

FEE-SIMPLE - SINGLE TENANT - HOME DEPOT

6235 Lima Rd, Fort Wayne, IN 46818

EXCLUSIVELY LISTED



ACTUAL PROPERTY PHOTO

Exclusively Listed By:

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Google Map



Street View

EXECUTIVE SUMMARY

LIST PRICE

\$11,000,000

CAP RATE

5.24%

INVESTMENT SUMMARY

NOI:	\$576,457
Price / SF:	\$95.46
Rent / SF:	\$5.00
Building Size:	115,228 SF
Land Acreage:	10.85 Acres
Year Built:	1994
Renovated:	2000
Zoning:	C3
Market:	Fort Wayne

LEASE SUMMARY

Lease Type:	NNN
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Expiration:	1/31/2028
Options:	Nine, Five Year Options
Increases:	5% Each Option
Guarantor:	Home Depot U.S.A., Inc.

RENT INCREASES

Current - 1/31/2028
2/1/2028 - 1/31/2033*
2/1/2033 - 1/31/2038*
2/1/2038 - 1/31/2043*
2/1/2043 - 1/31/2048*
2/1/2048 - 1/31/2053*
2/1/2053 - 1/31/2058*
2/1/2058 - 1/31/2063*
2/1/2063 - 1/31/2068*
2/1/2068 - 1/31/2073*
*Option to Extend

ANNUAL RENT

\$576,457.00
\$605,279.85
\$635,543.84
\$667,321.03
\$700,687.08
\$735,721.43
\$772,507.50
\$811,132.88
\$851,689.52
\$894,274.00

MONTHLY RENT

\$48,038.08
\$50,439.99
\$52,961.99
\$55,610.09
\$58,390.59
\$61,310.12
\$64,375.63
\$67,594.41
\$70,974.13
\$74,522.83



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PROPERTY DETAILS & HIGHLIGHTS



Building Name	Fee-Simple Home Depot
Property Type	Retail
Property Subtype	Free Standing Building
APN	020715451001000073
Building Size	115,228 SF
Lot Size	10.85 AC or 472,706 SF
Building Class	C
Year Built	1994
Year Last Renovated	2000
Number of Floors	1
Number of Buildings	1

- Rare Fee-Simple (Not Ground Lease) - Single Tenant Location NNN Lease With Zero Landlord Responsibilities
- Long Term History at Location - Three Years of Term Remaining With Nine Options Available to Extend - Each Five Year Option Includes a 5% Increase
- Busy Retail Corridor Off I-69 and SR-3 Interchange, Just Four Miles North of Downtown Fort Wayne - Extremely Low Vacancy Rate in the Market - Interchange Location Surrounded by Hotels
- Great Retail Demographics with an Area Population of Over 135,900 and a Daytime Population of over 183,000 within a 5-Mile Radius
- Nearby Retailers Include: The Home Depot, Meijer, Lowe's, Starbucks, Burger King, Panda Express, Chipotle Mexican Grill, and many more
- Traffic counts range from 16,000 VPD on nearby Washington Center Road, 50,000 VPD on IN SR-3 and 70,000 VPD on I-69







LOWE'S

SUBWAY

Logan's
ROADHOUSE

McALISTER'S
DELI

Great Clips

Sam's
CLUB

TACO
BELL

T-Mobile

meijer

Ashley
HOMESTORE



GameStop
POWER TO THE PLAYERS

NOTHING bundt CAKES

Applebee's

BURGER
KING



Subject Property
115,228 SF | 10.85 AC

Lima Rd

48,450+ VPD

Subject Property
115,228 SF | 10.85 AC

meijer

BURGER
KING

Lima Rd 48,450+ VPD



THE HOME
DEPOT

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TENANT PROFILE



OVERVIEW

Company:	The Home Depot
Founded:	1978
Locations:	2,300
Total Revenue:	\$159.5 Billion (2024)
Net Income:	15.143 Billion (2024)
Headquarters:	Atlanta, Georgia
Website:	www.homedepot.com

TENANT HIGHLIGHTS

- NYSE: HD | S&P 100 Component
- Largest Home Improvement Retailer in the United States
- Operates 2,300+ Stores Across the U.S., Canada and Mexico

TENANT OVERVIEW

Home Depot operates over 2,300 big-box stores across the U.S., Canada, and Mexico, serving both DIY homeowners and professional contractors. Home Depot is the largest home improvement retailer in the United States. The company offers a wide range of products, including tools, building materials, appliances, and home décor. Additionally, Home Depot provides services such as equipment rentals, installation, and home delivery.

To enhance its offerings, Home Depot has acquired several companies, including Compact Power Equipment Inc. for equipment rentals, The Company Store for online home décor, and Interline Brands to strengthen its maintenance and repair product distribution.

As of 2025, Home Depot employs over 470,000 associates and continues to focus on innovation, strategic expansion, and providing value to both consumers and professional contractors.

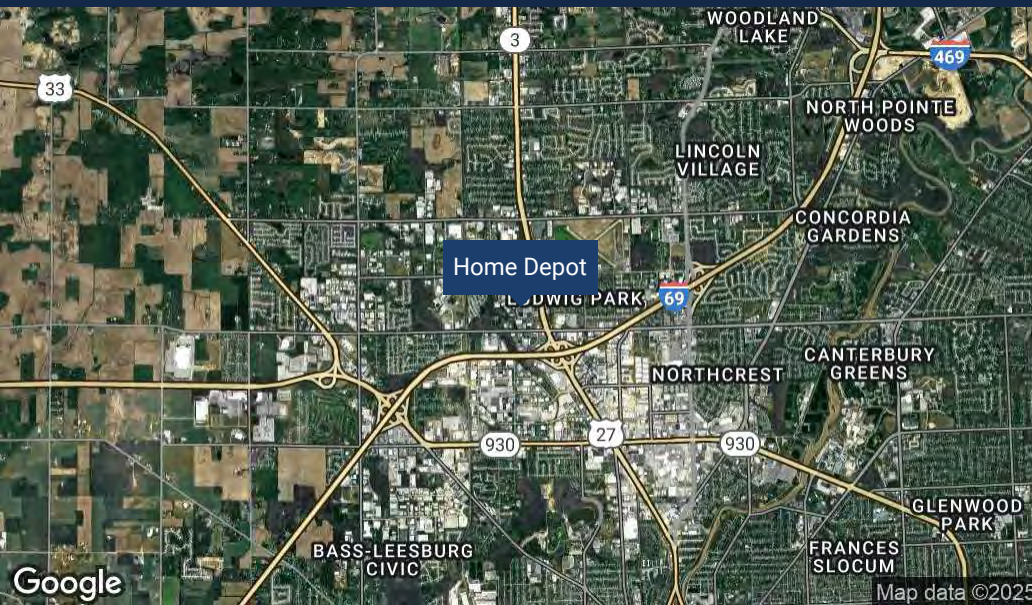
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NORTH FORT WAYNE MARKET



MARKET OVERVIEW

The North Fort Wayne retail submarket has a vacancy rate of 4.1% as of the second quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.4%, a result of 3,300 SF of net delivered space and -39,000 SF of net absorption.

North Fort Wayne's vacancy rate of 4.1% compares to the submarket's five-year average of 4.7% and the 10-year average of 4.8%.

Among the retail subtypes, neighborhood center vacancy stands at 12.1%, power center vacancy is 4.8%, strip center vacancy is 3.7%, mall space has no vacancy, and general retail vacancy is 1.0%. The North Fort Wayne retail submarket has roughly 520,000 SF of space listed as available, for an availability rate of 4.6%.

As of the second quarter of 2025, there is no retail space under construction in North Fort Wayne. In comparison, the submarket has averaged 61,000 SF of under construction inventory over the past 10 years.

The North Fort Wayne retail submarket contains roughly 11.5 million SF of inventory. The submarket has approximately 2.9 million SF of neighborhood center inventory, 680,000 SF of power center inventory, 530,000 SF of strip center inventory, 1.1 million SF of mall inventory, and 6.3 million SF of general retail.

Market rents in North Fort Wayne are \$13.10/SF. Rents have changed by 0.7% year-over-year in North Fort Wayne, compared to a change of 0.7% across Fort Wayne as a whole. Market rents have changed by 1.5% in neighborhood center properties year over year, 1.7% in power center properties, 0.7% in strip center properties, -0.9% in mall properties, and 0.6% in general retail properties. Annual rent growth of 0.7% in North Fort Wayne compares to the submarket's five-year average of 2.4% and its 10-year average of 2.0%.

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LOCATION OVERVIEW



FORT WAYNE, IN

Fort Wayne is a city in Indiana and the seat of Allen County. Located in northeastern Indiana, the city is 18 miles west of the Ohio border and 50 miles south of the Michigan border. With a population of 253,691 in the 2010 census, it is the second-most populous city in Indiana after Indianapolis, and the 75th-most populous city in the United States. It is the principal city of the Fort Wayne metropolitan area, consisting of Allen, Wells, and Whitley counties, a combined population of 419,453 as of 2011. Fort Wayne is the cultural and economic center of northeastern Indiana. The city is within a 300-mile radius of major population centers, including Chicago, Cincinnati, Cleveland, Columbus, Detroit, Indianapolis, Louisville, Lexington, and Milwaukee. In addition to the three core counties, the combined statistical area (CSA) includes Adams, DeKalb, Huntington, Noble, and Steuben counties, with an estimated population of 615,077.

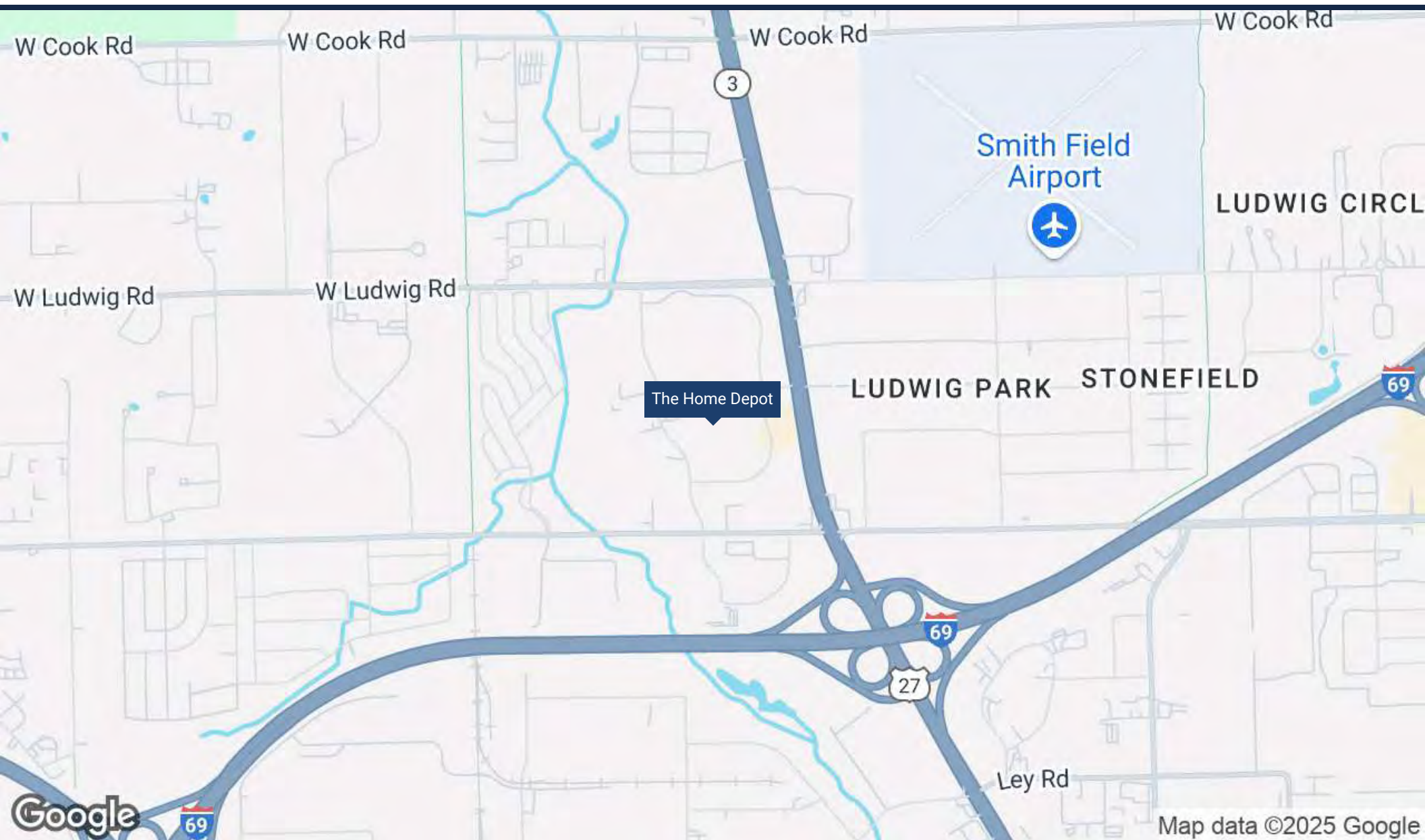
In 2017, the Fort Wayne metropolitan area had a gross domestic product (GDP) of \$25.7 billion. The top four industries were: manufacturing (\$8.1B), health care (\$2.54B), retail trade (\$1.4B), and finance and insurance (\$1.3B). Government, if it had been a private industry, would have tied for third, generating \$1.4 billion.

Through the 1990s and into the 2000s, the city diversified its economy; manufacturing now employs 16.9 percent of Allen County's workforce. Other sectors include distribution, transportation, and logistics (23.1 percent), health care (17.9 percent), professional and business services (12.1 percent), leisure and hospitality (11.1 percent), and financial services (6.3 percent). The leisure and hospitality sector has especially grown, with 5.8 million visitors spending \$545 million in 2013, a 4.3 percent increase over the previous year. The city is a center for the defense industry, employing thousands at such companies as BAE Systems (1,150), Harris Corporation (888), Raytheon Systems (950), and the Fort Wayne Air National Guard Station (423).

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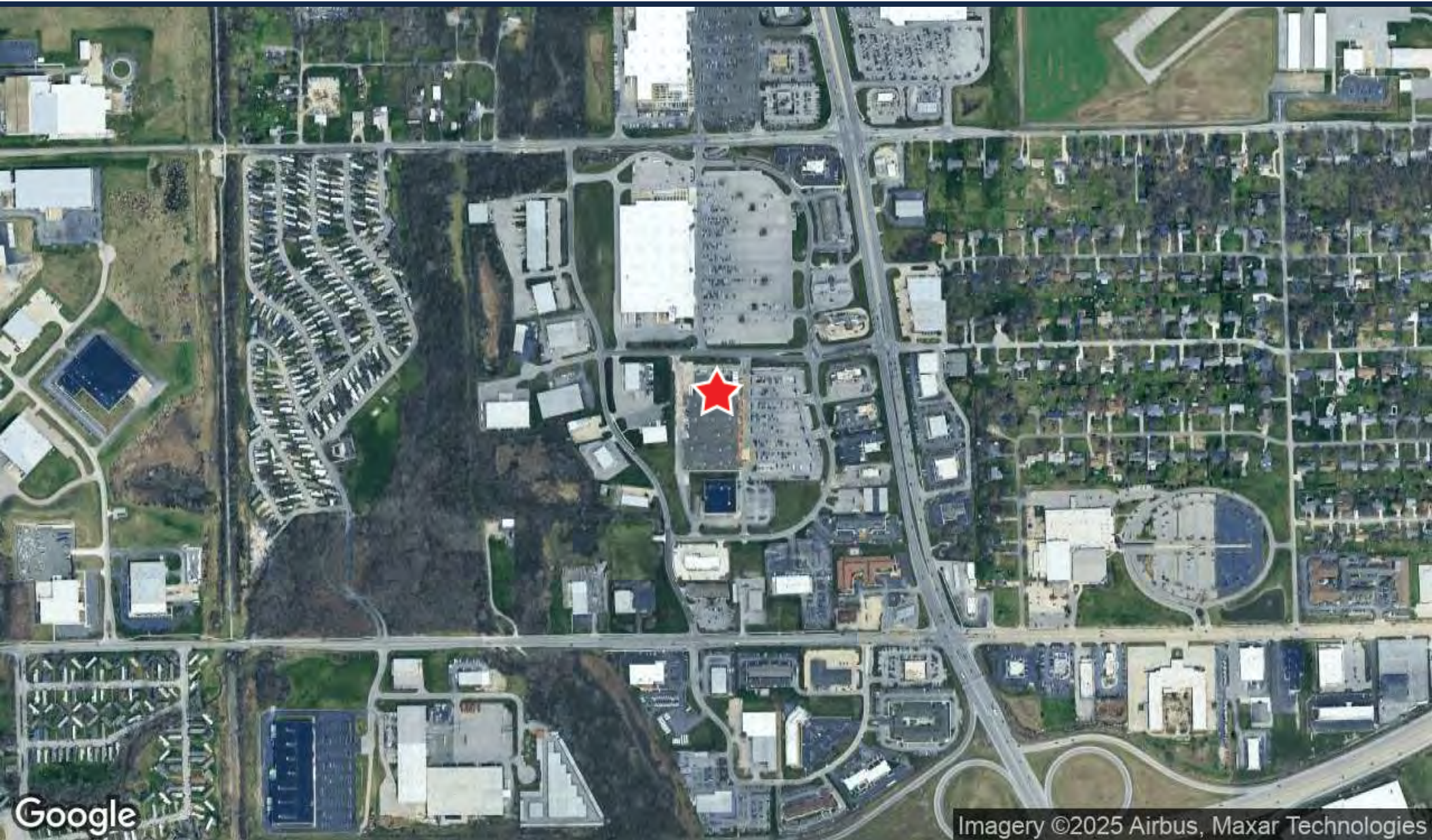
REGIONAL MAP



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AERIAL MAP



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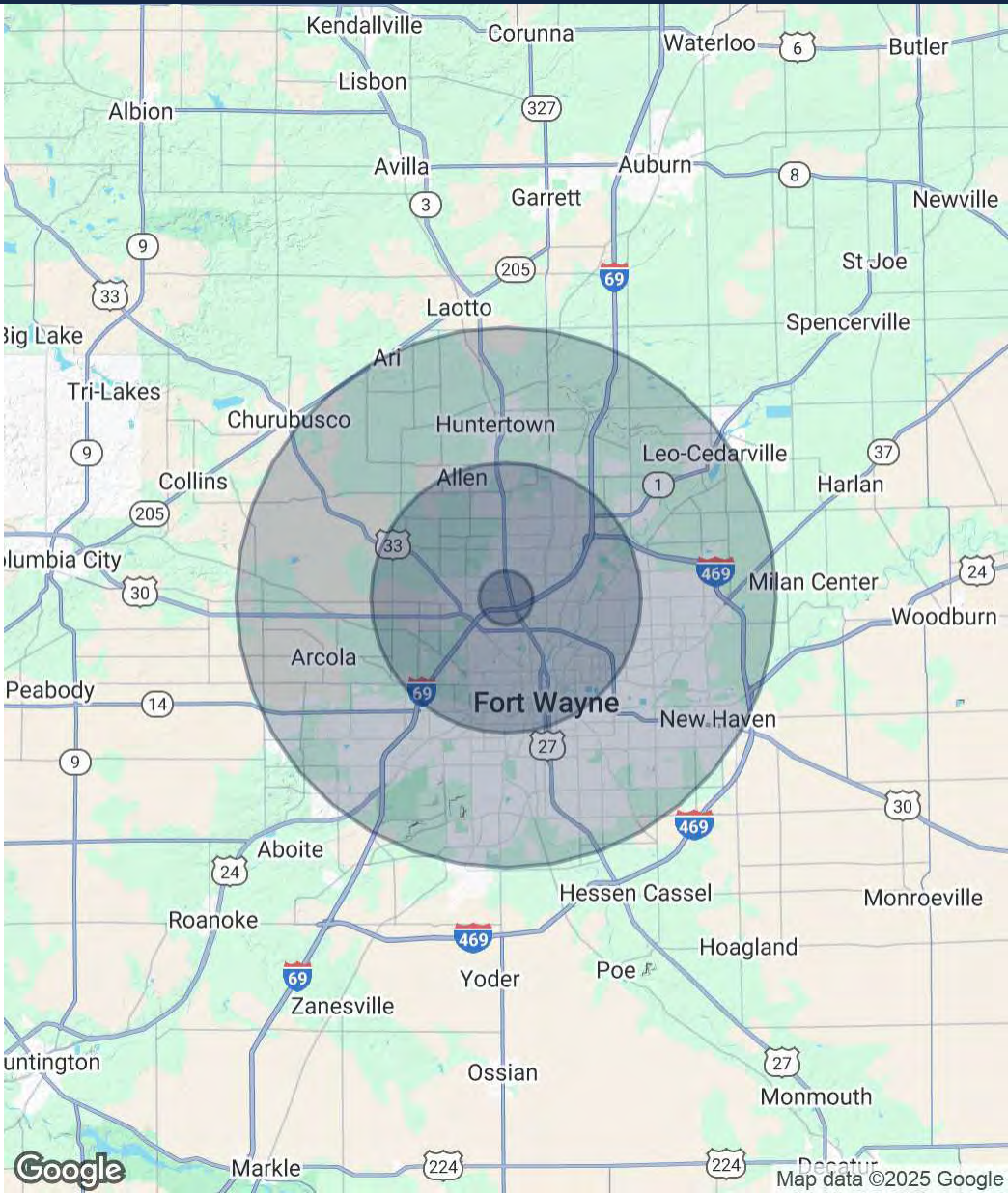
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,056	130,797	357,469
Average Age	40	38	38
Average Age (Male)	39	38	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,239	54,732	142,416
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$70,412	\$81,654	\$88,733
Average House Value	\$149,869	\$197,951	\$223,616

Demographics data derived from AlphaMap



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Proposal

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