



FOR **LEASE** RETAIL
PROPERTY



4122 Lima Road
Fort Wayne, IN 46805

Glenbrook Commons - 2 Spaces Remaining And Out Parcel

About The Property

- 1,382 SF & 10,274 SF inline spaces
- 0.4 Acre outlot - Ground lease or build to suit
- Adjacent to Glenbrook Square Mall, one of the largest super regional shopping centers in Indiana
- Trade area has an 8 county, 100 mile draw
- Anchor tenants include Dunham's Sports, Burlington Coat Factory, Ross Dress for Less, Dollar Tree and Ollie's
- Lease rate negotiable



the Zacher company

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PROPERTY INFORMATION

GLENBROOK COMMONS - 2 SPACES REMAINING AND OUT PARCEL

BUILDING SIZE/LOCATION

Building Name	Glenbrook Commons
Street Address	4122 Lima Road
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen/Washington
City Limits	Inside
Zoning	SC/Shopping Center
Total Building Size	254,264 SF

BUILDING DATA

Condition	Good
Date of Construction	1987
Type of Construction	Concrete Block/Brick
Number of Stories	1
Heat	Rooftop, Forced Air
Ceiling Height	14' Clear Height

POPULATION DEMOGRAPHICS

1 Mile	4,808
3 Miles	69,596
5 Miles	161,364

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Parking Spaces	Ample/Storefront
Major Road Nearest Site	Coliseum Boulevard
Distance to Interstate	1-69:1.2 Miles
Traffic Count	Lima Road: 24,200 vpd

PRICE/AVAILABILITY

Suite	Size	Availability
Suite B-13	1,382 SF	30 Days
Suite B-15	10,274 SF	Immediately
Outlot	0.4 Acre	Immediately

Lease Type	NNN
Lease Rate	Negotiable

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Plate Glass Insurance	Tenant
Roof & Structure	Landlord

**Pro-rata share based on SF/area*

UTILITIES

Electric Supplier	American Electric Power
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne



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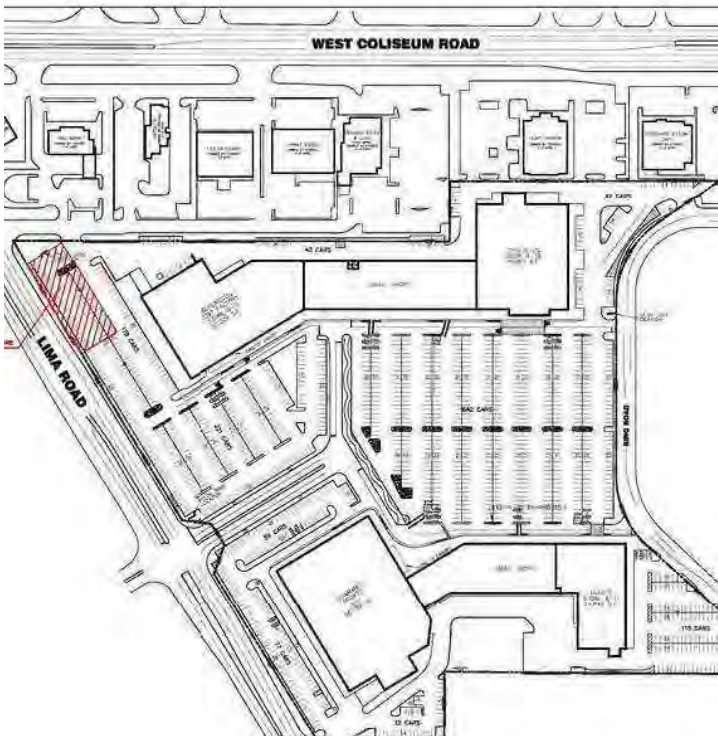
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ADDITIONAL PHOTOS

GLENBROOK COMMONS - 2 SPACES REMAINING AND OUT PARCEL



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SITE PLAN

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Suite	Size	Tenant	Suite	Size	Tenant
Suite A-1	5,908 Sq. Ft.	Kid to Kid	Suite B-13	1,382 Sq. Ft.	Available
Suite A- 5/6	10,828 Sq. Ft.	Kid to Kid	Suite B-14	2,456 Sq. Ft.	Pella
Suite A-7	4,093 Sq. Ft.	Bandidos	Suite B-15	10,274 Sq. Ft.	Available
Suite A-8	4,978 Sq. Ft.	Armed Forces	Suite B-17	2,110 Sq. Ft.	Ross Medical Education
Suite A-10	1,887 Sq. Ft.	Vape Store	Suite B-18A	28,830 Sq. Ft.	Ross Dress For Less
Suite A-11	26,642 Sq. Ft.	Ollie's Bargain Outlet	Suite B-18B	10,000 Sq. Ft.	Dollar tree
Suite B-0	50,209 Sq. Ft.	Burlington Coat Factory	Suite B-18C	6,665 Sq. Ft.	Ross Medical Education
Suite B-6	20,299 Sq. Ft.	Goodwill			
Suite E-1	66,759 Sq. Ft.	Dunham's Sports			



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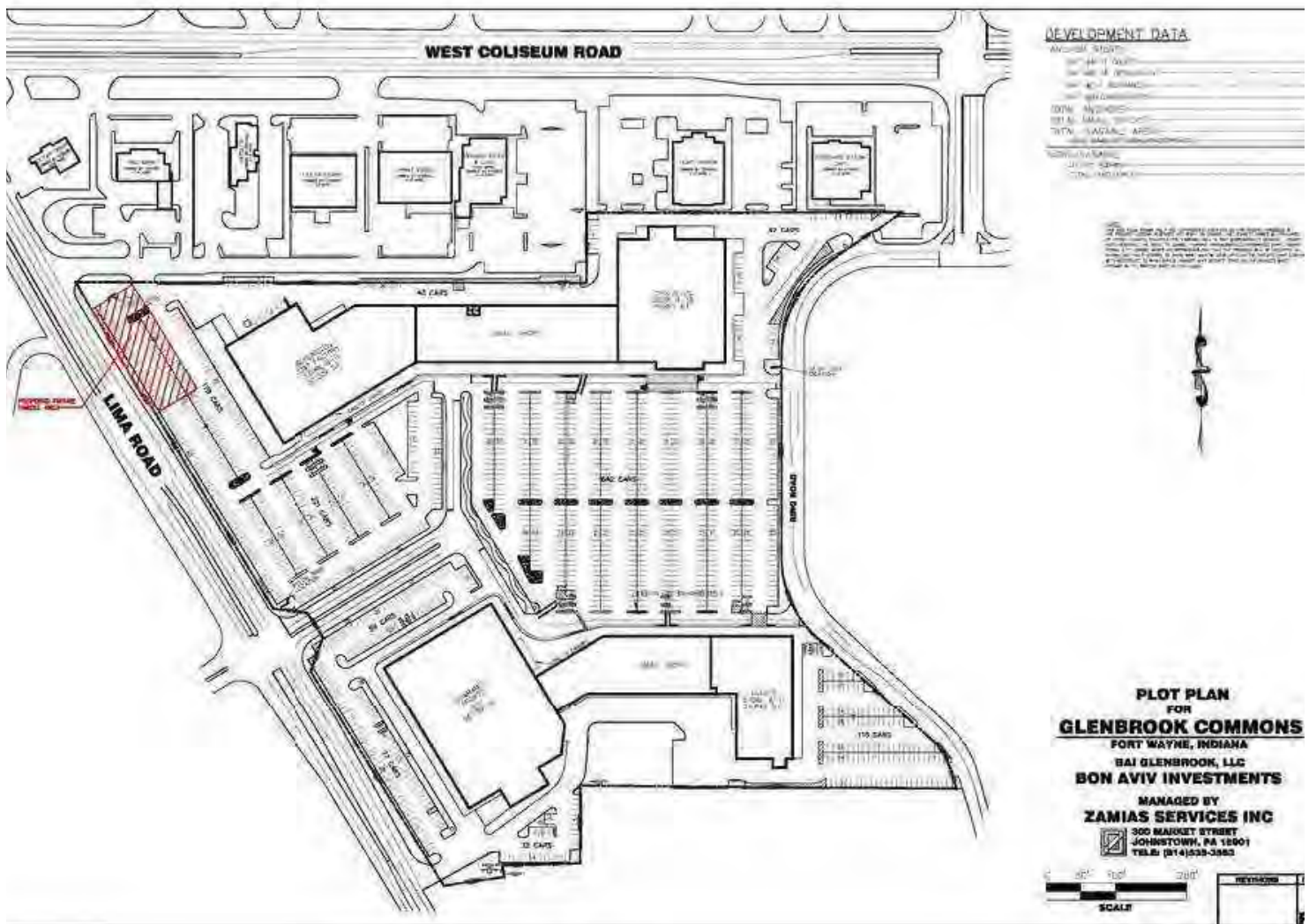
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OUTLOT SITE PLAN

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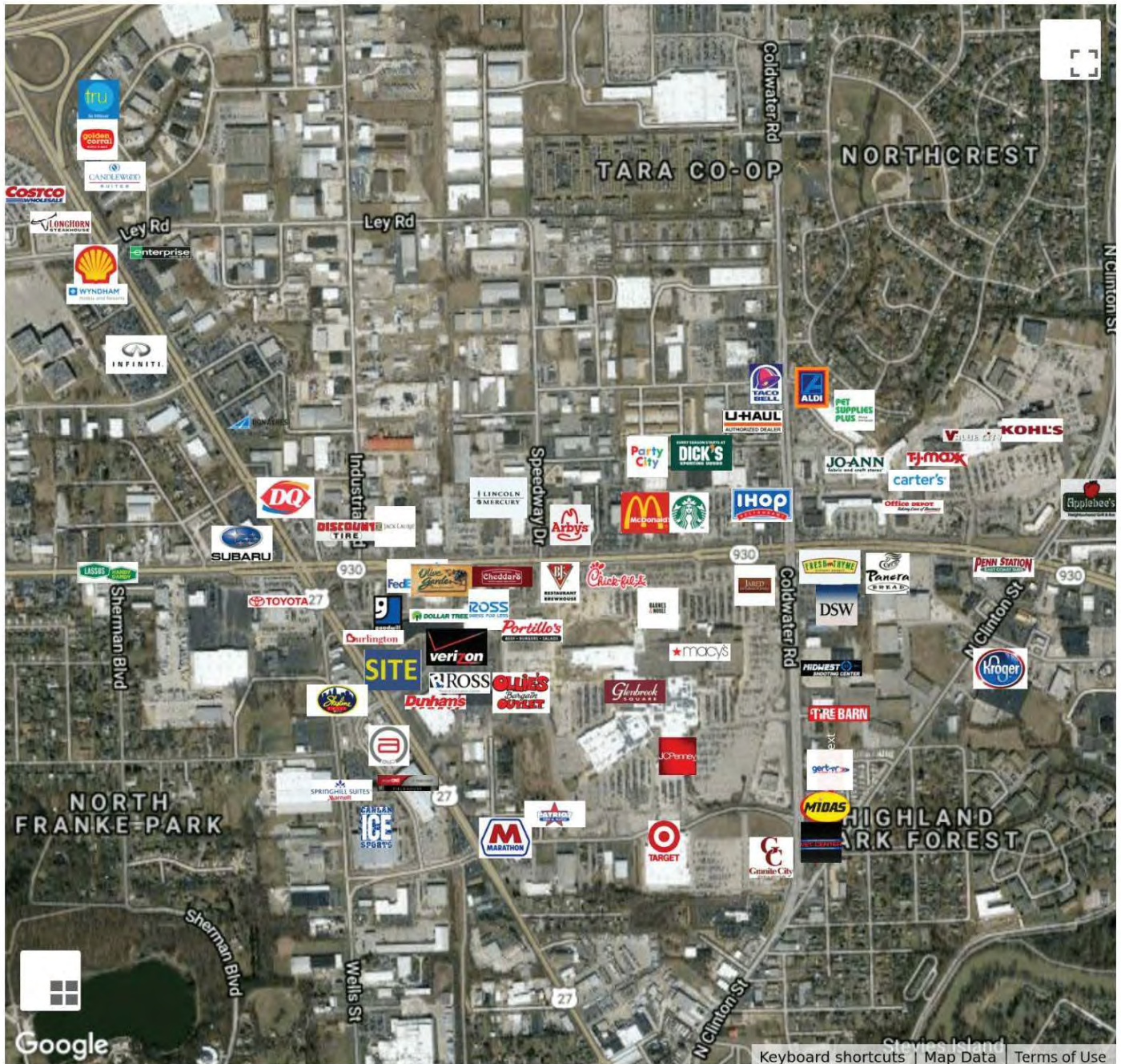
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RETAILER MAP

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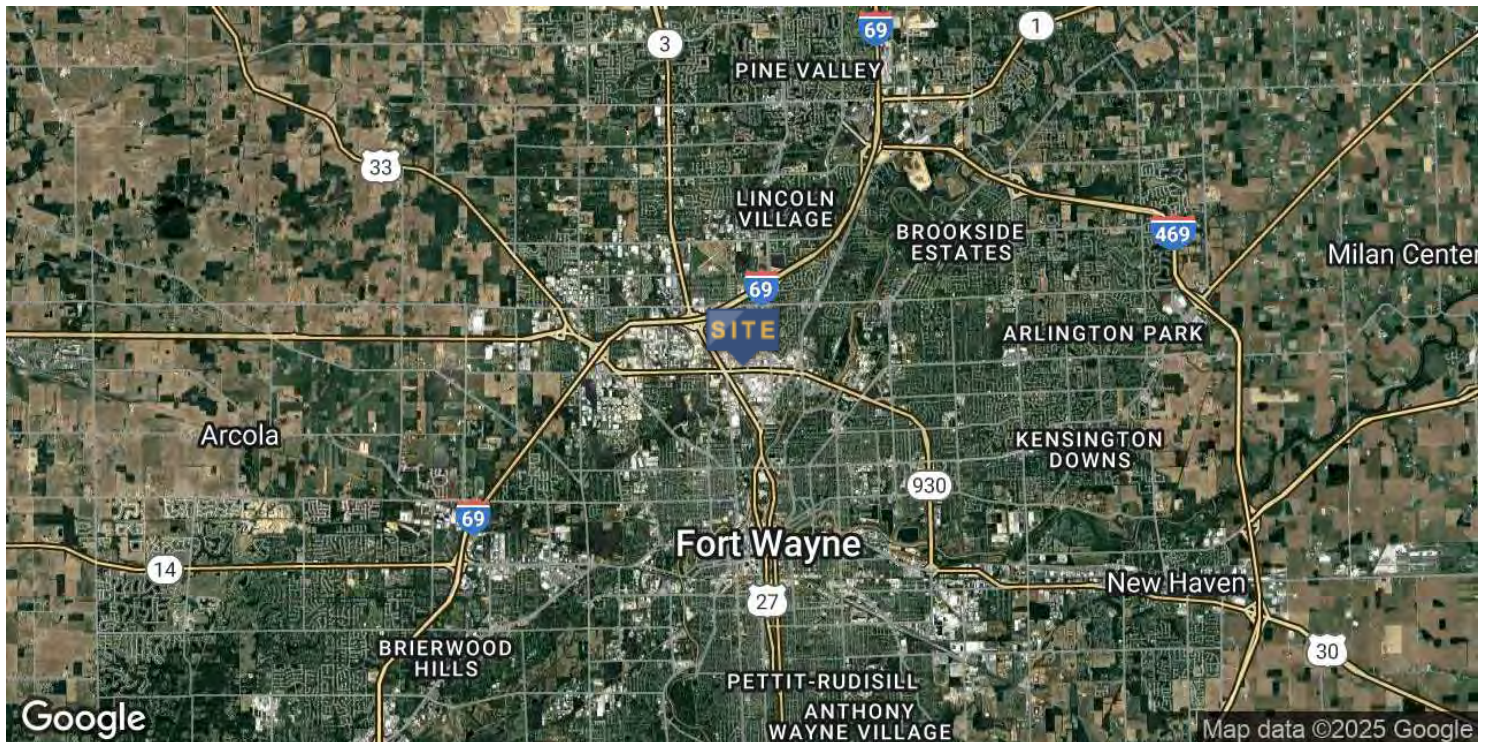
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LOCATION MAP

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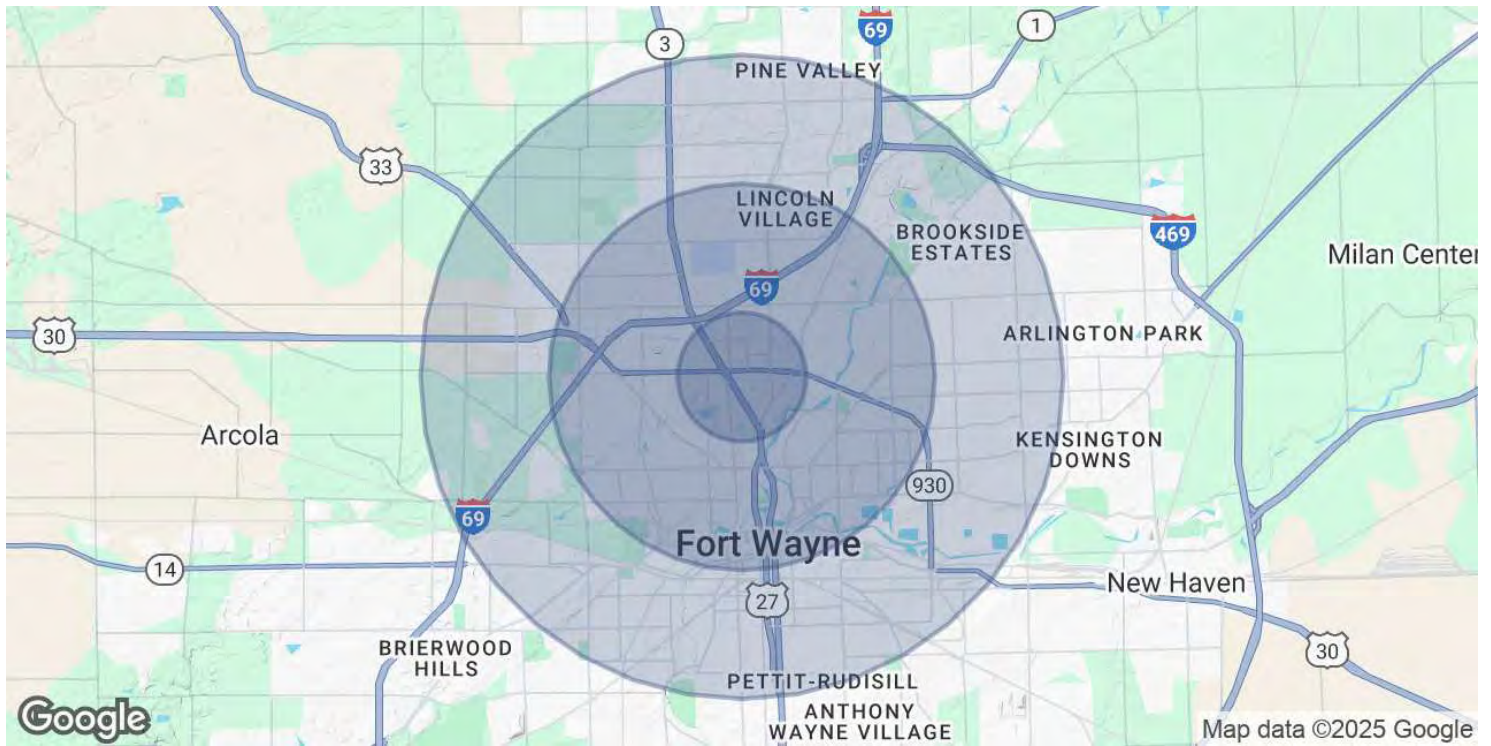
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DEMOGRAPHICS MAP & REPORT

GLENBROOK COMMONS - 2 SPACES REMAINING AND OUT PARCEL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,808	69,596	161,364
Average Age	30.2	32.6	33.0
Average Age (Male)	29.2	31.4	32.2
Average Age (Female)	30.4	33.8	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,934	29,311	65,264
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$44,956	\$45,303	\$48,183
Average House Value	\$95,658	\$92,322	\$94,554

* Demographic data derived from 2020 ACS - US Census



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