



## Lima Road Retail

6811 Lima Road, Fort Wayne, IN 46818

### Property Features

- 1,757 Rentable SF retail space available in a multi-tenant center on Lima Road
- Co-tenancy with national brands including Subway and Great Clips driving consistent traffic
- High visibility location with traffic counts of approximately 39,709 vehicles per day
- Excellent access from both Lima Road and Ludwig Road with convenient on-site parking
- Positioned in Fort Wayne's north retail corridor near Glenbrook Square and I-69



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General Property Information			
<b>Name</b>	Lima Road Retail	<b>Parcel Number</b>	02-07-15-251-001.000-073
<b>Address</b>	6807-6821 Lima Road	<b>Total Building SF</b>	10,692 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46818	<b>Acreage</b>	1.32 Acres
<b>County</b>	Allen	<b>Year Built</b>	2003
<b>Township</b>	Washington	<b>Zoning</b>	SC
<b>Parking</b>	Paved surface	<b>Parking Spaces</b>	54 Spaces

Property Features			
<b>Construction</b>	Masonry	<b># of Floors</b>	1
<b>Roof</b>	Flat	<b>Restrooms</b>	2
<b>Heating</b>	Yes	<b>Central Air</b>	Yes
<b>Signage</b>	Façade	<b>Traffic Counts</b>	39,709 Vehicles per day pass by

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>	Hwy 3 (Lima Road)
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	0 Miles

Lease Information			
<b>Unit</b>	<b>SF</b>	<b>Lease Rate</b>	\$21.00/SF/YR NNN
6811	1,757 Rentable SF		

Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
<b>Taxes</b>	\$2.99/SF	Tenant	
<b>CAM</b>	\$5.68/SF	Tenant	
<b>Insurance</b>	\$0.24/SF	Tenant	
<b>Maint/Repairs</b>		Tenant	
<b>Roof/Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	\$8.91/SF		

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This 1,757 rentable square foot retail/office suite offers a modern, move-in ready layout with a strong mix of private offices, collaborative space, and client-facing areas. The suite features an attractive reception and waiting area with contemporary finishes, bold accent walls, and ample natural light, creating a welcoming first impression for clients and visitors.

The floor plan includes multiple private offices, a conference room, kitchenette, and a spacious open work area, allowing flexibility for a variety of professional or service users. The layout supports both team collaboration and individual productivity, with efficient circulation throughout the space.

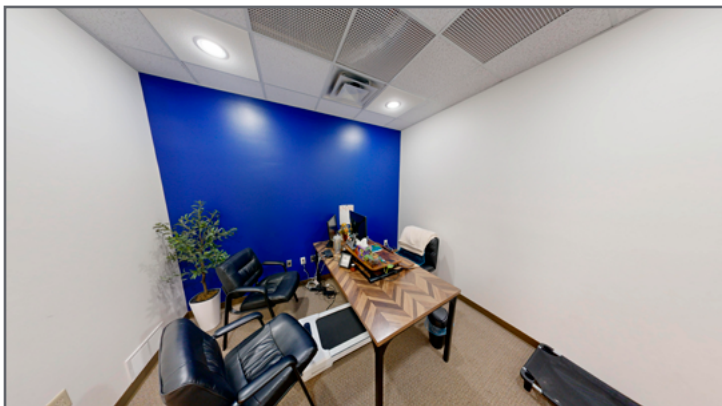
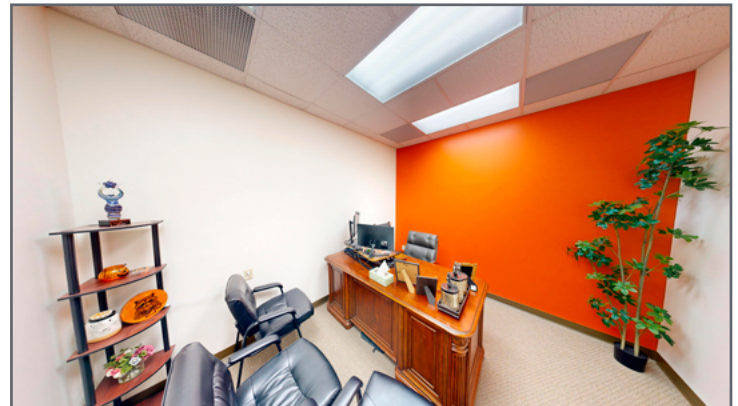
Interior finishes include updated flooring, modern lighting, and a combination of drop ceiling and exposed ceiling elements, adding visual appeal and a professional atmosphere.

With its well-designed layout, modern finishes, and turnkey condition, this space is ideal for office, medical, or service-oriented users seeking a polished and functional environment in a high-visibility location.

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6811 Lima Road is located along one of Fort Wayne's primary commercial corridors in the city's north retail and business district. Lima Road (SR 3) provides strong visibility and accessibility, with traffic counts of approximately 39,709 vehicles per day, connecting downtown Fort Wayne to northern suburbs and regional markets.

The property is just minutes from Interstate 69 and is near major retail destinations including Glenbrook Square Mall, along with numerous national retailers, restaurants, and service providers. With its high traffic counts, excellent access, and central northside location, this property offers an ideal setting for retail, office, or service users.

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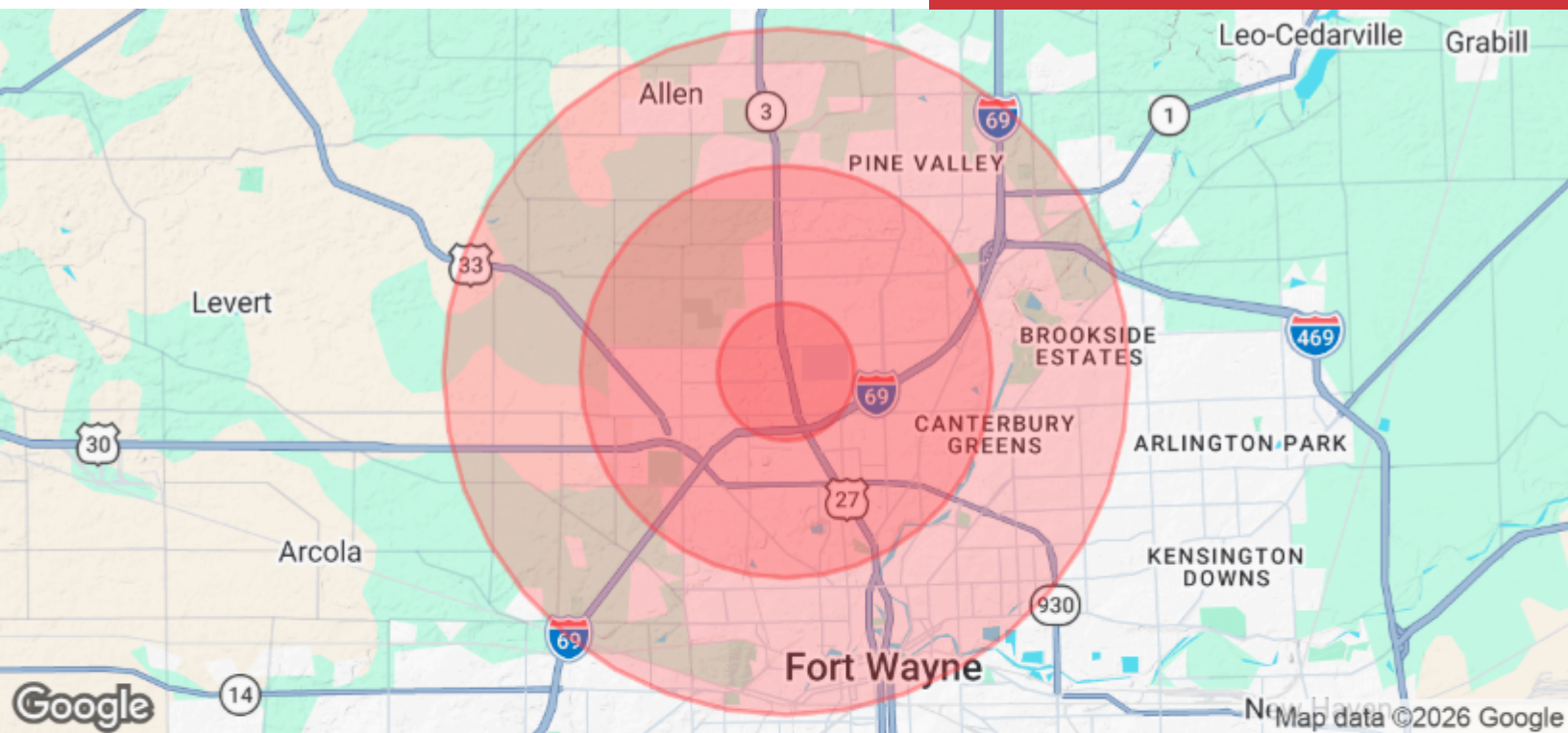
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,085	43,001	129,362
Average Age	36.4	35.6	36.4
Average Age (Male)	35.0	34.0	35.3
Average Age (Female)	38.0	37.3	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,180	18,059	54,324
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$84,808	\$79,132	\$83,702
Average House Value	\$174,442	\$187,256	\$195,230

2023 American Community Survey (ACS)

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