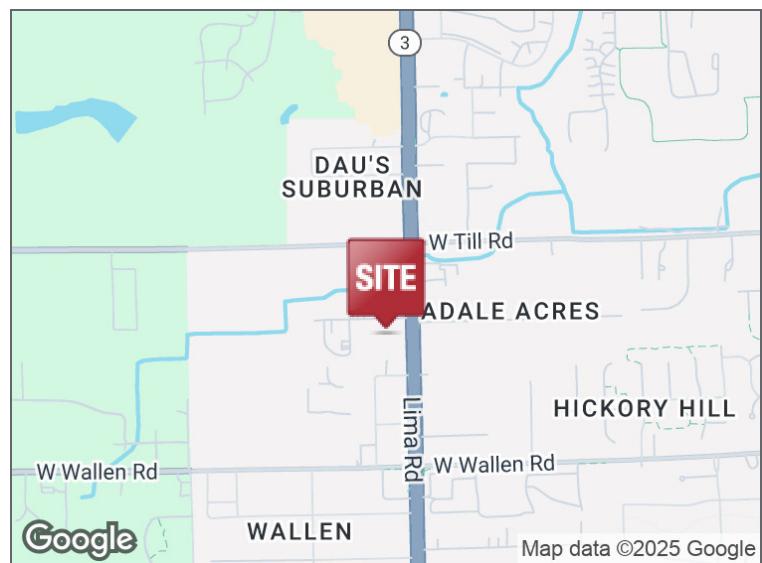


WHITE SWAN PLAZA

9105-9187 LIMA ROAD FORT WAYNE, INDIANA 46818

PROPERTY HIGHLIGHTS

- Located on Lima Road with great visibility
- Traffic counts of over 34,000 VPD
- Ample front door parking
- Ideal for office or retail users
- National tenant mix including Chase Bank, NAPA Auto Parts and Do It Best
- Close proximity to Dupont Road



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General Property Information

Name	White Swan Plaza	Parcel Number	02-07-03-332-003.000-0732
Address	9105-9187 Lima Road	Total Building SF	56,491 SF
City, State, Zip	Fort Wayne, IN 46818	Acreage	6.58 AC
County	Allen	Year Built	1965
Township	Washington	Zoning	C2 / Limited Commercial
Parking	Asphalt	Parking Spaces	Ample

Property Features

Construction Type	Steel frame, masonry	Number of Floors	One
Roof	Flat	Foundation	Slab
Lighting	Fluorescent	Sprinklers	No
Electrical	Standard	Restrooms	One per unit
Heating	Gas forced air	Central Air	Yes
Signage	Façade & digital pylon		

Utilities	Major Roads		
Electric	AEP	Nearest Interstate	I-69
Gas	NIPSCO	Distance	2.3 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	Hwy 3 / Lima Road
		Distance	Adjacent to property

Lease Information

Suite	Available SF	Lease Rate
1825	1,558 SF	\$9.00/SF/YR NNN
9171	1,500 SF	\$12.00/SF/YR NNN
9181-A	3,036 SF	\$9.00/SF/YR NNN
9185	1,050 SF (Available 1/1/26)	\$12.00/SF/YR NNN

Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Tax/CAM/Ins	\$2.14/PSF	Tenant
Utilities		Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord

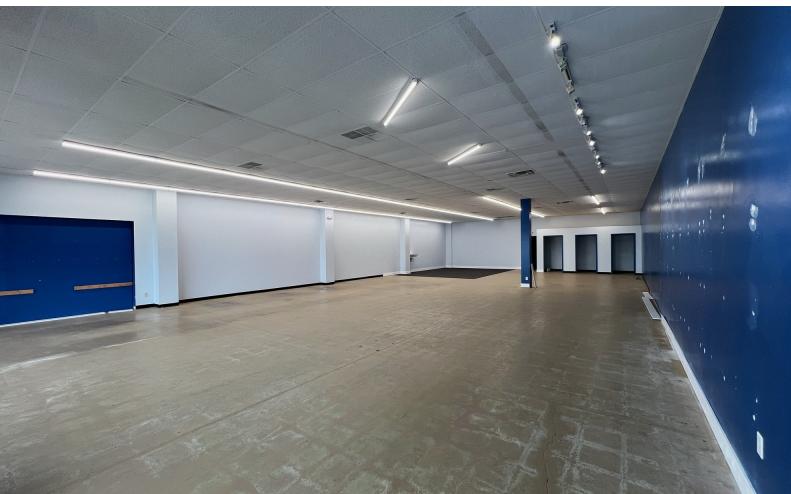
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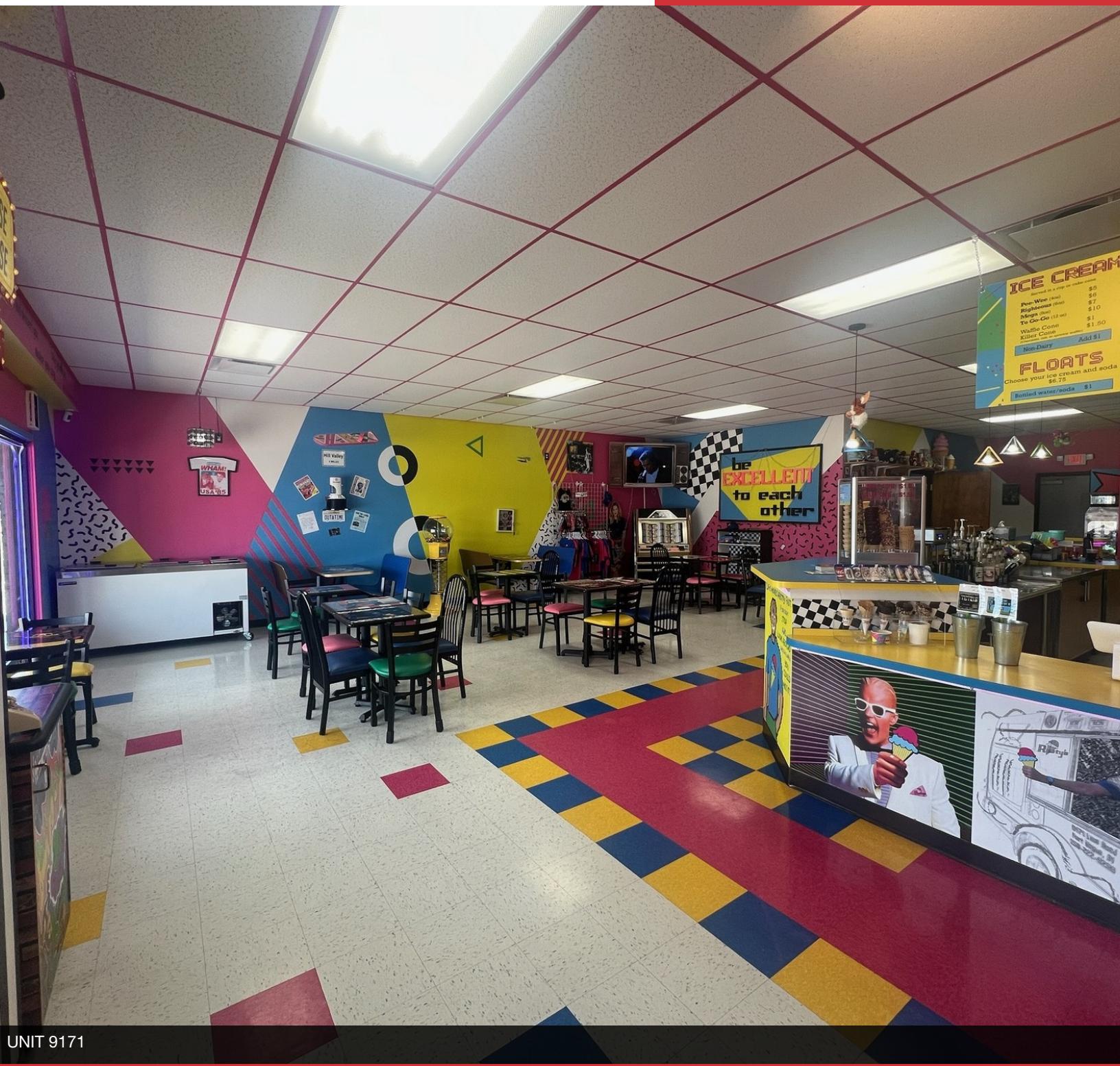
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UNIT 9171

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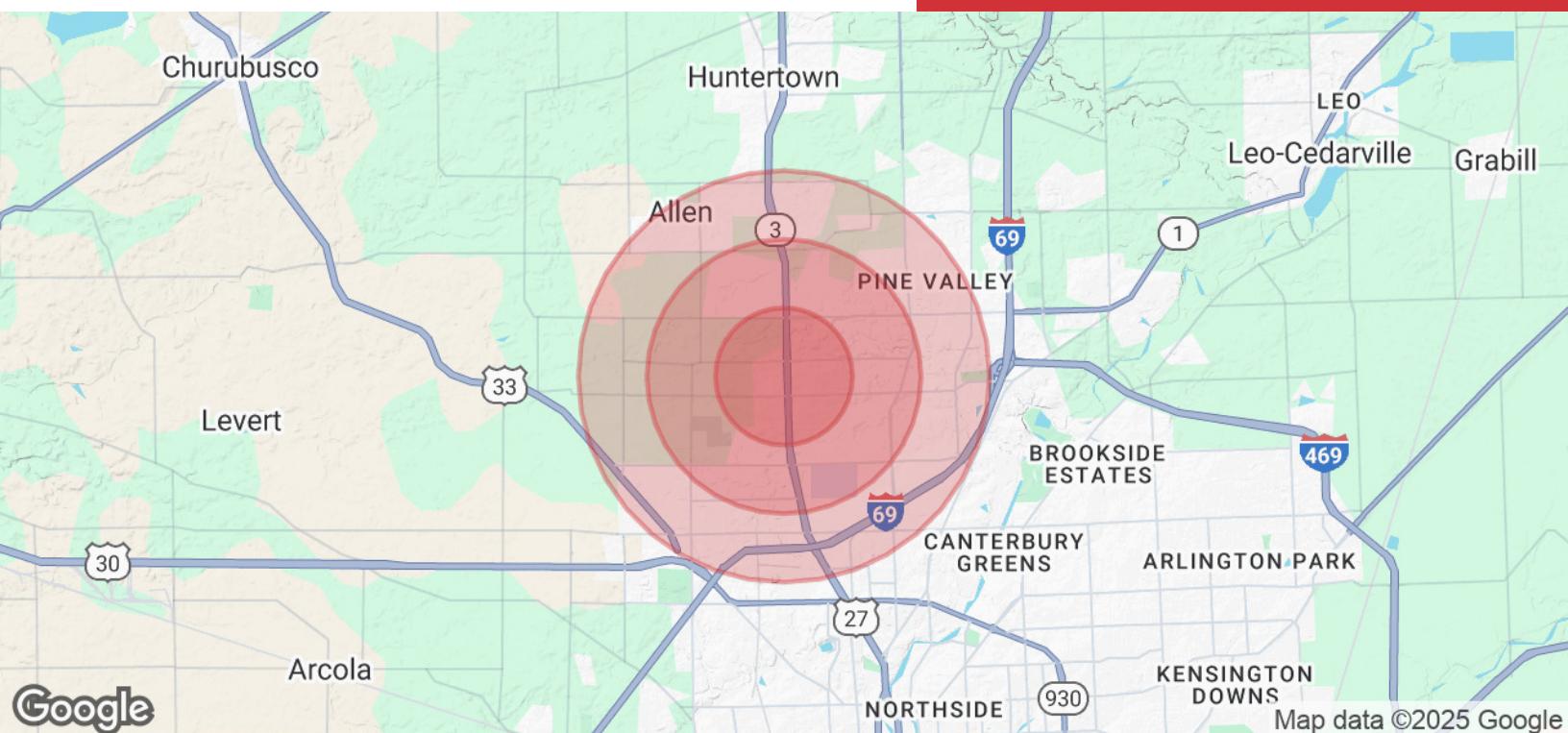
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,062	19,554	45,405
Average Age	43	39	39
Average Age (Male)	41	38	38
Average Age (Female)	44	40	40

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,857	7,763	17,735
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$93,308	\$106,131	\$100,249
Average House Value	\$237,366	\$258,797	\$238,457

Demographics data derived from AlphaMap

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