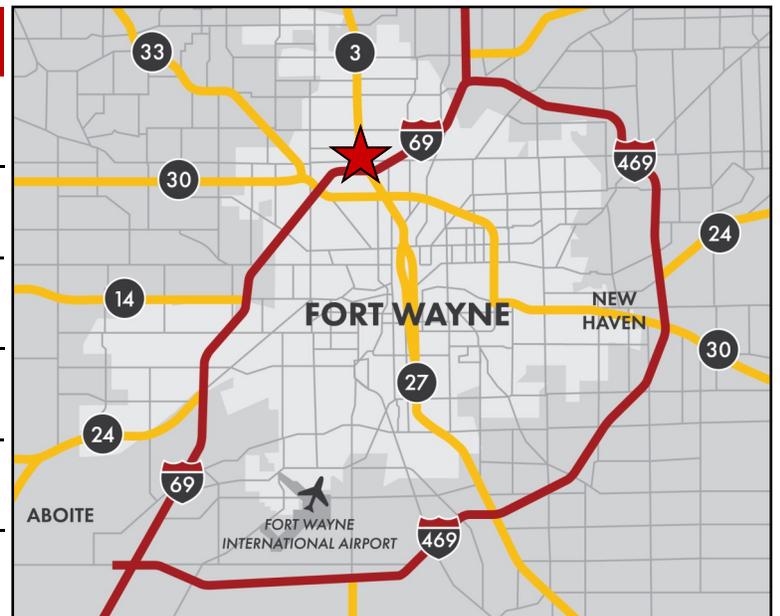


**BND****COMMERCIAL****NEW CONSTRUCTION  
RETAIL FOR LEASE  
1,500 SQUARE FEET  
6008 LIMA ROAD, FORT WAYNE****NOW AVAILABLE  
1,500 Square Feet  
& Drive-Thru****Highlights:**

- 1,500 Square Feet Available
- Drive Thru Space - North End Cap
- Finish-to-Suit Options Available
- Pricing Contingent on User's Specific Needs and Finish Specs
- Excellent Location on Lima Road - Less than One Mile to I-69
- 45,251 Vehicles Per Day (2024) Lima & Washington Ctr.

**Alec Ramsey**

Direct: (260) 421-1908  
 Cell: (260) 414-8415  
 ar@bnd.net

**O. Karl Behrens, CCIM, SIOR**

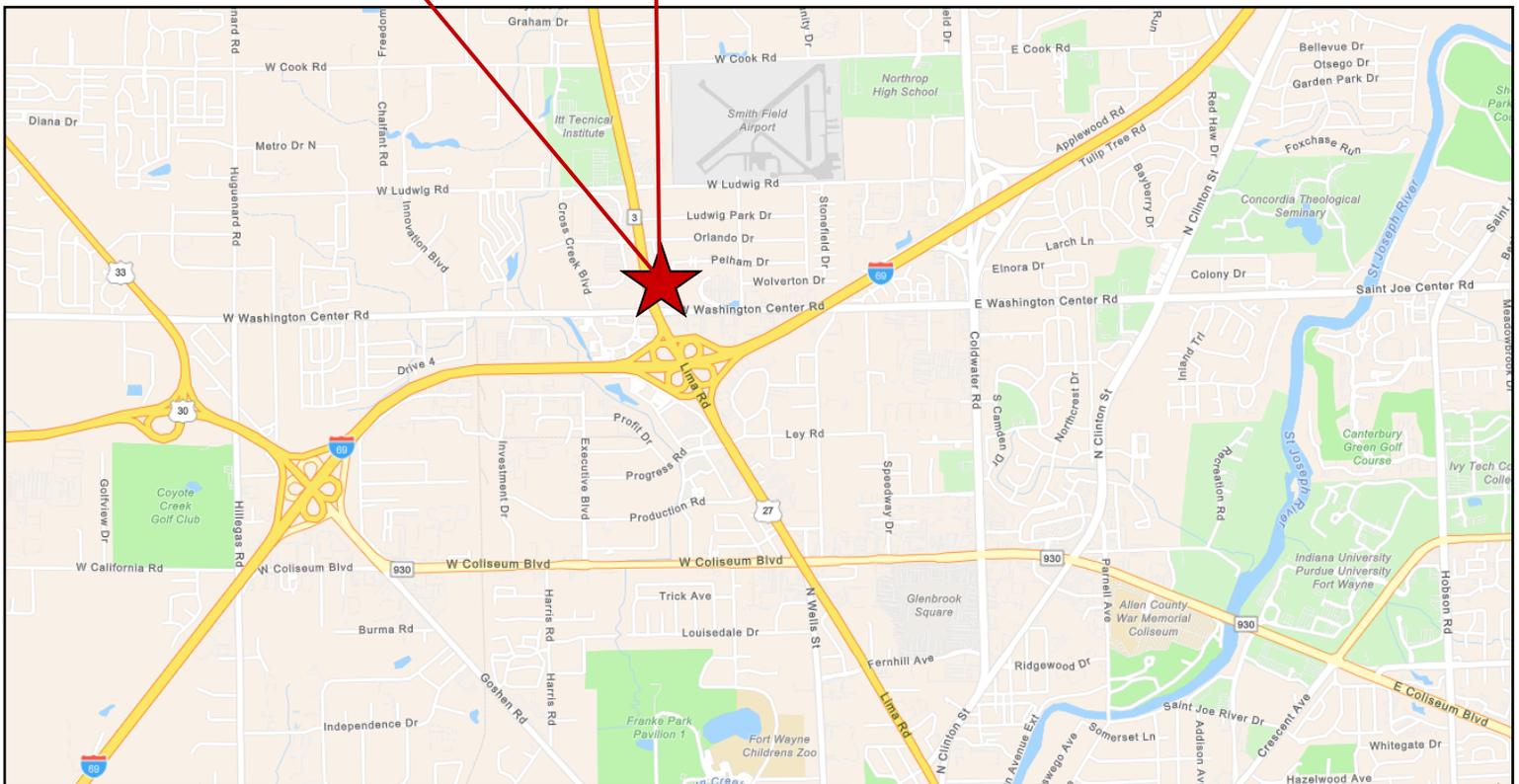
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## COMMERCIAL

### NEW CONSTRUCTION RETAIL FOR LEASE 1,500 SQUARE FEET 6008 LIMA ROAD, FORT WAYNE



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## Site Plan



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## Property Aerial



### Distance

Nearest Highway	Located on Hwy 3 (Lima Road) and less than one mile to Hwy 30 & Hwy 24
Distance to Interstate	Less than 1 mile to I-69
Distance to Airport	18 Miles to Fort Wayne International Airport

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**Rendering****2025 DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>2,403</b>	<b>49,790</b>	<b>143,013</b>
<b>Avg. H/H Income</b>	<b>\$74,491</b>	<b>\$74,781</b>	<b>\$81,815</b>

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6008 LIMA ROAD, FORT WAYNE

### Property Highlights

Parcel Number	02-07-15-453-007.000-073
Address	6008 Lima Road
City / State / Zip	Fort Wayne / IN / 46818
Sale / Lease	Lease
Total Building Size	6,000 SF
Available Space	1,500 SF
Land Size	1 Acre
Zoning	C2
Parking	Paved Front-Door Parking
Availability	Now

### Building Information

Construction Type	Steel Frame, Brick Exterior
Construction Year	2024
Number of Floors	One
Roof	Standing Seam
Foundation	Slab 6" Reinforced Concrete
Lighting	LED
Heating System	Gas Forced Air
Electric	Standard
Air Conditioning	Yes, Gas Forced Heat; Central Air Conditioned
Sprinkler System	Yes
Restrooms	Yes
Ceiling Height	15'
Dimensions	60' x 100'
Docks	No
OH Doors	No

*Additional finishes can be added to meet user's specific needs, either amortized over the life of the lease as additional rent or paid by the Tenant.*

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### Lease Information

Lease Rate RSF / Year	\$25.00 Per Square Foot / Year
Term of Lease	5-10 Years
Type of Lease	Triple Net

### Building Expenses

	Responsible Party (Landlord / Tenant)	Yearly Estimated Expense
Utilities	Tenant	User Specific
Property Tax	Tenant	TBD
Building Insurance	Tenant	± \$2,000
Roof / Structure	Landlord	
Int. Maintenance	Tenant	
Exterior Maintenance	Tenant	± \$7,000

### Utilities

	Company	Estimated Expense / Year
Gas	NIPSCO	User Specific
Electric	AEP	User Specific
Water	City of Fort Wayne	User Specific
Sewer	City of Fort Wayne	User Specific

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