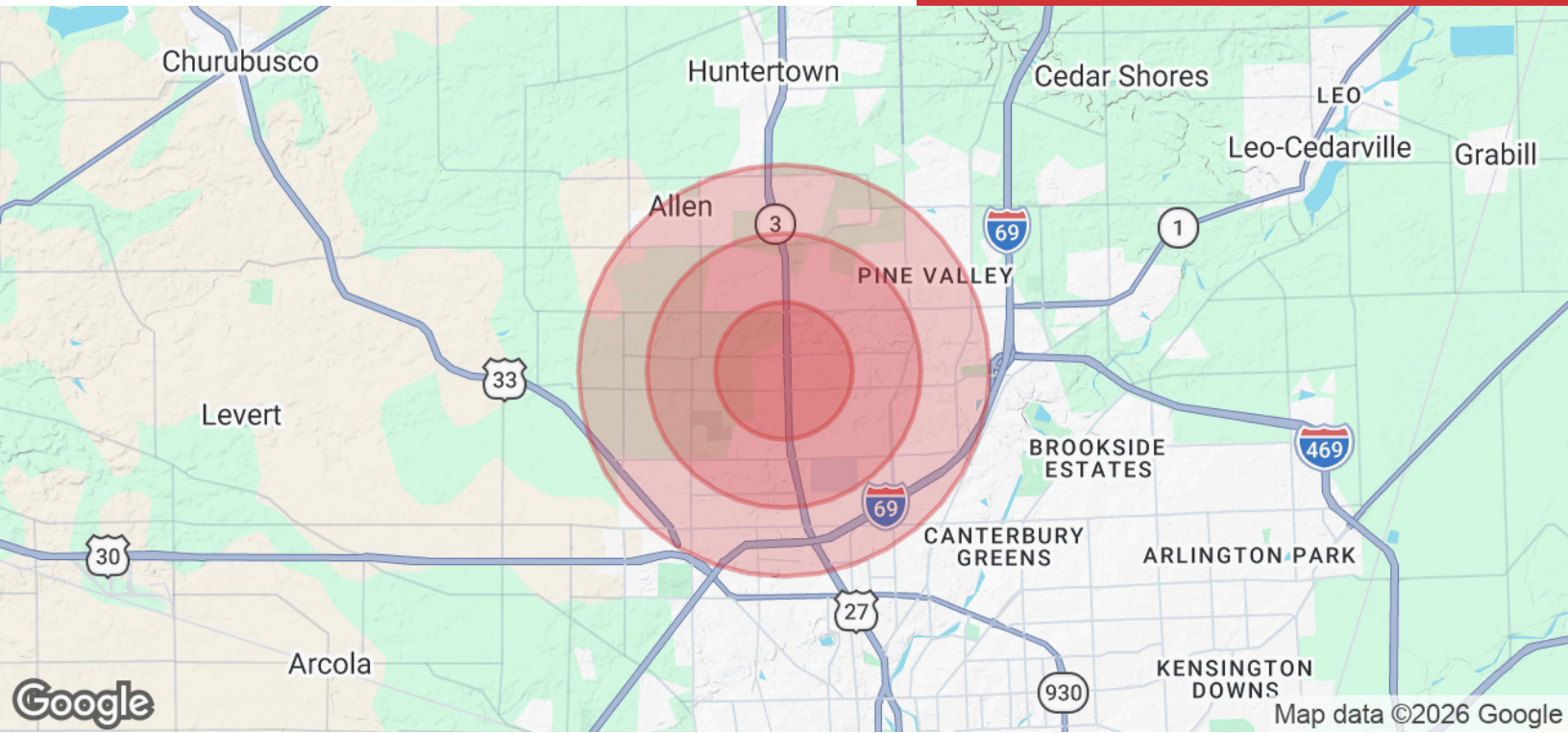
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,062	19,554	45,405
Average Age	43	39	39
Average Age (Male)	41	38	38
Average Age (Female)	44	40	40

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,857	7,763	17,735
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$93,308	\$106,131	\$100,249
Average House Value	\$237,366	\$258,797	\$238,457

American Community Survey (ACS)

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