

LIMA CROSSING

LIMA CROSSING DRIVE, FORT WAYNE, IN 46845



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PROPERTY SUMMARY

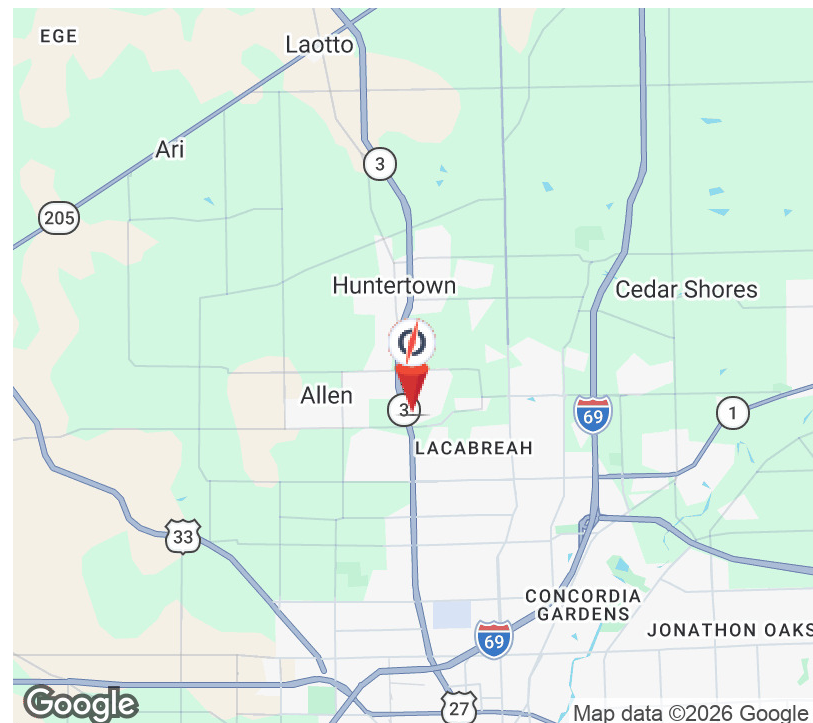


PROPERTY DESCRIPTION

Lima Road, or State Road 3, has over 24,778 vehicles per day. The lighted intersection to the South of the site is Carroll Road where over 9,226 vehicles travel daily. This area of Fort Wayne is busy with new development of homes ranging from the \$200,000+ to \$1,000,000+ range. This area of the city is prime for any commercial user looking to establish in fast changing part of the city with limited competition.

OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	1.43 Acres



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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,818	9,357	24,643
Total Population	5,721	26,354	64,060
Average HH Income	\$85,138	\$79,891	\$71,004
TRAFFIC COUNT			
Traffic Count Street	Lima - 24,778 & Carroll - 9,226 VPD		

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PROPERTY DETAILS

SALE PRICE **\$395,000**
LAND SIZE **1.43 ACRES**

LOCATION INFORMATION

Building Name	Lima Crossing
Street Address	Lima Crossing Drive
City, State, Zip	Fort Wayne, IN 46845
County/Township	Allen/Perry Township
Cross Streets	Lima Rd & Carroll Rd
Side Of Street	East
Road Type	Highway
Nearest Highway	Lima Road (SR 3)

LAND

Number Of Lots	1
Best Use	Commercial

PROPERTY DETAILS

Property Type	Land
Property Subtype	Commercial/Office
Zoning	C-3 (General Commercial)
Lot Size	1.43 Acres
APN#	02-02-326-01.014-058
Lot Frontage	248
Lot Depth	270
Traffic Count Street	Lima Road - 24,778 VPD Carroll Road - 9,226 VPD

UTILITIES & AMENITIES

Gas / Propane	Available adjacent to site
Water/Sewer	Available at site