

SALE / LEASE

11115 Lima Road, Fort Wayne, IN 46818

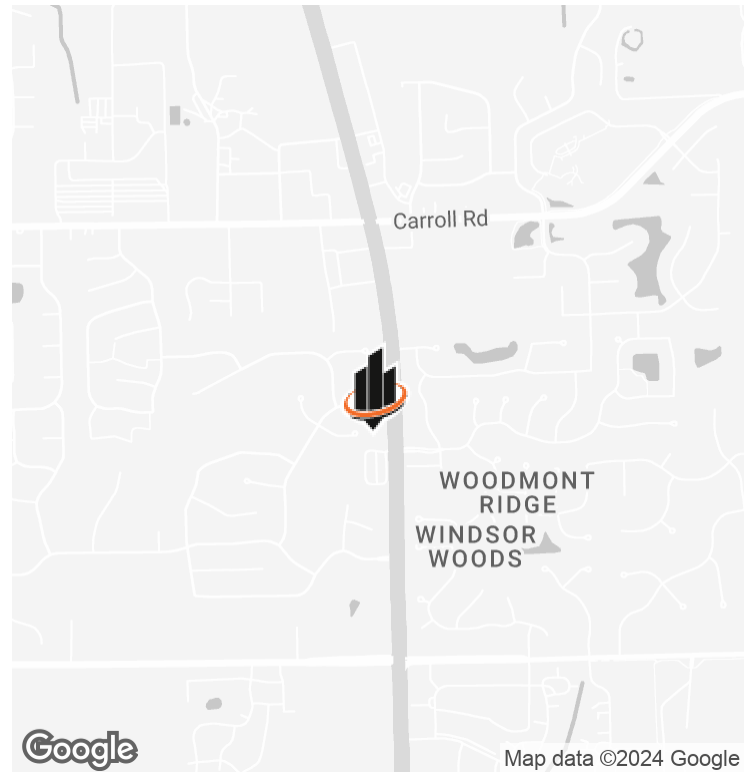
11115 LIMA ROAD
Fort Wayne, IN 46818

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Open to Offers
LEASE RATE:	\$24.00 SF/yr (NNN)
AVAILABLE SF:	6,875 SF
LOT SIZE:	1.18 Acres
BUILDING SIZE:	6,875 SF

PROPERTY DESCRIPTION

Open to offers. Beautiful, multi-tenant office building constructed in 2004, has two floors, fully equipped kitchen, and is in excellent condition. Plentiful paved parking, and nicely landscaped. Property in a highly visible location and has pylon signage. Most recently used as a dental office, but many other uses possible.

PROPERTY HIGHLIGHTS

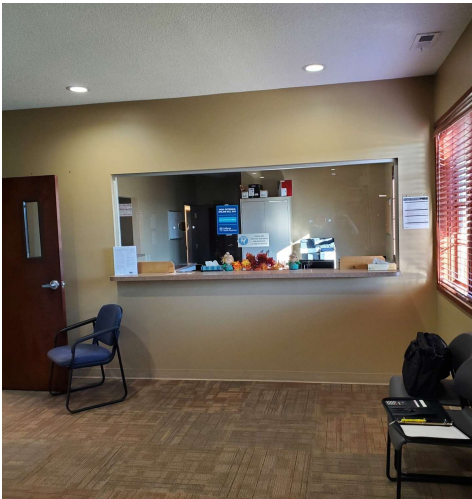
- Beautifully Constructed Multi-Tenant Office Building
- Just North of New Walmart on Heavily Traveled Lima Road
- Pylon Signage Available
- Currently Configured for Medical Office

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ADDITIONAL PHOTOS

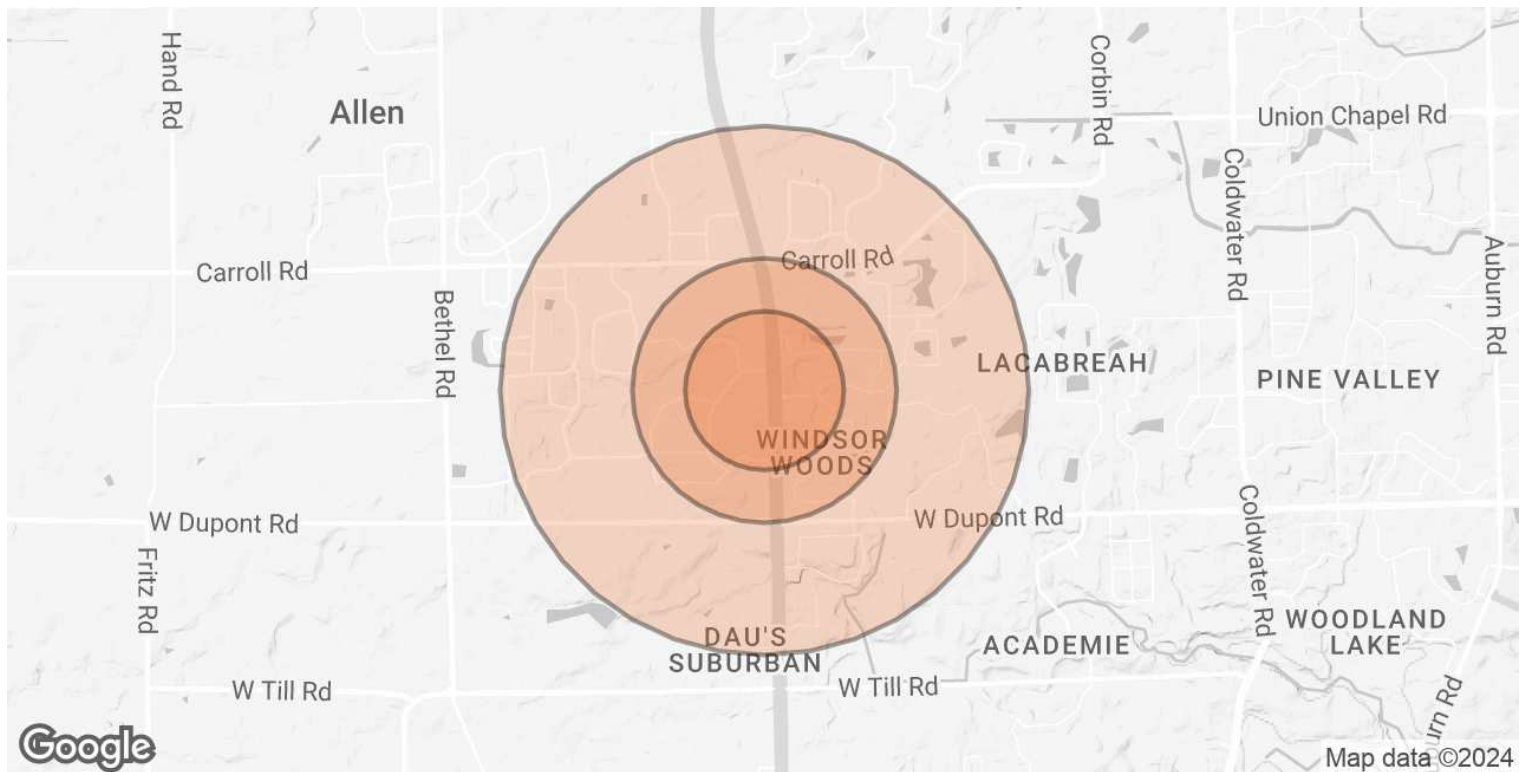


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	619	2,328	7,208
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	37	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	201	757	2,424
# OF PERSONS PER HH	3.1	3.1	3
AVERAGE HH INCOME	\$123,771	\$124,086	\$121,863
AVERAGE HOUSE VALUE	\$291,539	\$294,832	\$284,988

Demographics data derived from AlphaMap

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