



## LIMA VALLEY OFFICE CONDOS

8109-8115 LIMA ROAD | FORT WAYNE, IN 46818

### PROPERTY HIGHLIGHTS

- Unit 8115-B is available at 1,200 SF
- Ideal for office, retail or medical users
- Located directly off the busy Lima Road corridor in northwest Fort Wayne
- Traffic counts of over 36,000 VPD



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**GARY BUSCHMAN, SIOR**  
Broker  
gary@naih.com  
260.348.2769

General Property Information			
<b>Name</b>	Lima Valley Office Condos	<b>Parcel Number</b>	Multiple
<b>Address</b>	8109-8115 Lima Road	<b>Total Building SF</b>	9,568 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46818	<b>Acreage</b>	0.86 AC
<b>County</b>	Allen	<b>Year Built</b>	1985
<b>Township</b>	Washington	<b>Zoning</b>	C-2
<b>Parking</b>	Paved surface		

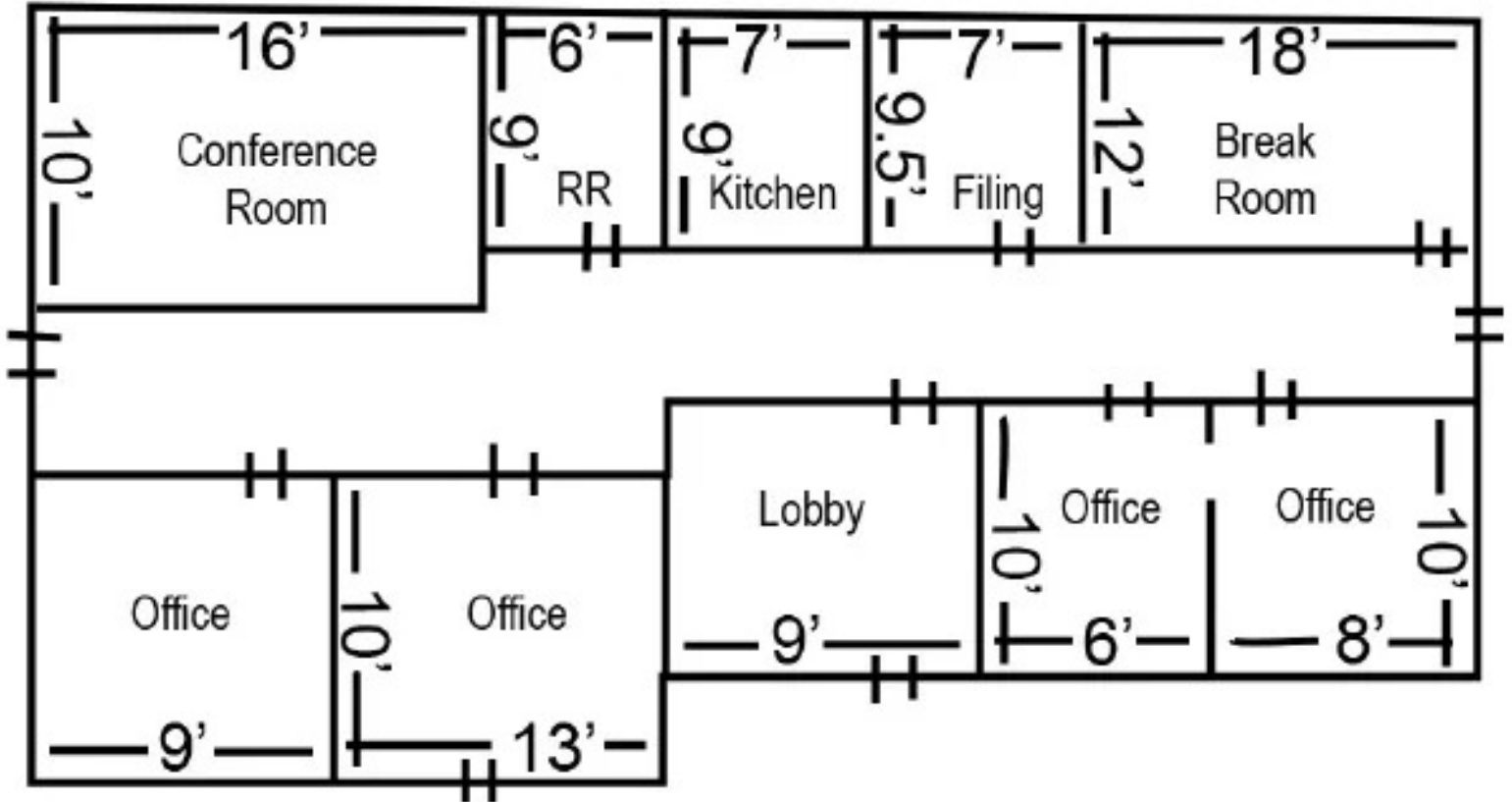
Property Features			
<b>Construction</b>	Wood joist	<b># of Floors</b>	1
<b>Roof</b>	Asphalt shingle	<b>Restrooms</b>	In every unit
<b>Heating</b>	Gas	<b>Central Air</b>	Yes
<b>Other</b>			

Utilities		Nearest Major Roads	
<b>Electric</b>	I&M	<b>Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	2 Miles
<b>Water</b>	City of Fort Wayne	<b>Highway</b>	SR 3/Lima Road
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	Located directly on SR 3/Lima Road

Lease Information			
<b>Unit</b>	<b>SF</b>	<b>Lease Rate</b>	\$14.00/SF/YR NNN
8115-B	1,200 SF		
Expenses			
<b>Type</b>	<b>Price/SF (Estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$1.76/SF	Tenant	
<b>CAM</b>	\$0.23/SF	Tenant	
<b>Insurance</b>	\$0.34/SF	Tenant	
<b>Maint/Repairs</b>		Tenant	
<b>Roof/Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	\$2.33/SF		

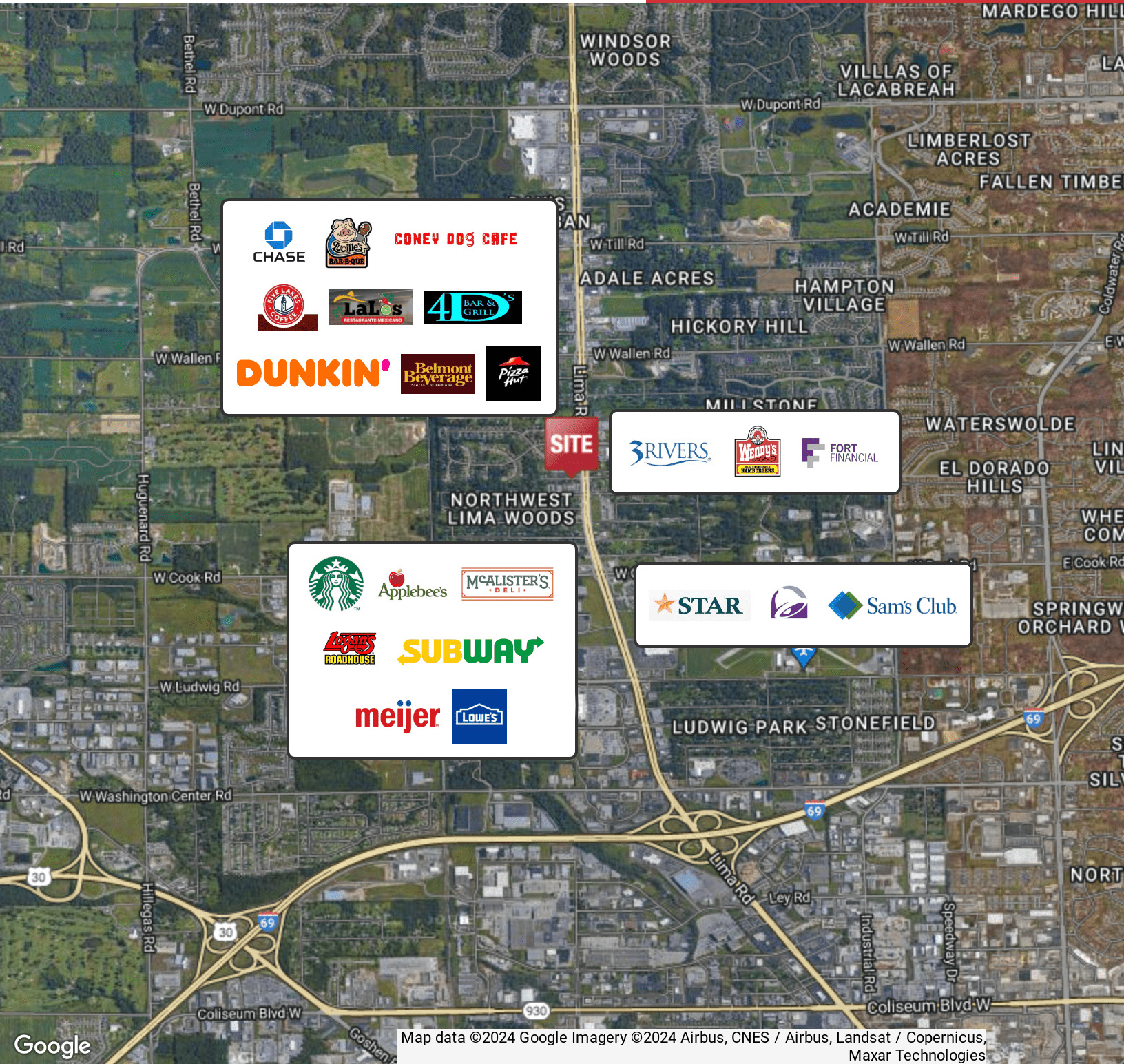
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CHASE  
Cicilia's BAR-B-QUE  
CONEY DOG CAFE  
Five Lanes OFFERS  
La Los RESTAURANTE MEXICANO  
4 BAR & GRILL  
DUNKIN'  
Belmont Beverage  
Pizza Hut

SITE  
3 RIVERS  
Wendy's  
FORT FINANCIAL

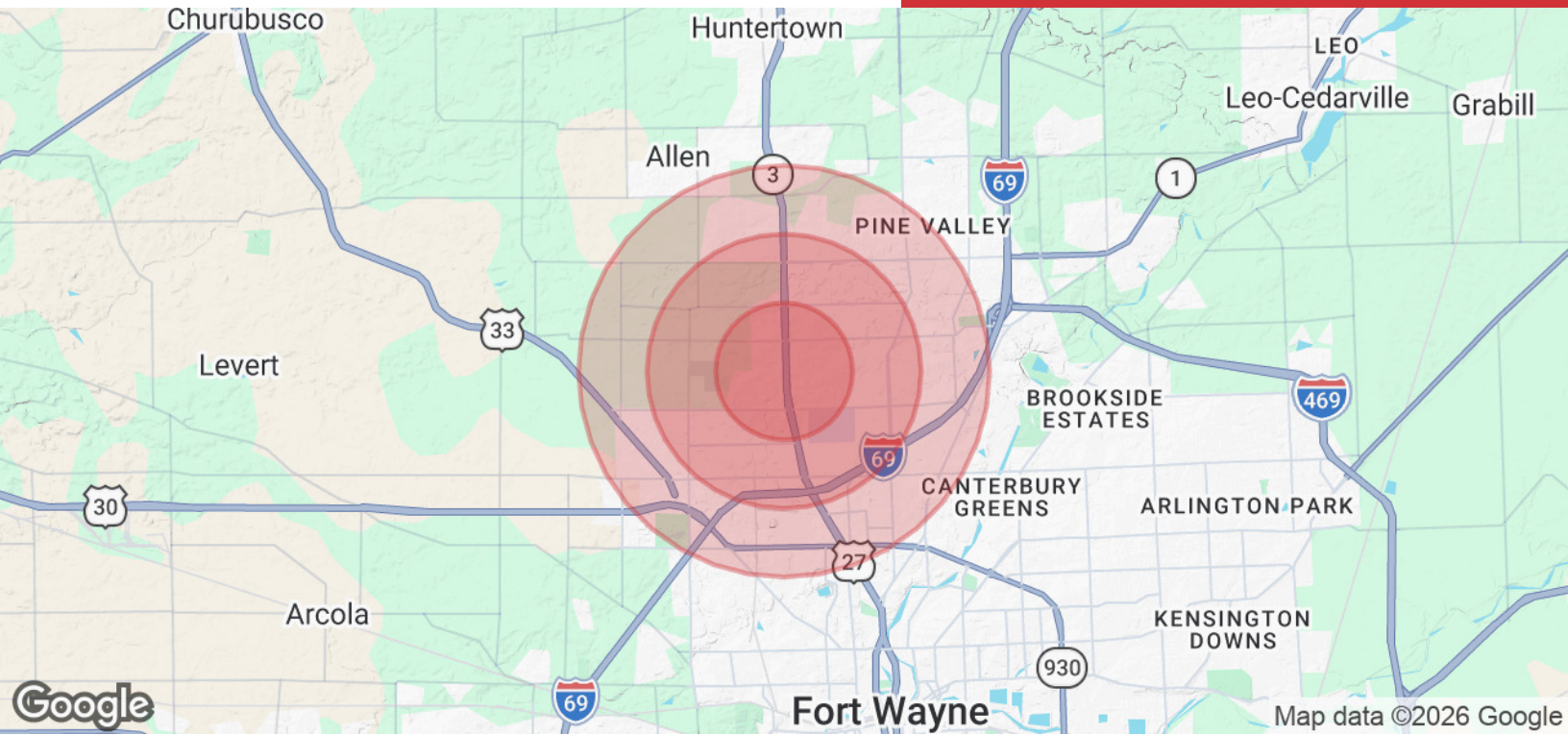
Starbucks  
Applebees  
McALISTER'S DELI  
Logan's ROADHOUSE  
SUBWAY  
meijer  
Lowe's

STAR  
Sams Club

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,679	17,679	41,913
Average Age	40.0	38.1	37.4
Average Age (Male)	37.9	36.1	36.1
Average Age (Female)	44.2	42.6	40.5

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,669	7,839	17,727
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$70,242	\$69,466	\$71,825
Average House Value	\$132,033	\$138,387	\$137,992

2020 American Community Survey (ACS)

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