



FOR **LEASE** RETAIL
OUTLOT



4122 Lima Road
Fort Wayne, IN 46805

Proposed Build To Suit Restaurant Building

About The Property

- Great opportunity for a drive-thru restaurant
- Located in Glenbrook Commons Shopping Center
- Strong demographics and high traffic counts
- Adjacent to Glenbrook Square Mall, one of the largest regional malls in Indiana
- Lease rate negotiable



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PROPERTY INFORMATION

PROPOSED BUILD TO SUIT RESTAURANT BUILDING

BUILDING LOCATION/SIZE/ZONING

Street Address	4122 Lima Road
City, State, Zip	Fort Wayne, IN 46805
Total Building Size	TBD
Site Acreage	0.4 Acres
Zoning	SC/Shopping Center

BUILDING DATA

Building Type	Proposed Restaurant
Date of Construction	TBD

POPULATION DEMOGRAPHICS

1 Mile	4,928
3 Miles	71,570
5 Miles	169,428

TRANSPORTATION

Distance to Interstate	I-69: 1.2 Miles
Traffic Count	Lima Rd: 24,200 VPD

PRICE/AVAILABILITY

Lease Rate	Negotiable
Lease Type	NNN

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 base on SF/area

UTILITIES

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



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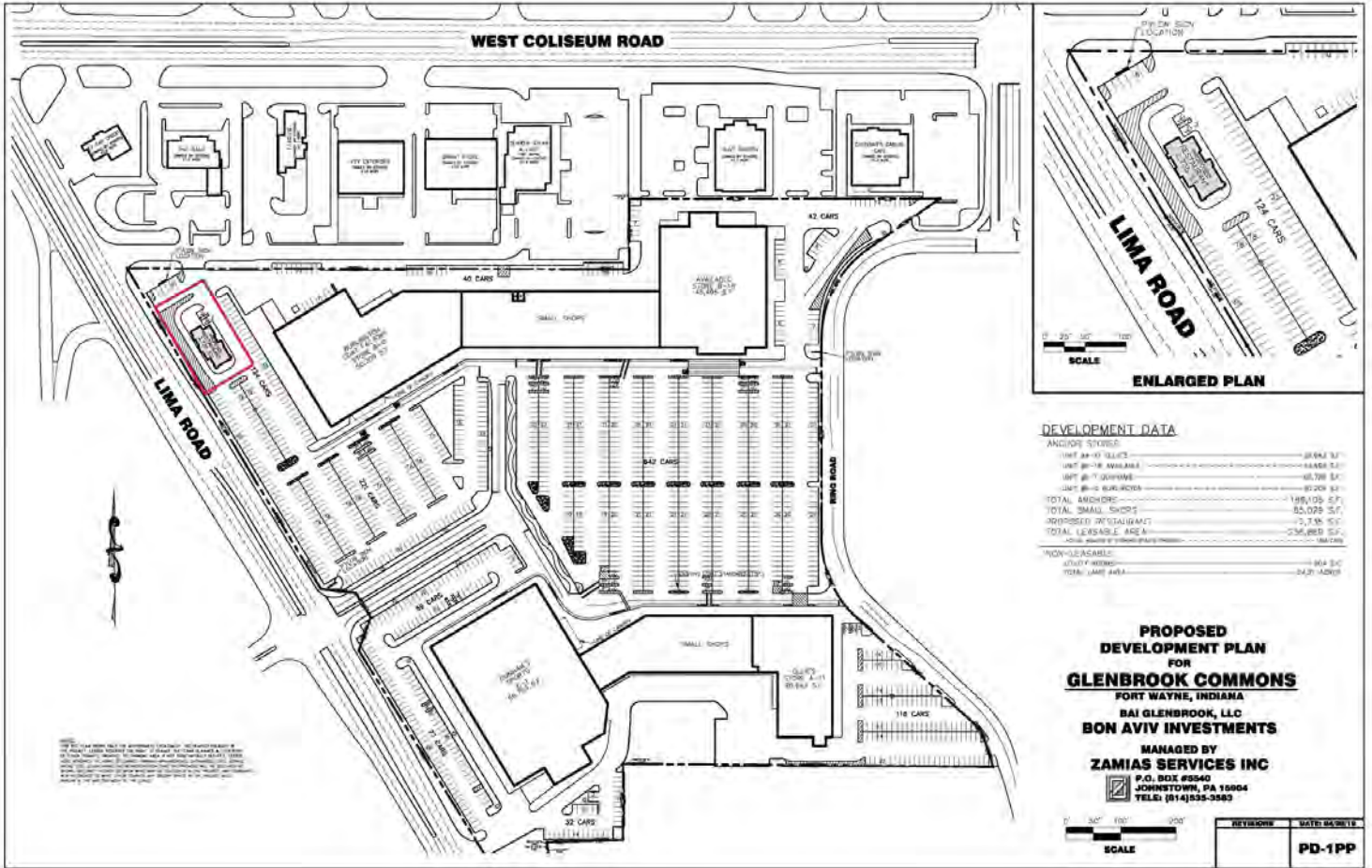
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SITE PLAN

PROPOSED BUILD TO SUIT RESTAURANT BUILDING



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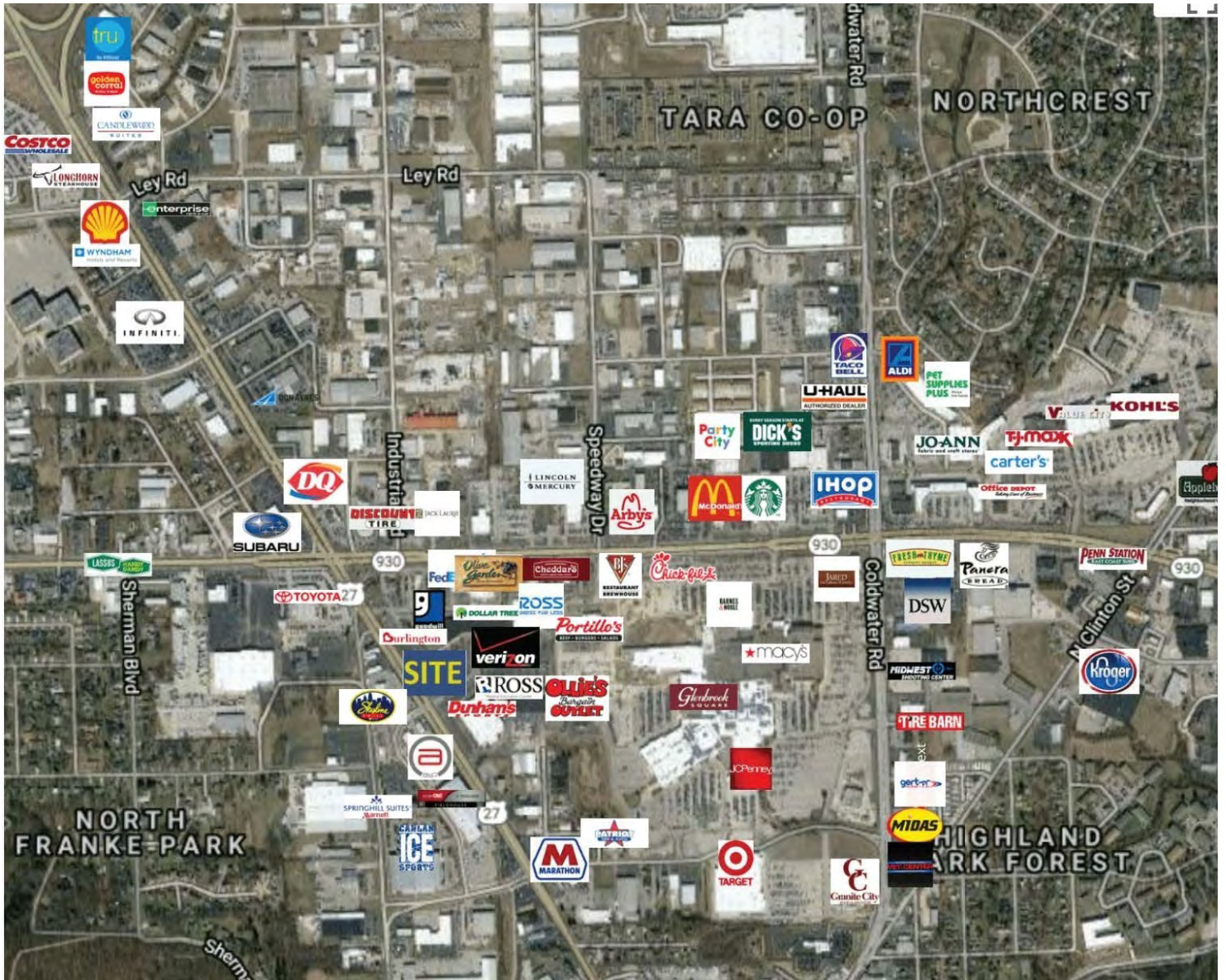
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RETAILER MAP

PROPOSED BUILD TO SUIT RESTAURANT BUILDING



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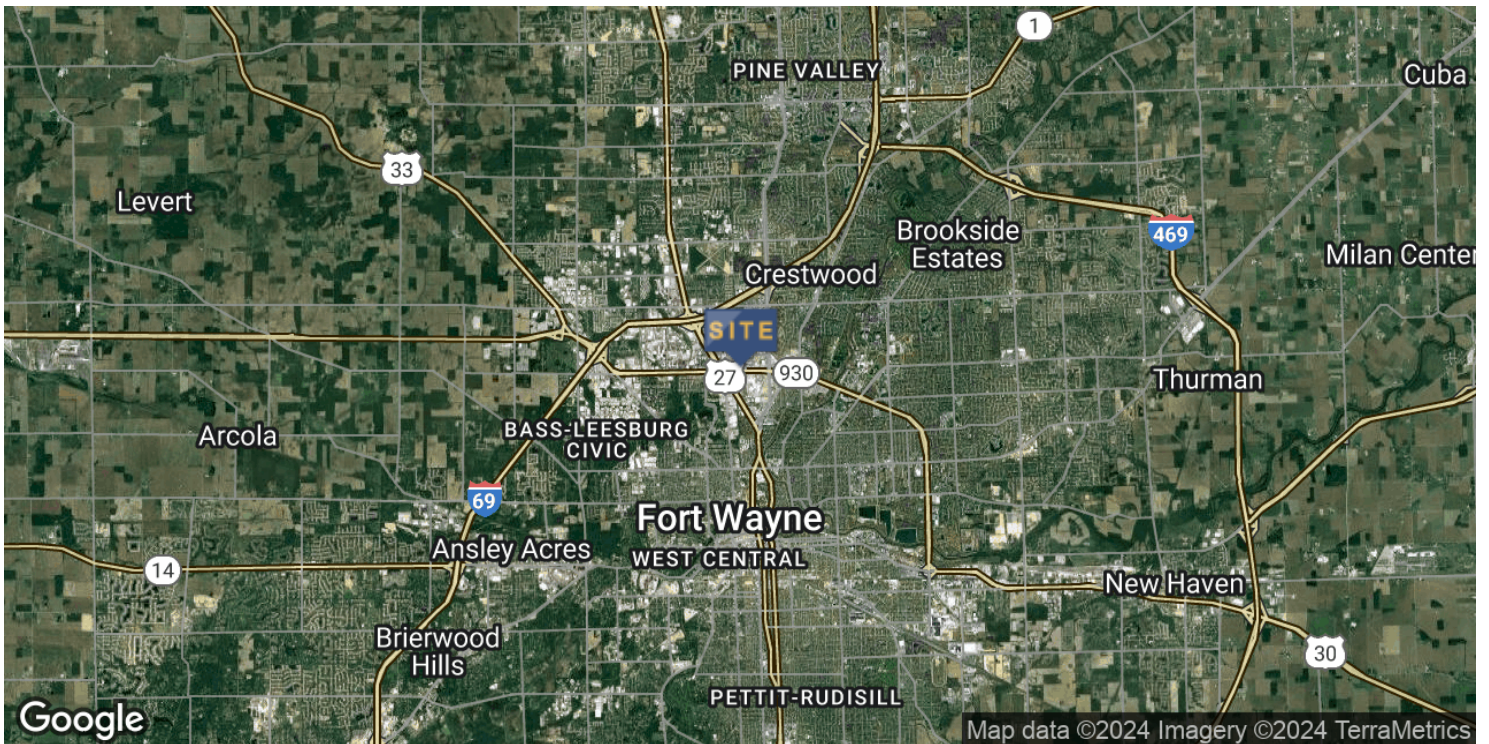
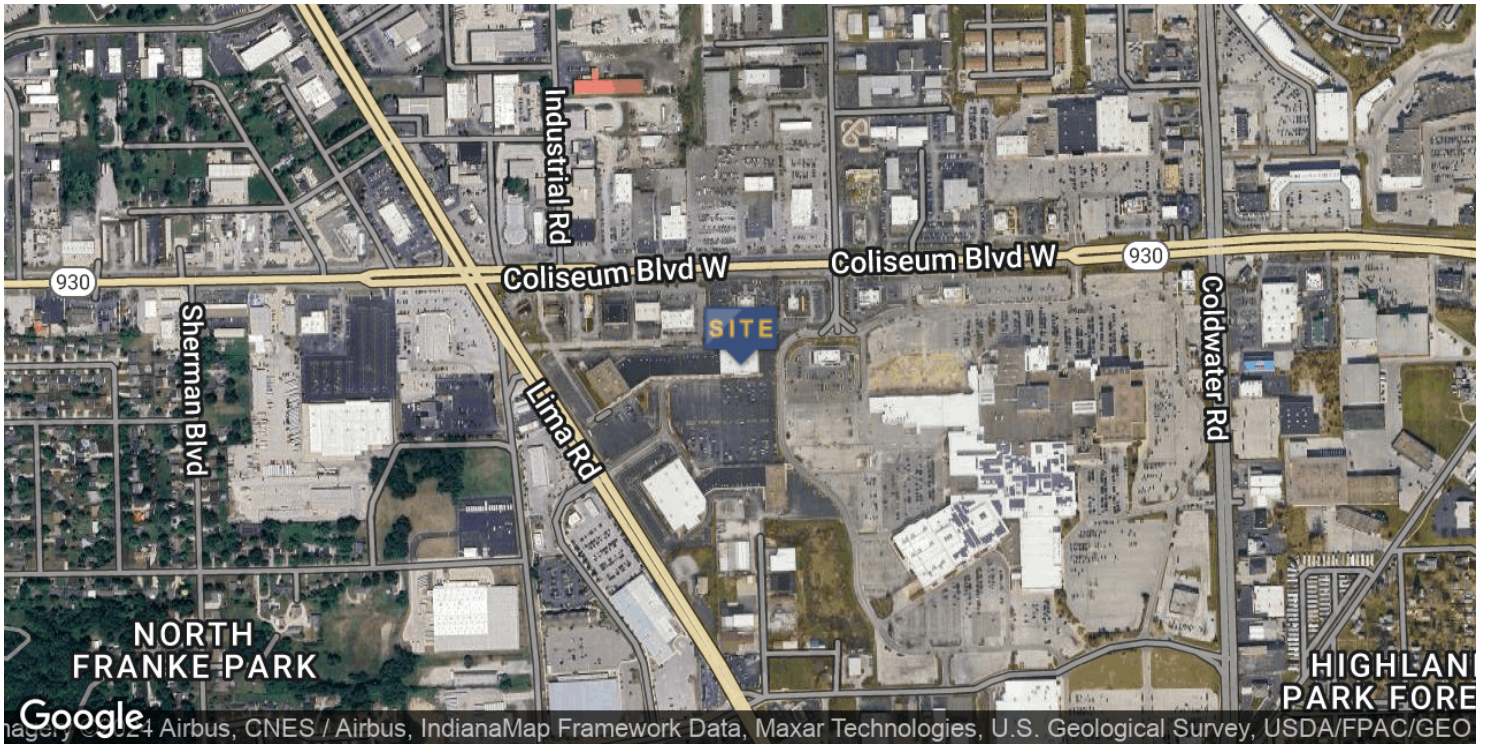
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LOCATION MAP

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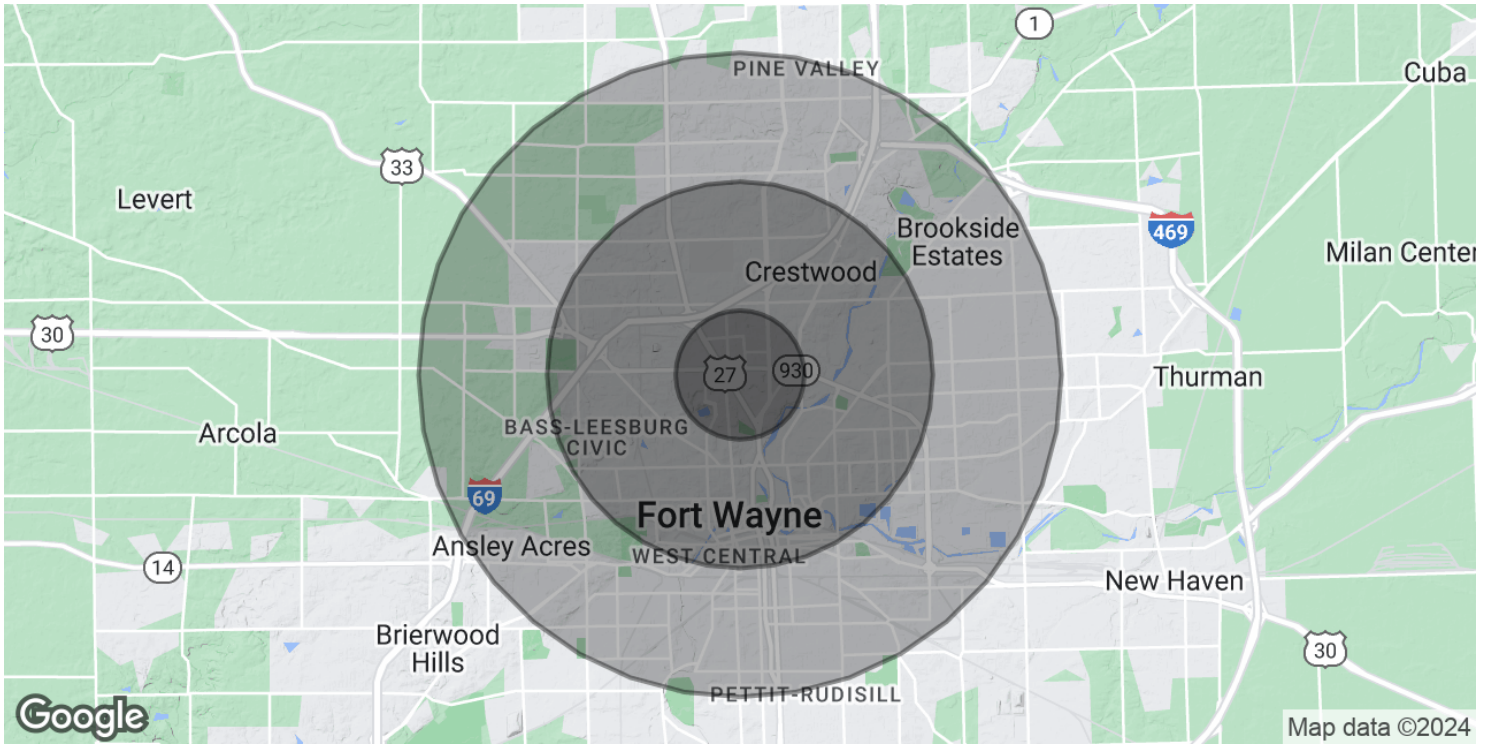
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DEMOGRAPHICS MAP & REPORT

PROPOSED BUILD TO SUIT RESTAURANT BUILDING



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,928	71,570	169,428
Average Age	34.3	36.0	35.6
Average Age (Male)	33.9	34.9	34.2
Average Age (Female)	35.7	37.5	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,274	33,785	76,452
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$48,264	\$53,654	\$55,594
Average House Value	\$63,196	\$98,447	\$109,955

* Demographic data derived from 2020 ACS - US Census



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