



8109-8115 Lima Road

Fort Wayne, IN 46818

Property Highlights

- Pristine office condo units available for lease
- Ideal for office, retail or medical office users
- Located directly off the busy Lima Road corridor in northwest Fort Wayne

Features

Building Size:	9,568 SF
Available:	Unit 8113 - 2,400 SF
Zoning:	C-2
Lease Rate:	\$10.00 PSF NNN

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

www.naih.com

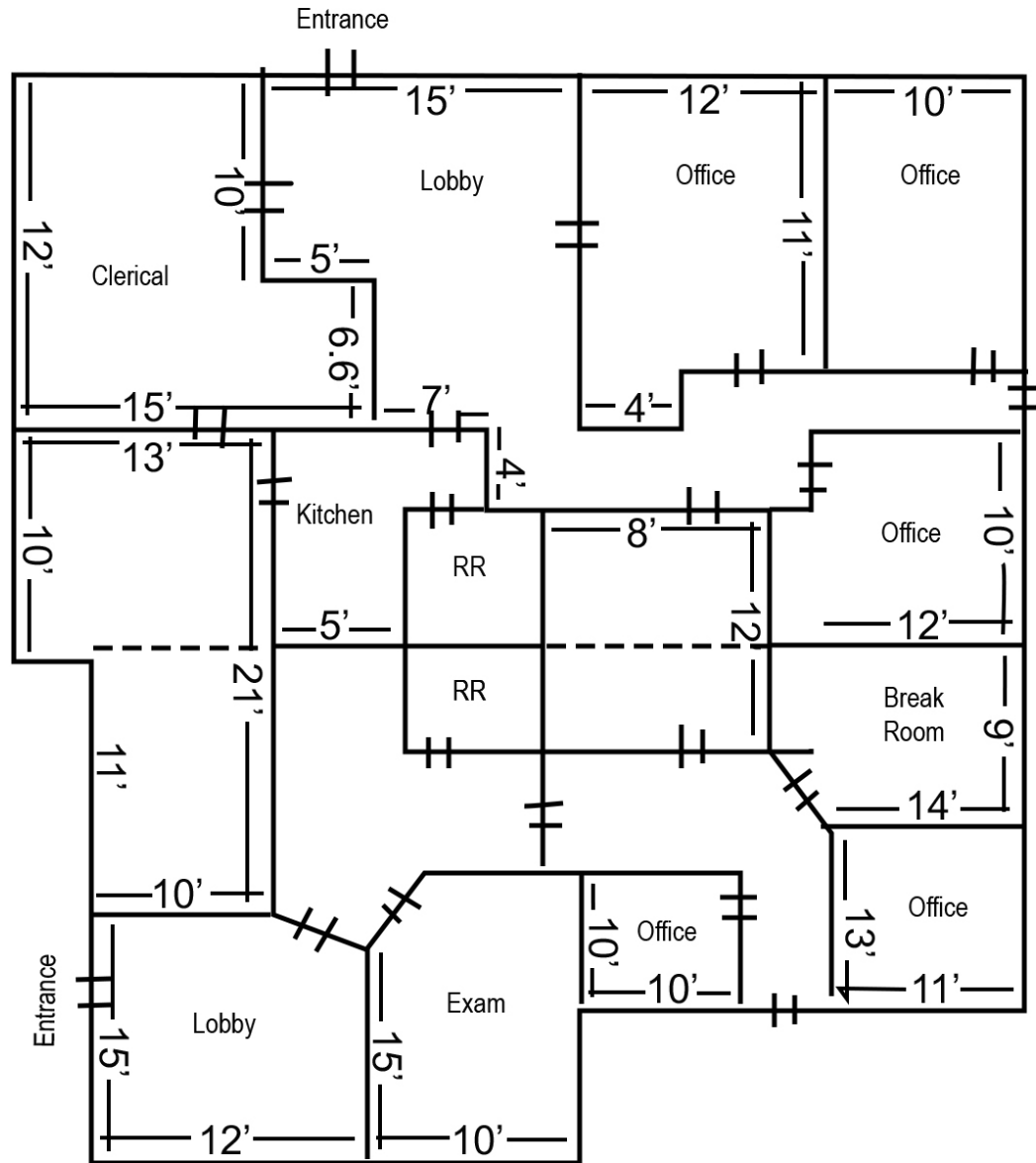
GARY BUSCHMAN

Broker
260.348.2769 (m) | gary@naih.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	Lima Valley Office Condos	Parcel Number	Various
Address	8109—8115 Lima Road	Total Building SF	9,568 SF
City, State, Zip	Fort Wayne, IN 46808	Acreage	0.86 AC
County	Allen	Year Built	1985
Township	Washington	Zoning	C-2
Parking	Paved		
Property Features			
Construction Type	Wood joist	Number of Floors	1
Roof	Asphalt shingle	Foundation	Slab
Lighting	Fluorescent	Sprinklers	No
Electrical	Standard	Restrooms	In every unit
Heating	Gas	Central Air	Yes
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-69
Gas	NIPSCO	Distance	Approx. 2 Miles
Water	City of Fort Wayne	Nearest Highway	SR 3
Sewer	City of Fort Wayne	Distance	Located on SR 3 (Lima Rd.)
		Traffic Count	36,445 VPD on Lima Rd.
Lease Information			
Available SF	Unit 8113—2,400 SF		
Lease Rate	\$10.00 PSF	Lease Type	Triple Net
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$1.76/SF	Tenant	
CAM Fee	\$0.23/SF	Tenant	
Insurance	\$0.34/SF	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$2.33/SF		

Unit 8113 - 2,400 SF



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NaiHanning & Bean

For Lease
Office/Retail
Space
Lima Valley

Unit 8113 - 2,400 SF



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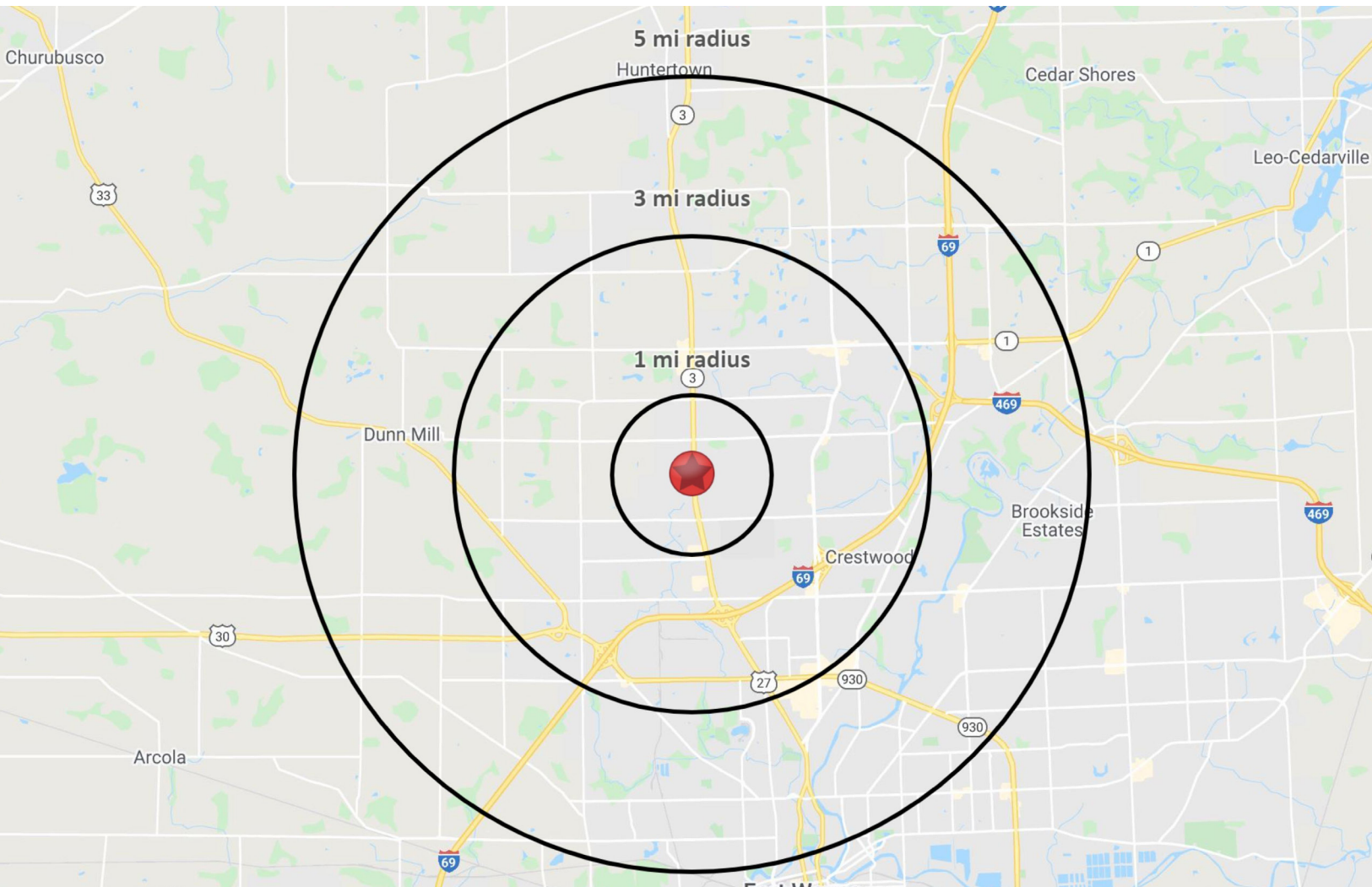
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2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,992	44,483	113,028
NUMBER OF HOUSEHOLDS	1,749	18,162	46,634
AVERAGE HOUSEHOLD INCOME	\$83,592	\$78,984	\$73,472
MEDIAN HOME VALUE	\$112,010	\$130,346	\$123,179
TRAFFIC COUNT	Lima Road		36,445 VPD

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