



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

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

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	2 Miles
Water	City of Fort Wayne	Highway	Hwy 3 (Lima Road)
Sewer	City of Fort Wayne	Distance	0 Miles

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

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

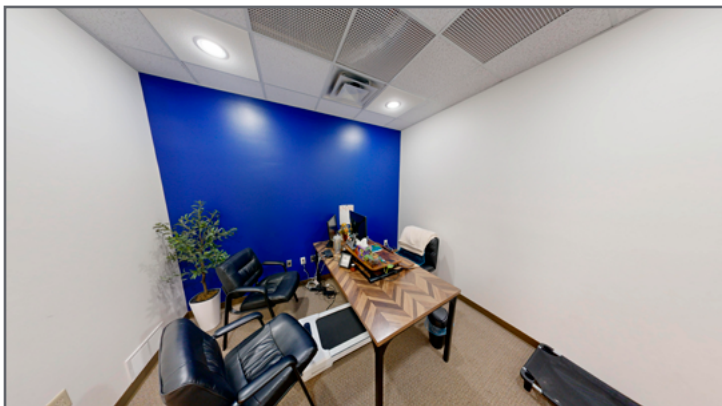
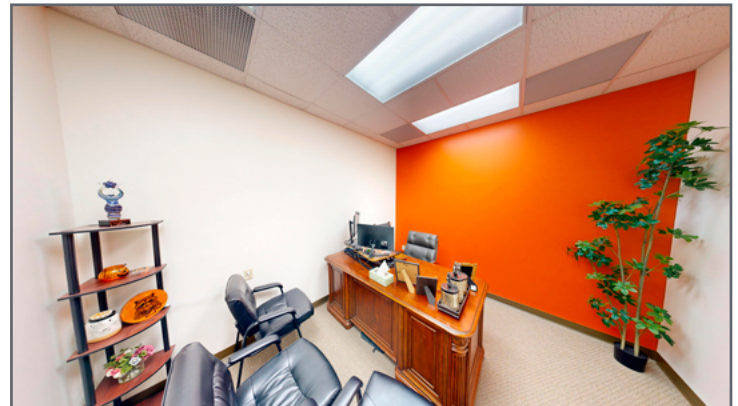
Interior finishes include updated flooring, modern lighting, and a combination of drop ceiling and exposed ceiling elements, adding visual appeal and a professional atmosphere.

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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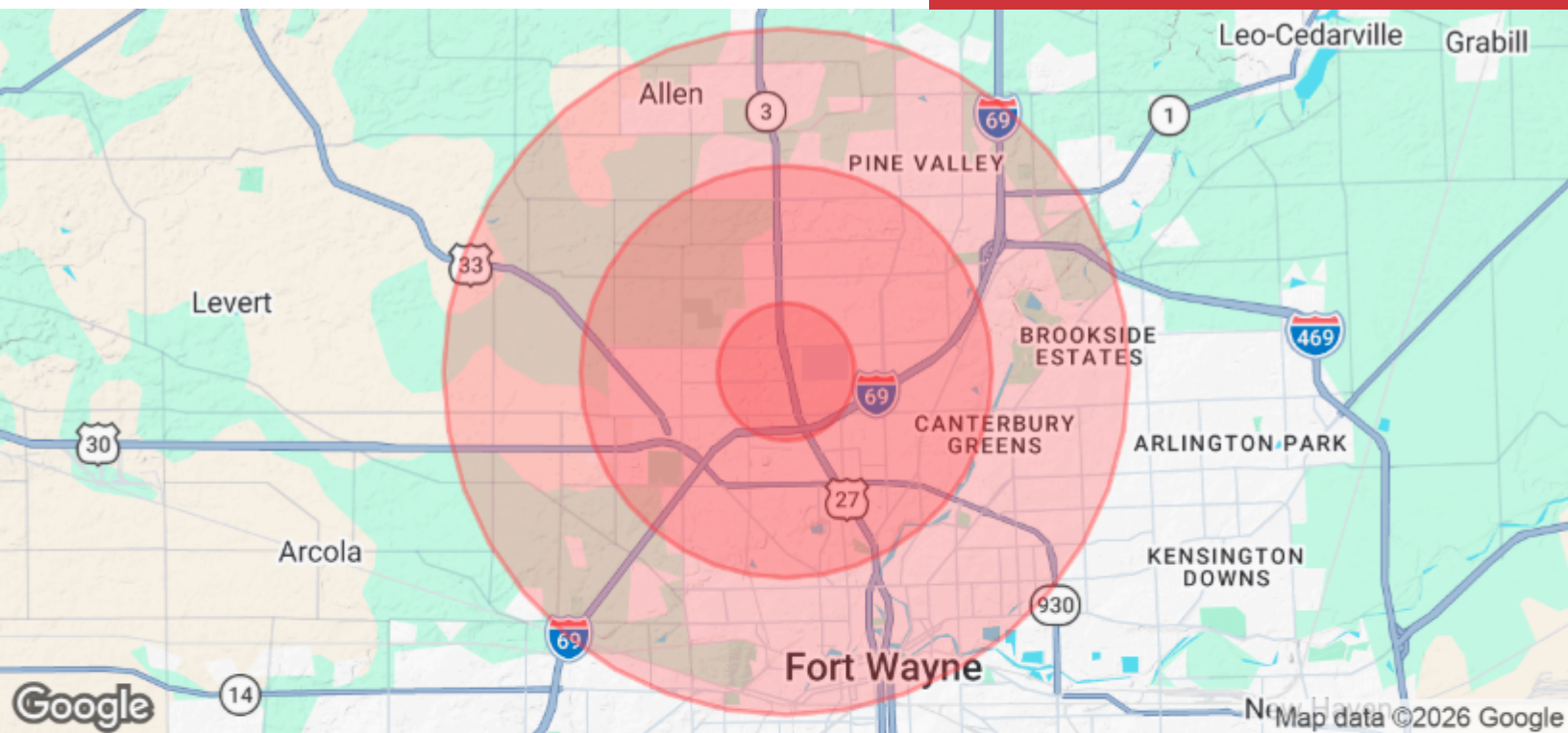
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,085	43,001	129,362
Average Age	36.4	35.6	36.4
Average Age (Male)	35.0	34.0	35.3
Average Age (Female)	38.0	37.3	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,180	18,059	54,324
# 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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