



## ***31,080 SF Commercial Building For Sale or Lease***

***6043 Lima Road, Fort Wayne, Indiana 46818***

*Exclusively Listed By*

**David W. Nugent, CCIM, SIOR**  
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## Pricing and Property Highlights

<b>Building Size</b>	<b>31,080 SF</b>
<b>Lot Size</b>	<b>3.81 +/- Acres</b>
<b>Year Built</b>	<b>2002/2018</b>
<b>Reduced Sale Price</b>	<b>\$2,950,000</b> (previously \$3,200,000)
<b>Lease Rate Options</b>	
<b>12,000 SF - 19,080 SF (if subdivided)</b>	<b>\$14/SF/Triple Net</b>
<b>31,080 SF</b>	<b>\$9.90/SF/Triple Net</b>

Prime, freestanding co-anchor location in busy retail corridor off I-69 and SR-3 interchange, just four miles north of downtown Fort Wayne

Nearby retailers include: The Home Depot, Meijer, Lowe's, Starbucks, Burger King, Panda Express, Chipotle Mexican Grill, and many more

Interchange location surrounded by hotels

Robust demographics with an area population of over 135,900 and a daytime population of over 183,000 within a 5-mile radius

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











**Property Aerial**



**31,080 SF  
AVAILABLE  
FOR SALE OR LEASE**



Site Plan



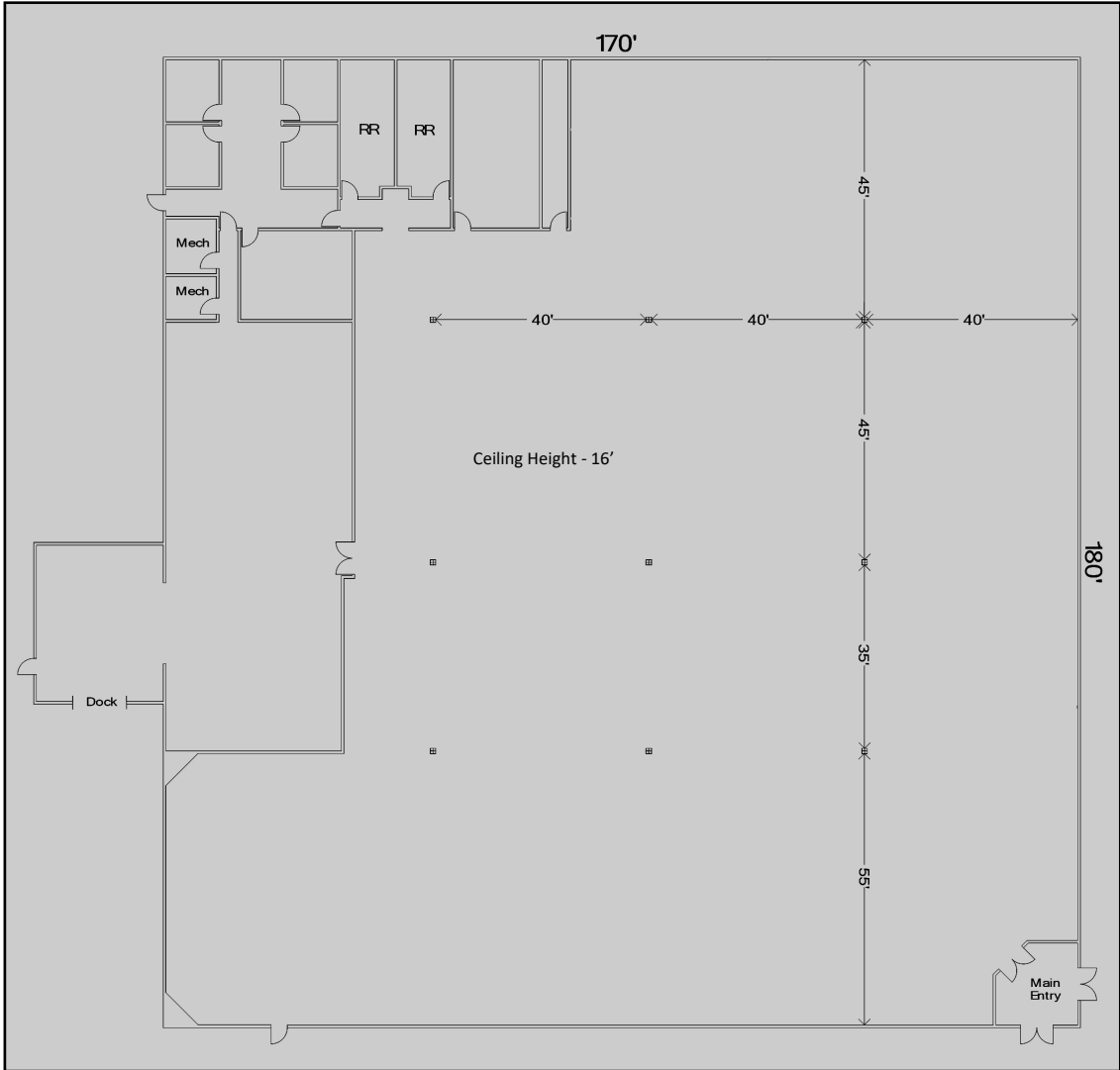


# Nearby Businesses





# Floor Plan

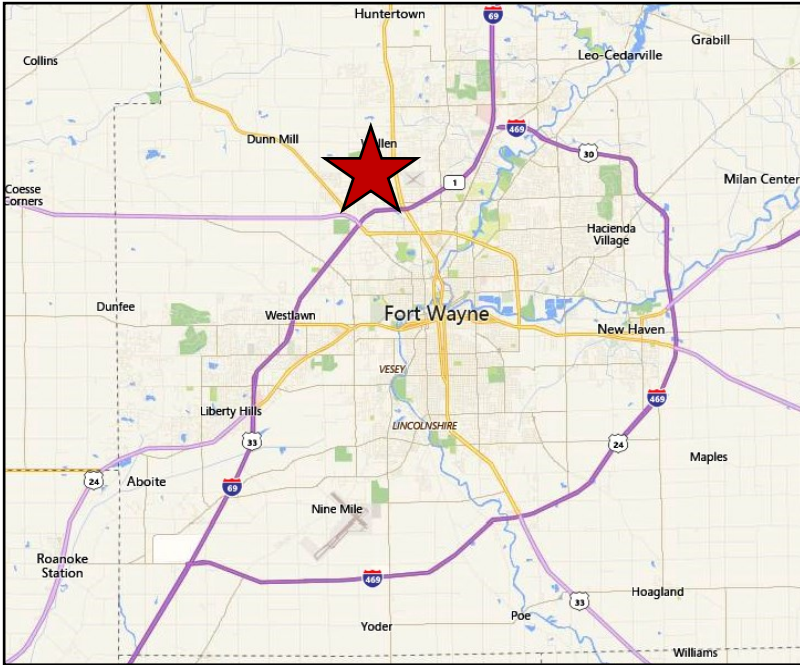


The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.





# Location



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# About Fort Wayne

## LOCATION OVERVIEW

### FORT WAYNE-ALLEN COUNTY, INDIANA

**Fort Wayne-Allen County** is an economic engine in the Northeast Indiana region, located between the Chicago, Detroit, and Indianapolis metro areas, along the border of Ohio. With over 250,000 residents, Fort Wayne is the **second largest city in the state of Indiana**.

The Fort Wayne Metropolitan Statistical Area (MSA) is now comprised of **only Allen and Whitley Counties** as of 2018, and has an estimated total population of approximately **406,633 residents**, according to U.S. Census Bureau population figures. The Fort Wayne-Huntington-Auburn Combined Statistical Area (CSA) has a reported population of approximately 570,000.

The Fort Wayne metro boasts a **broadening range of economic industries**, including finance and insurance, manufacturing, healthcare, craftsmanship, distribution and logistics. Employment rates are rising, with over **1,800 new jobs** and \$81 million in new annual payroll as of 2018, while unemployment rates dropped to an average of 3.1 percent in 2018, well below the current national average of 3.8 percent.

Fort Wayne and Allen County see approximately **6.5 million visitors annually**, who spend an estimated **\$741 million** in retail, lodging, entertainment purchases at attractions, festivals, and parks throughout the county. Tourism generates **\$94 million** in local tax revenue and sustains over **14,000 jobs**. Notable attractions include one of the **nation's top ten zoos**, the Fort Wayne Children's Zoo, as well as the Allen County War Memorial Coliseum, the Genealogy Center of the Allen County Public Library, a hands-on Science Center, automobile museum, and more.

Currently, over **40,000 college students** are enrolled in Allen County educational institutions, such as Purdue University Fort Wayne, Indiana University Fort Wayne, Ivy Tech Community College, and Indiana Wesleyan University. Over **200,000 students graduate annually** from area tier 1 and tier 2 research universities to enter the growing Fort Wayne work force.

*Data Sources: Marcus & Millichap Research Services; U.S. Census Bureau, Bureau of Labor Statistics, VisitFortWayne.com*



### ALLEN COUNTY MAJOR EMPLOYERS

BUSINESS NAME	NO. OF EMPLOYEES
Parkview Health Systems	7,858
Lutheran Health Network	4,768
General Motors	3,900
Lincoln Financial Group	1,954
BFGoodrich	1,640
Frontier Communications	1,355
Sweetwater Sound HQ	1,300
Purdue University Fort Wayne	1,117
Fort Wayne Metals	1,053

*Source: www.greaterfortwayneinc.com*

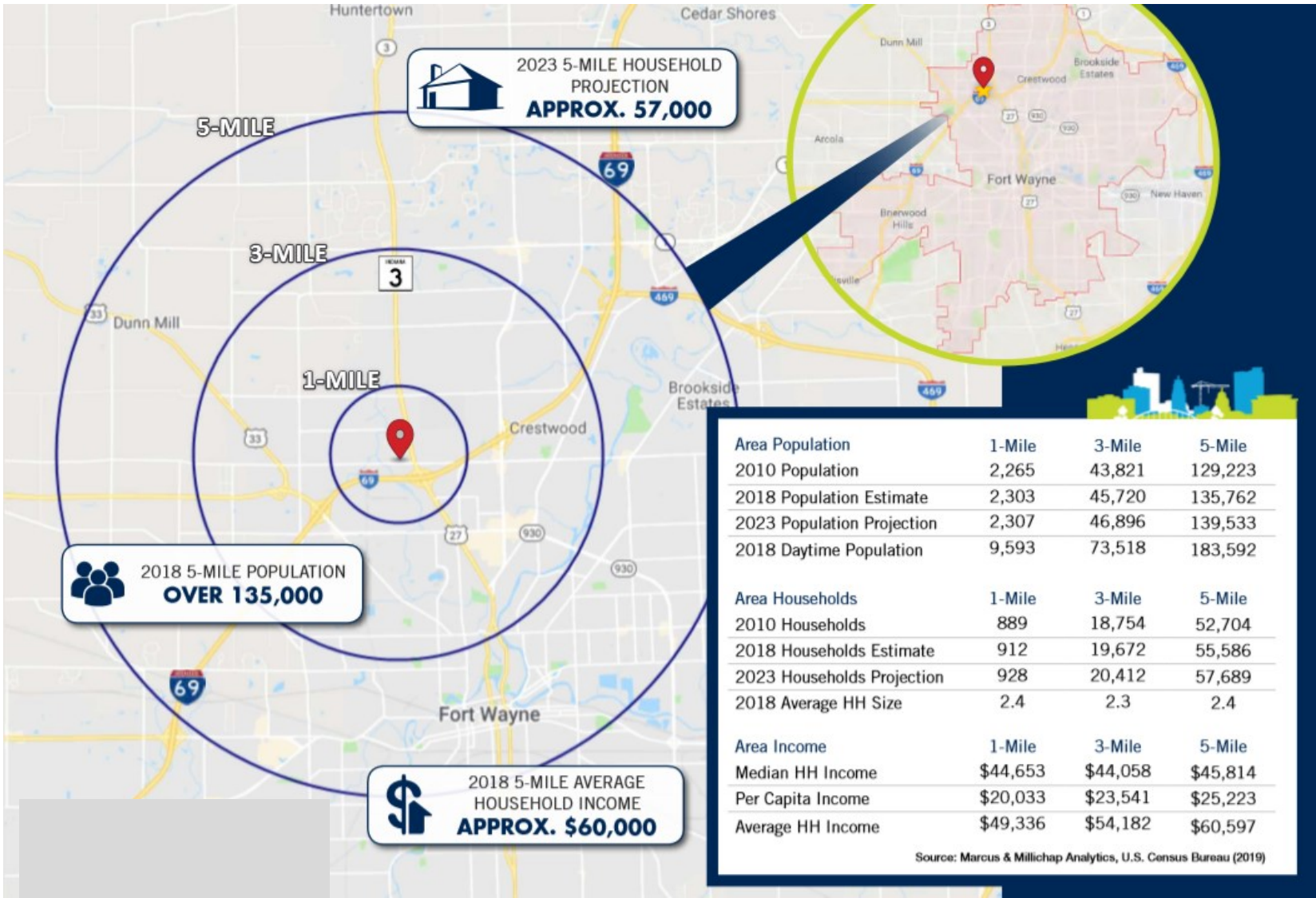
**#5**  
State Rank for Cost of  
Doing Business  
*(CNBC, 2018)*

**\$685M**  
Downtown Project  
Investments  
**2019 thru 2021**  
*(Greater Fort Wayne, Inc.)*

**+691**  
New Area Residents  
Via Domestic Migration  
*(U.S. Census, 2018)*



**Demographics**



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