

FORT WAYNE RETAIL

RETAIL FOR LEASE

4021-4037 ICE WAY, FORT WAYNE, IN 46805



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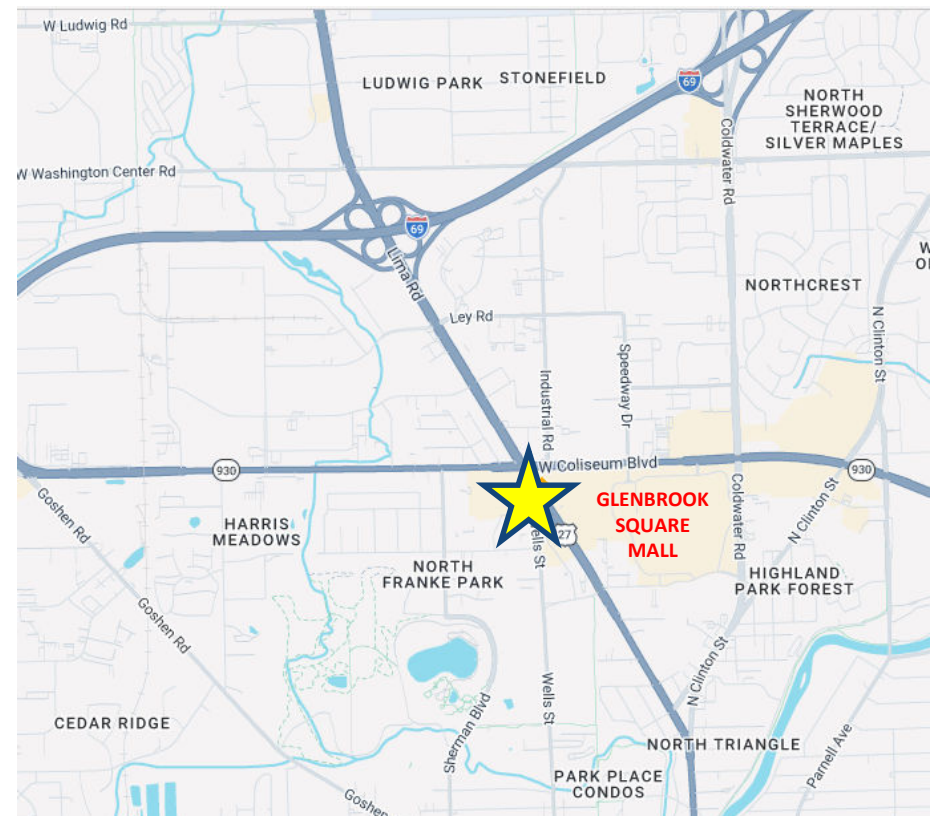
PROPERTY HIGHLIGHTS

- +/- 2,500 SF endcap space with pick-up window and existing restaurant build-out in place
- Located across the street from **Glenbrook Square Mall** with **534,900 visits per month** (Source: Placer.ai)
- Nearby **Costco** attracts **204,000 visits per month** (Source: Placer.ai)
- 7.32 per 1,000 SF parking ratio
- 34,215 vehicles per day on Lima Road
- Signalized intersection
- Pylon signage available
- Available Oct. 1, 2026

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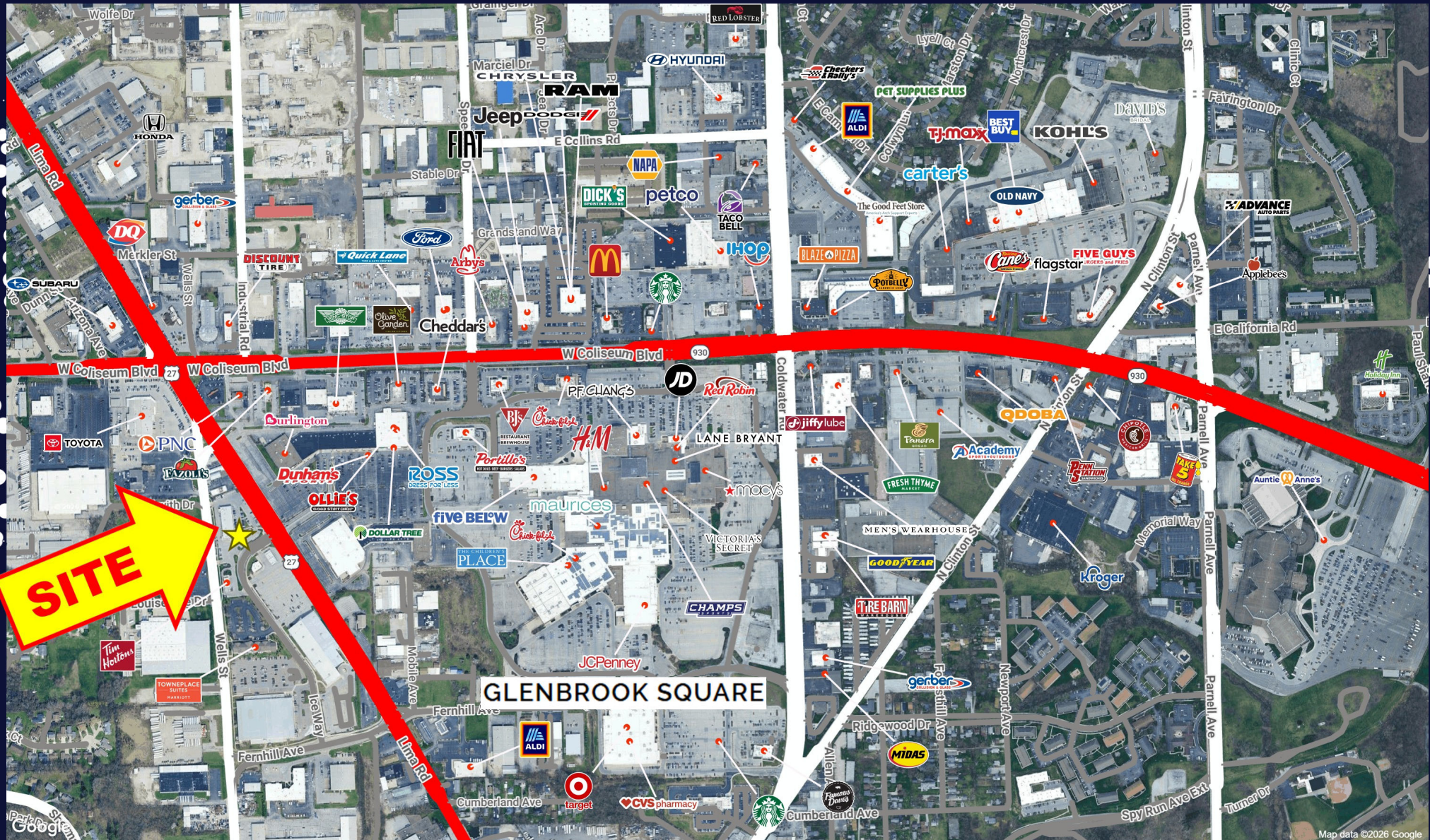
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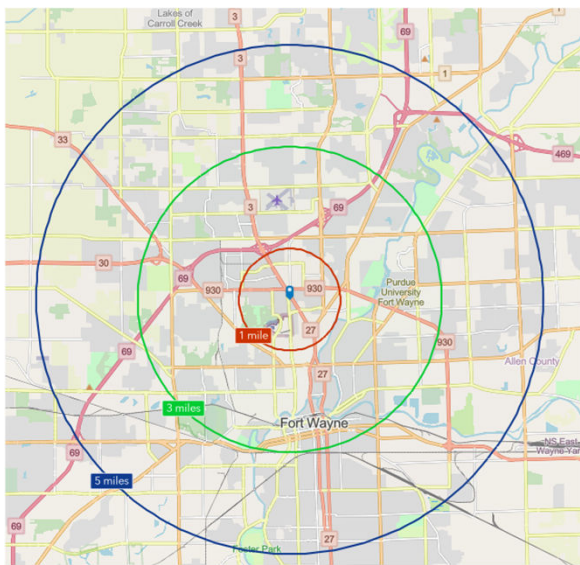
OBLIQUE AERIAL / PYLON SIGN



CORRIDOR AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

5,269
Population

2.1
Average
Household Size

34.6
Median Age

\$57,499
Median Household Income

BUSINESS



965

Total Businesses



14,872

Total Employees

EDUCATION



11%

No High School
Diploma



33%

High School
Graduate



30%

Some
College



27%

Bachelor's/Grad/Prof
Degree

INCOME



\$31,162

Per Capita
Income



\$57,499

Median
Household
Income



\$63,524

Average
Household
Income

EMPLOYMENT



45.3

White
Collar %



37.0

Blue
Collar %



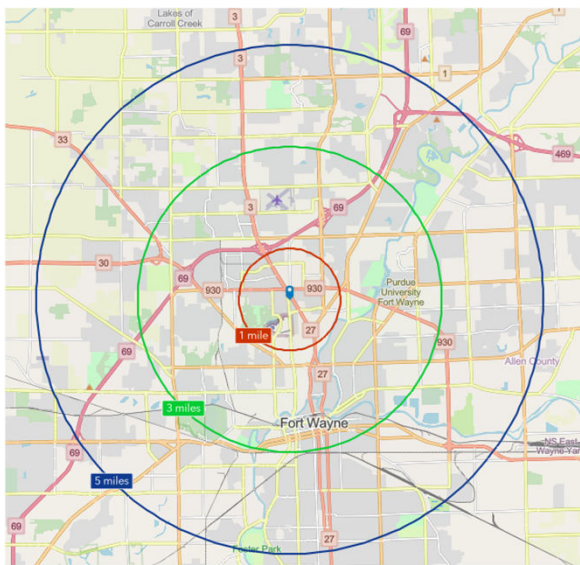
17.7

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

70,397

Population



2.2

Average
Household Size



34.9

Median Age

\$57,025

Median Household Income

BUSINESS



4,699

Total Businesses



77,700

Total Employees

EDUCATION



9%

No High School
Diploma



31%

High School
Graduate



31%

Some
College



29%

Bachelor's/Grad/Prof
Degree

INCOME



\$32,663

Per Capita
Income



\$57,025

Median
Household
Income



\$64,836

Average
Household
Income

EMPLOYMENT



50.5

White
Collar %



28.6

Blue
Collar %



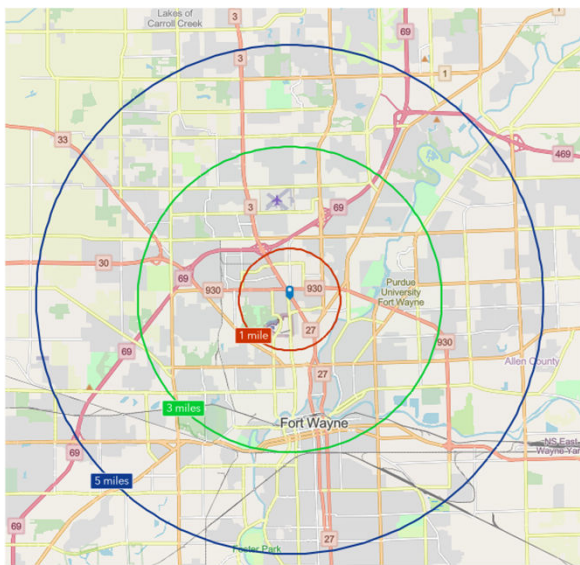
20.9

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

171,819

Population



2.3

Average
Household Size



35.6

Median Age

\$61,146

Median Household Income

BUSINESS



8,196

Total Businesses



122,000

Total Employees

EDUCATION



10%

No High School
Diploma



31%

High School
Graduate



31%

Some
College



28%

Bachelor's/Grad/Prof
Degree

INCOME



\$34,253

Per Capita
Income



\$61,146

Median
Household
Income



\$70,560

Average
Household
Income

EMPLOYMENT



51.0

White
Collar %



29.1

Blue
Collar %



19.9

Services
%

equity | brokerage

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INDIANA BROKER INFORMATION

Debra Wise

License #: RB14022088

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(765) 744-1742

Studer, LLC

Brokerage License #: RC51900083



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