



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

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

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

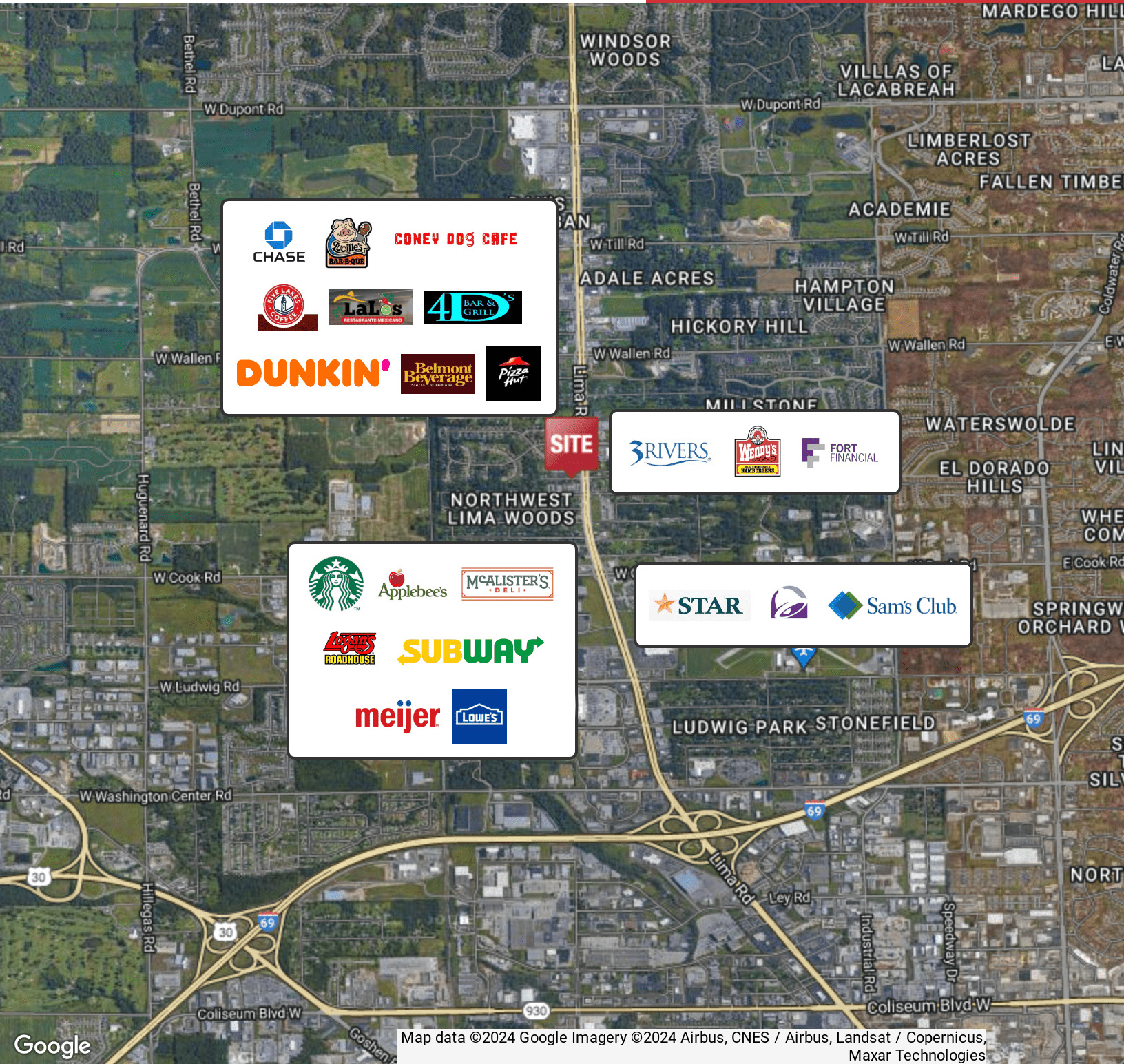
Lease Information			
Unit	SF		Lease Rate
8115-B	1,200 SF (Available 09/01/2026)		\$14.00/SF/YR NNN

Expenses		
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
Taxes	\$1.76/SF	Tenant
CAM	\$0.23/SF	Tenant
Insurance	\$0.34/SF	Tenant
Maint/Repairs		Tenant
Roof/Structure		Landlord
Utilities		Tenant
Total Expenses	\$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

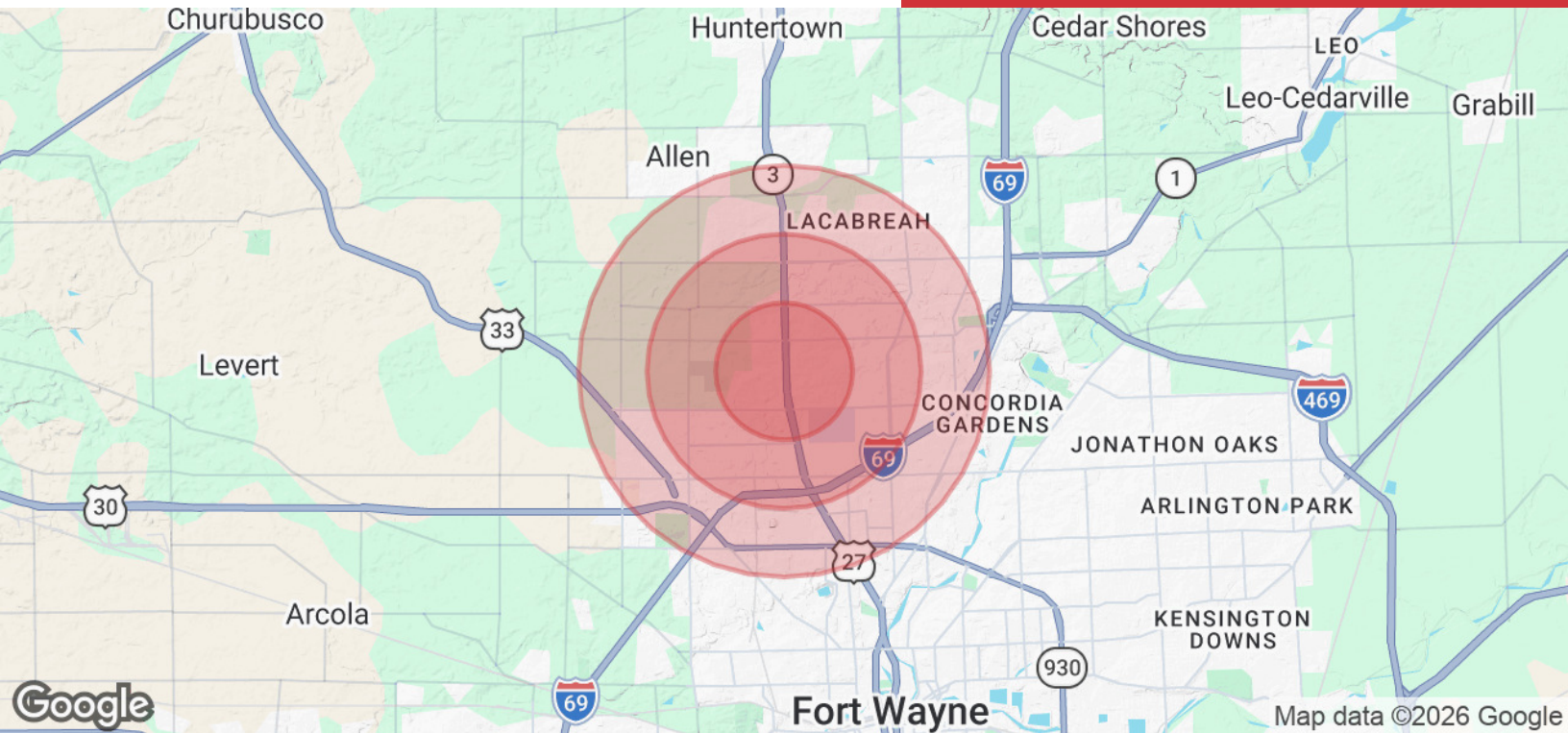
Starbucks
Applebees
McALISTER'S DELI
Logan's ROADHOUSE
SUBWAY
meijer
Lowe's

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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