

**SALE / LEASE**

# 11115 Lima Road, Fort Wayne, IN 46818

**11115 LIMA ROAD**

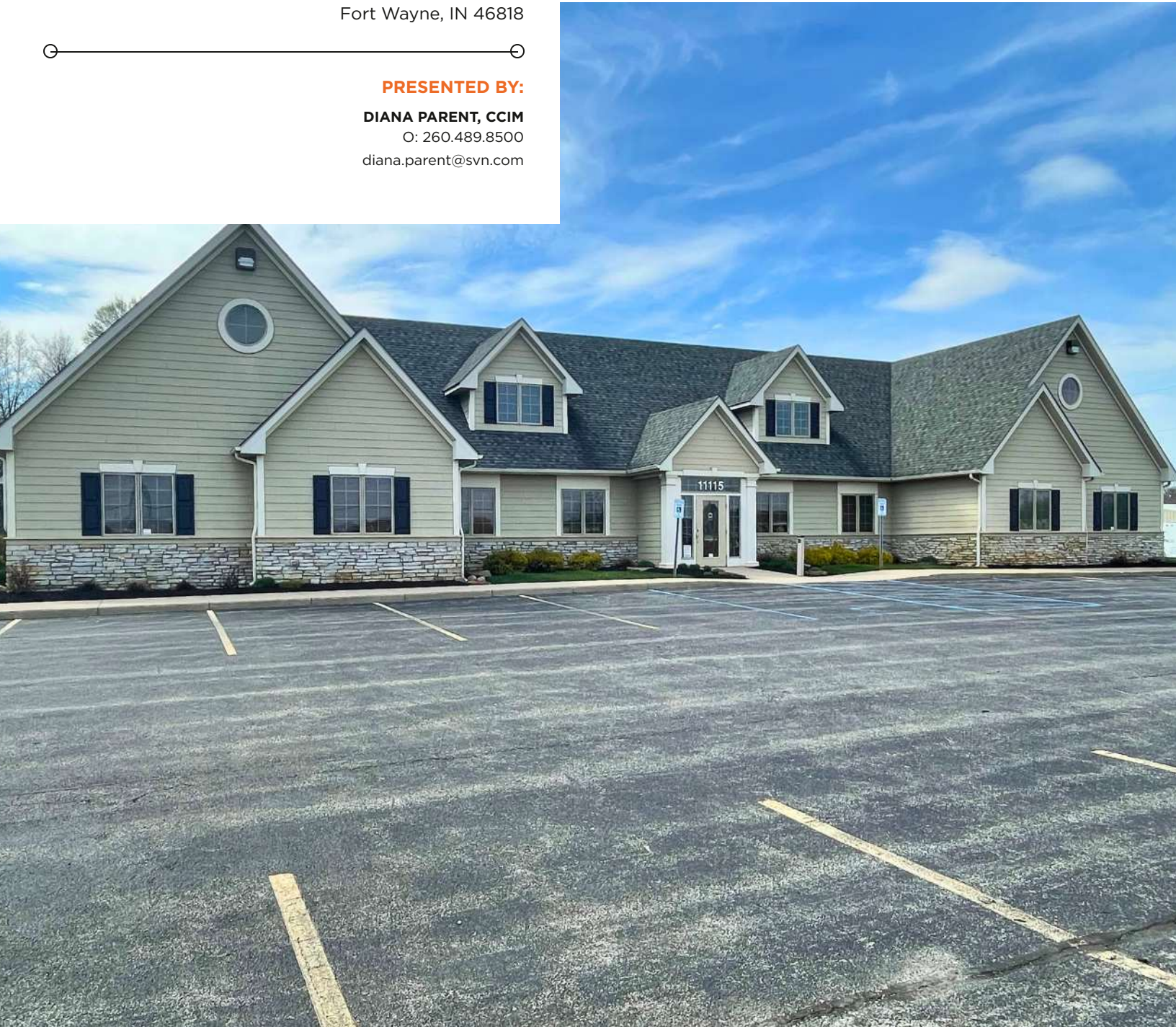
Fort Wayne, IN 46818

**PRESENTED BY:**

**DIANA PARENT, CCIM**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Open to Offers
LEASE RATE:	\$24.00 SF/yr (NNN)
AVAILABLE SF:	6,525 SF
LOT SIZE:	1.18 Acres
BUILDING SIZE:	6,525 SF

PROPERTY DESCRIPTION

Medical office building in excellent condition with two floors, fully equipped kitchen, private staff and physician suite, lab space, and wet exams.

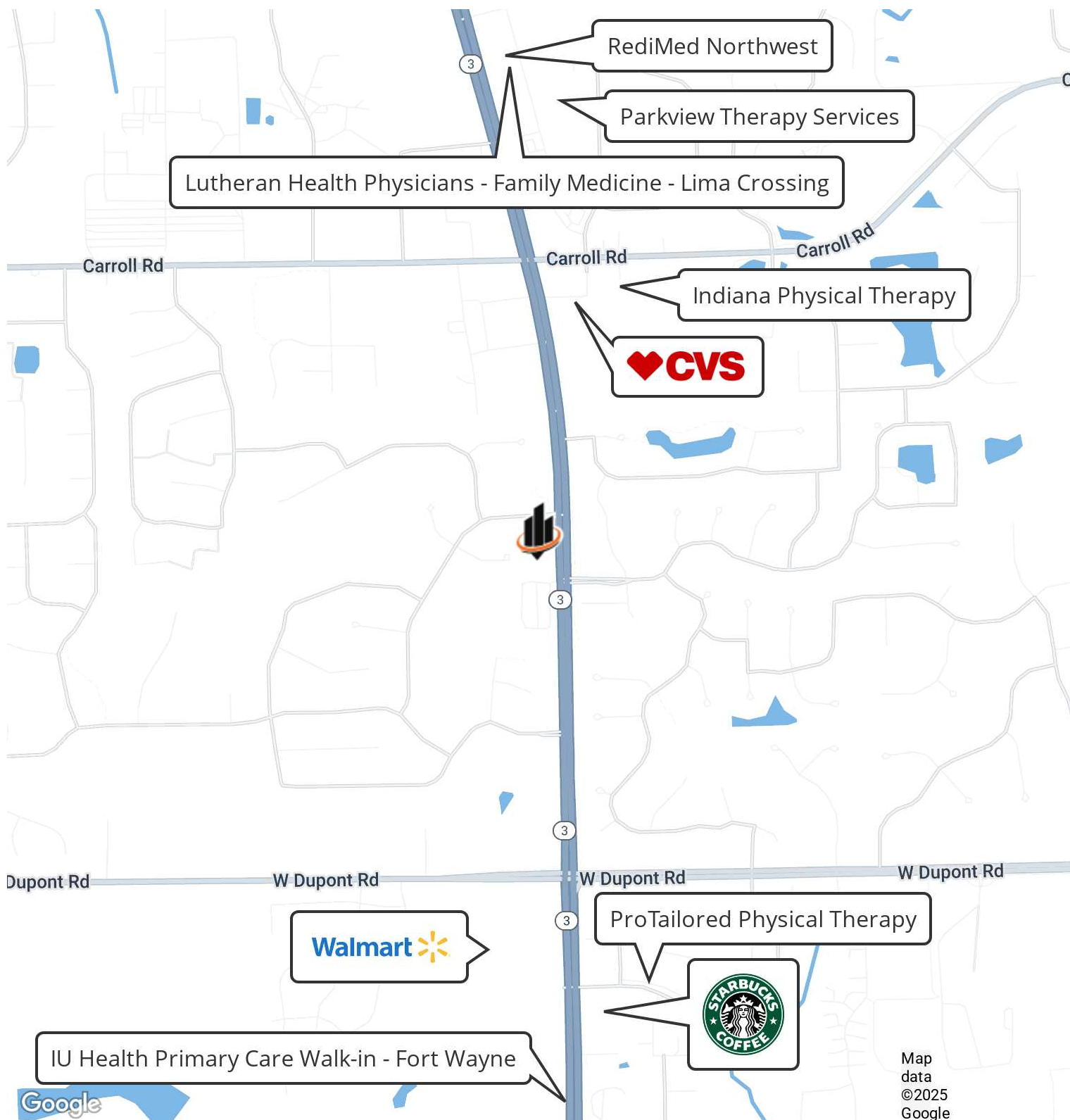
Property in a highly visible location with traffic signal access and pylon signage. Most recently used as a family practice (formerly dental,) but many other uses possible.

PROPERTY HIGHLIGHTS

- Convenient Lima Road Location
- Pylon Signage Available
- Currently Configured for Medical Office
- Attractive Curb Appeal

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## LOCATION MAP



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## ADDITIONAL PHOTOS

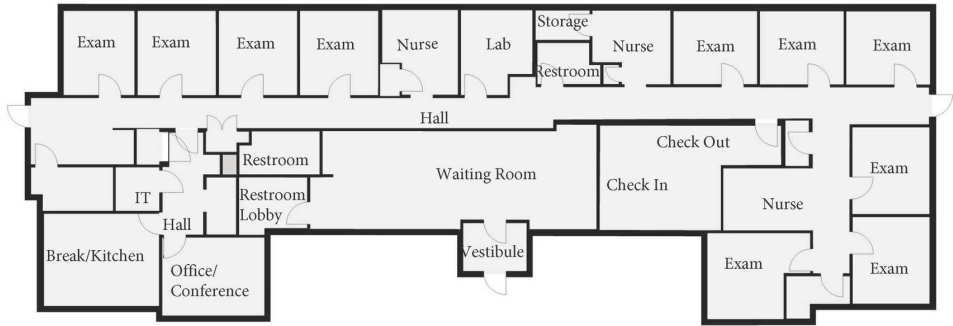


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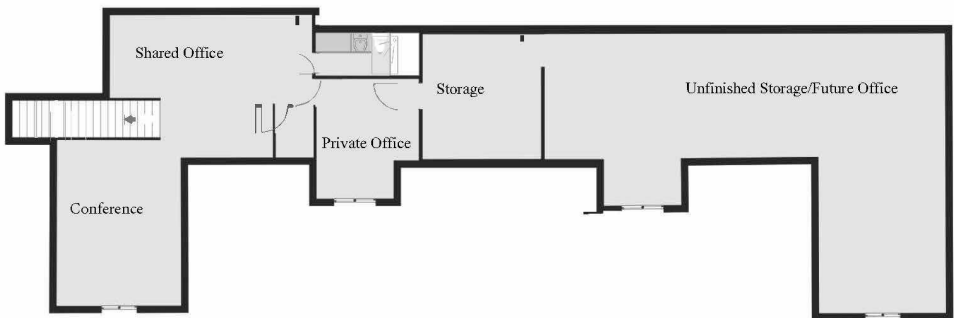
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FLOOR PLAN



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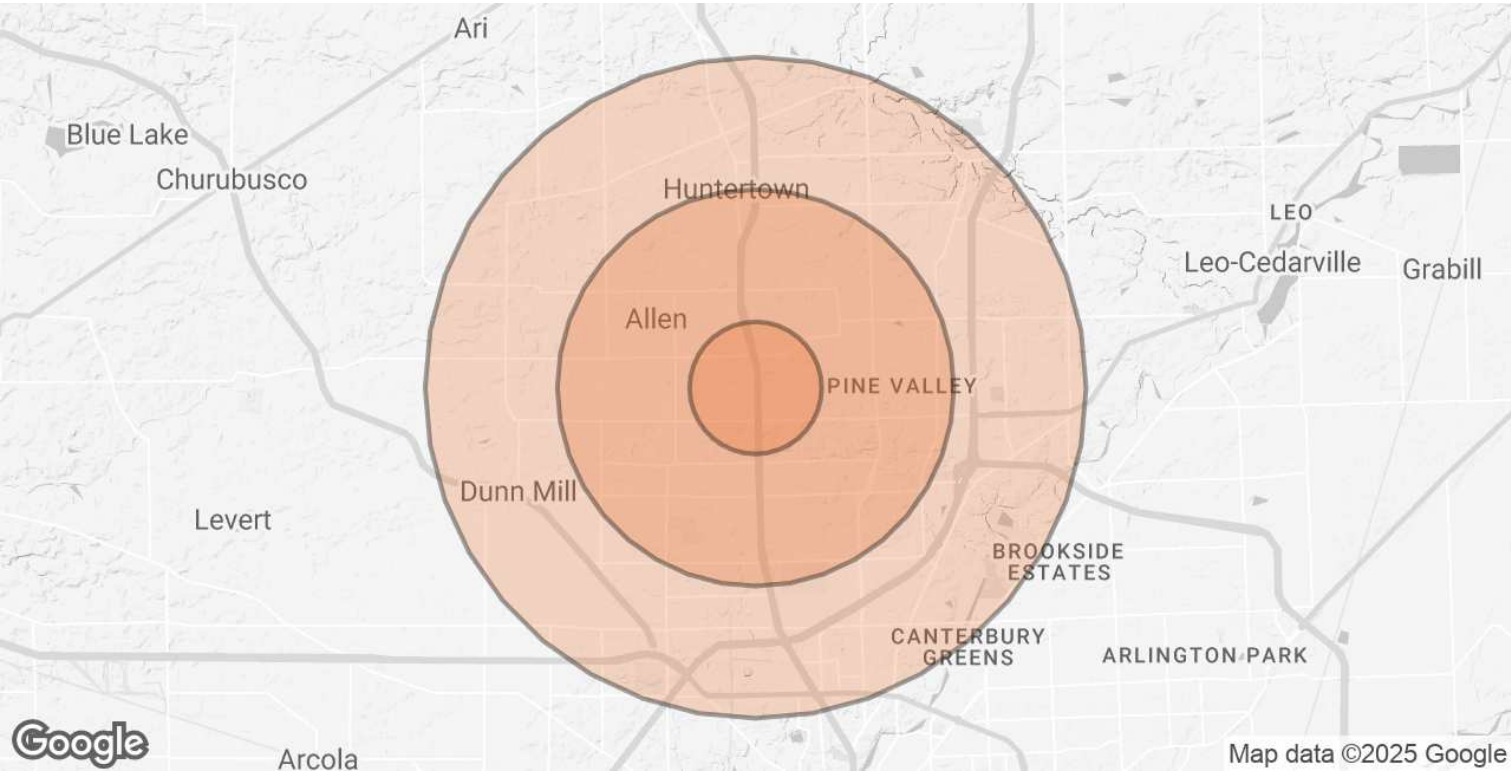


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,118	39,411	81,574
AVERAGE AGE	36	39	39
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,391	14,982	31,937
# OF PERSONS PER HH	3	2.6	2.6
AVERAGE HH INCOME	\$121,779	\$118,447	\$108,365
AVERAGE HOUSE VALUE	\$284,236	\$288,930	\$266,317

Demographics data derived from AlphaMap

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