

BND

COMMERCIAL

OFFICE / RETAIL > FOR LEASE
2,400 SF
9013 LIMA ROAD
FORT WAYNE, INDIANA



HIGHLIGHTS:

Available Space: 2,400 SF

Total Building Space: 13,409 SF

Zoning: C-2

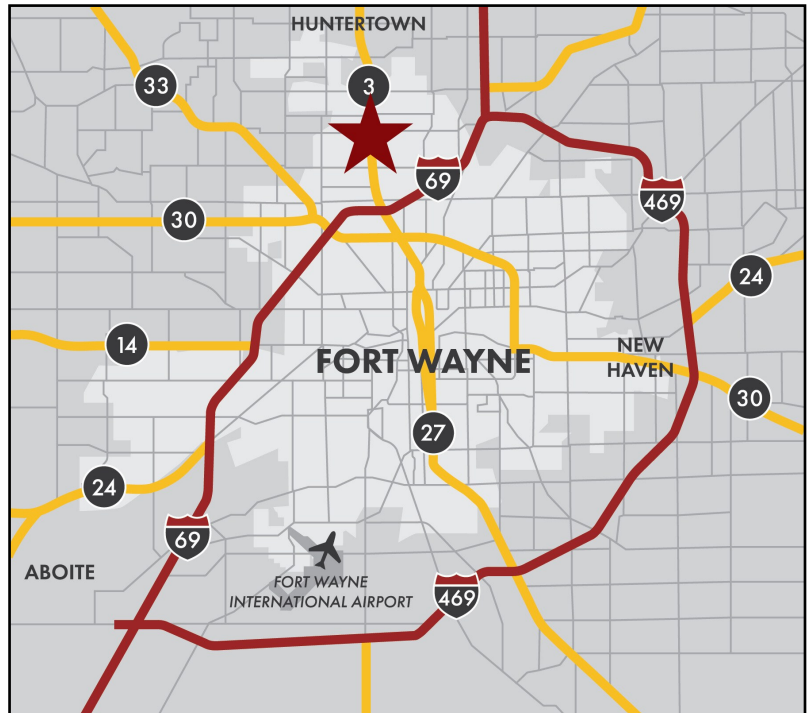
Unique Office / Retail Center in North Fort Wayne

Excellent Exposure with Frontage on Lima Road

Pylon Signs Available for Advertising

± 37,800 VPD on Lima Road (2024)

Lease Rate: \$19.00 / SF / Modified Gross



Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

tk@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

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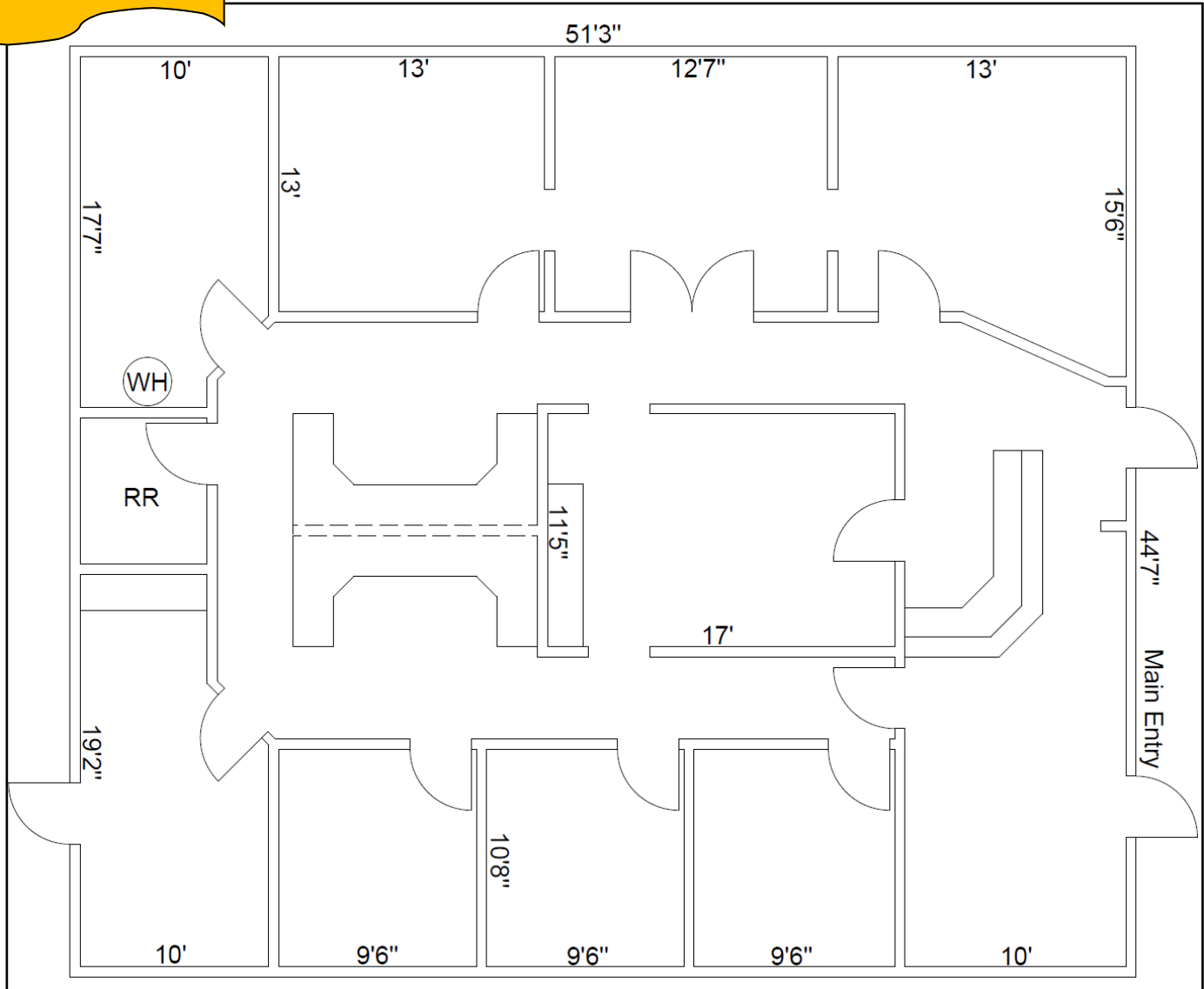
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Floor Plan



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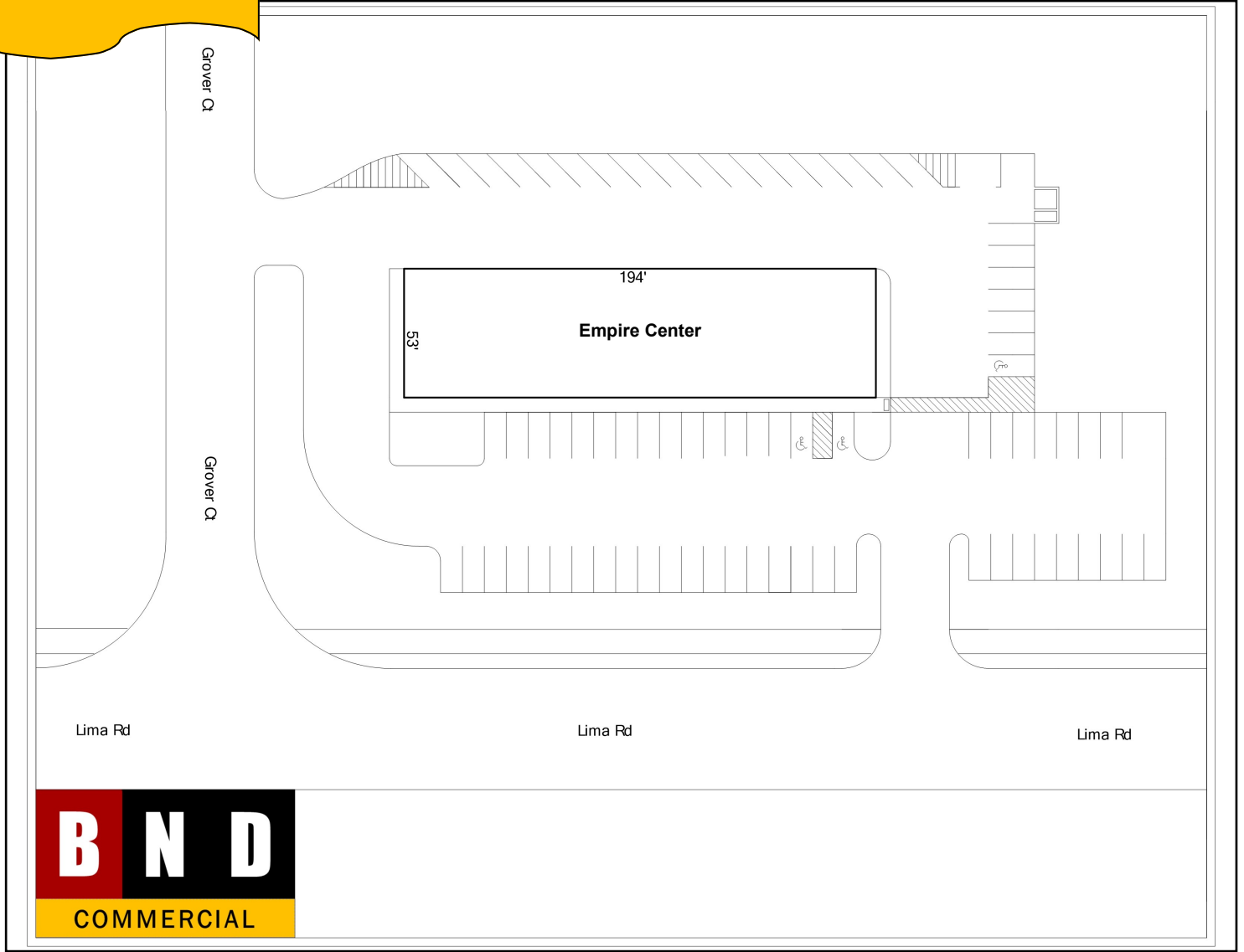
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Site Plan



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BND**COMMERCIAL****OFFICE / RETAIL > FOR LEASE**
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FORT WAYNE, INDIANA**Building Information**

Construction Type	Steel Frame
Construction Year	2006
Number of Floors	Varies - One or Two
Roof	Metal / Rubber
Foundation	Reinforced Concrete
Lighting	Fluorescent
Heating System	Gas Forced Air
Electric	Standard 220V
Air Conditioning	Central Air
Sprinkler System	No
Current Tenants	Lucille's BBQ, Lima Road Dentistry, The Basement Hair Studio
Restrooms	One

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BND**COMMERCIAL****OFFICE / RETAIL > FOR LEASE
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FORT WAYNE, INDIANA****Property Information**

Parcel Number	02-07-03-377-008.000-073
Address	9013 Lima Road
City / State / Zip	Fort Wayne / IN / 46818
Sale / Lease	Lease
Available Space	2,400 SF
Total Building Size	13,409 SF
Land Size	1.34 Acres
Zoning	C-2
Number of Parcels	One
Dimensions	Approx. 312' x 189'
Frontage	Approx. 312'
Parking	Surface Parking for 76 vehicles
Traffic Count	± 37,800 VPD (2024) - Lima Road
Distance to Interstate	Approx. 3 miles to I-69
Distance to Airport	Approx. 20 Miles to Fort Wayne International
Former Users	Accounting Firm / Insurance Agency

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,130	47,430	109,390
Avg. H/H Income	\$92,800	\$99,650	\$97,600

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Lease Information

Lease Rate RSF / Year	\$19.00 / SF / Year
Lease Rate / Month	\$3,800 / Month
Term of Lease	3 - 5 Years
Type of Lease	Modified Gross

Building Expenses

	Responsible Party
Utilities	Tenant
Property Tax	Landlord
Building Insurance	Landlord
Janitorial	Tenant
Interior Maintenance	Tenant
Common Area	Landlord
Roof / Structure	Landlord
Lawn / Snow	Landlord

Utilities

	Company
Gas	NIPSCO
Electric	I & M
Water / Sewer	City of Fort Wayne

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