



## Lima Road Shopping Center

4629-4721 Lima Road  
Fort Wayne, IN 46808



## Premier Retail Space

One unit available along heavily-trafficked Lima Road retail corridor just north of Coliseum Blvd. The space in this established shopping plaza features a large showroom/retail space, two private offices, and warehouse/storage area with an overhead door. Professionally managed with ample parking, the space also offers pylon and facade signage, giving your business excellent visibility to the nearly 50,000 vehicles passing daily.

## Property Highlights

- ▶ Quick access to I-69 and Coliseum Blvd
- ▶ Professionally managed
- ▶ Competitive lease rates
- ▶ One unit available:
  - ▶ #4715 - 2,023 SF
  - ▶ **FOR LEASE: \$13.00/RSF/Yr NNN**

### SHELBY WILSON

Broker  
260 424 8448  
shelby.wilson@sturgespg.com

### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

### PHILIP HAGEE

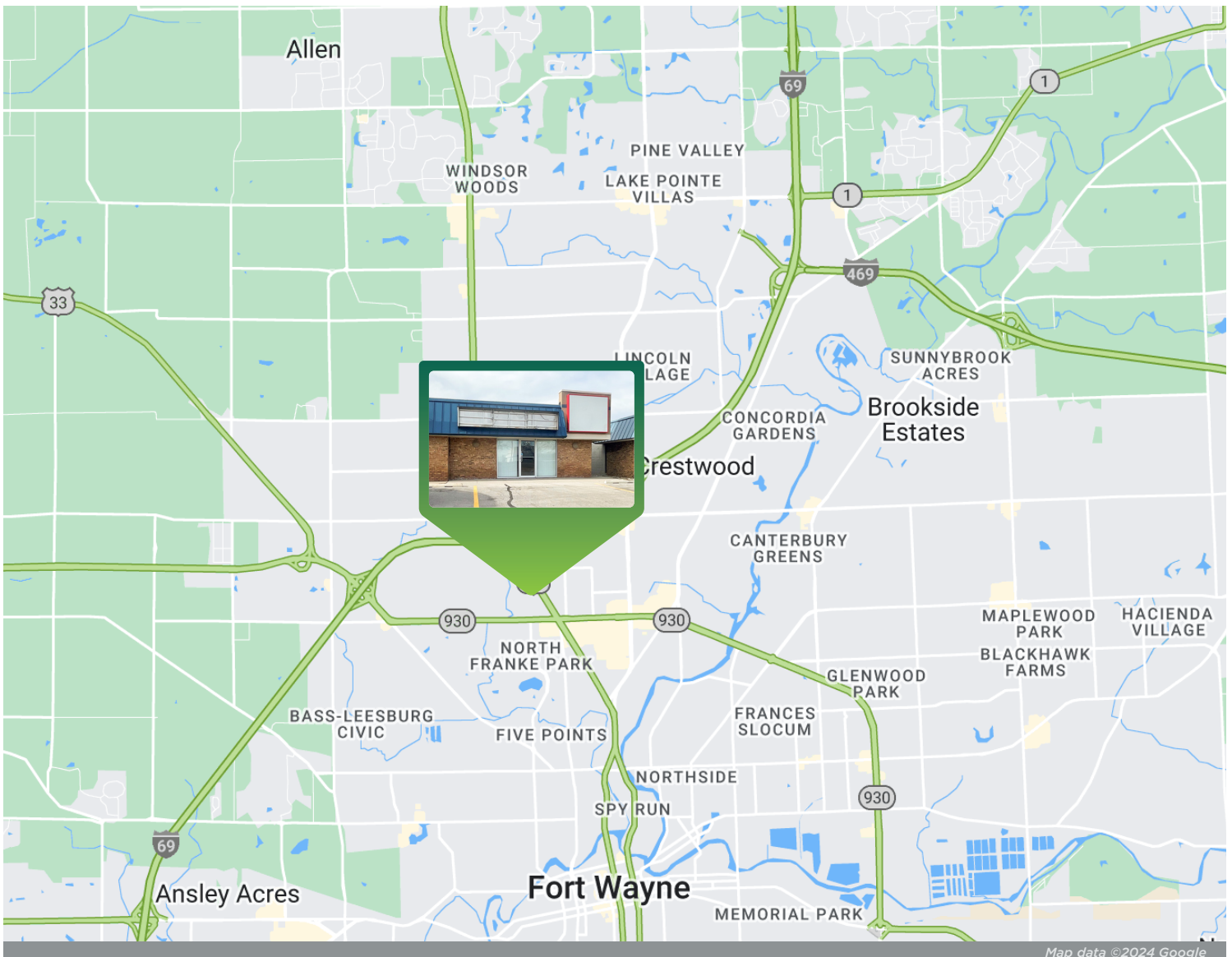
Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com



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Map data ©2024 Google

### Excellent Location

Located near the corner of Lima Road and Coliseum Blvd in Fort Wayne, IN, this retail center offers a prime location for businesses seeking high visibility. The retail center features a diverse mix of tenants, catering to a wide range of consumer needs. Its strategic positioning in a bustling commercial area ensures steady customer flow and presents an excellent opportunity for businesses to thrive. Nearby businesses include Don Ayers Honda, Habitat for Humanity ReStore, CosmoProf, PB Sports, Blue Jacket Clothing Company, and Fort Wayne Nissan.

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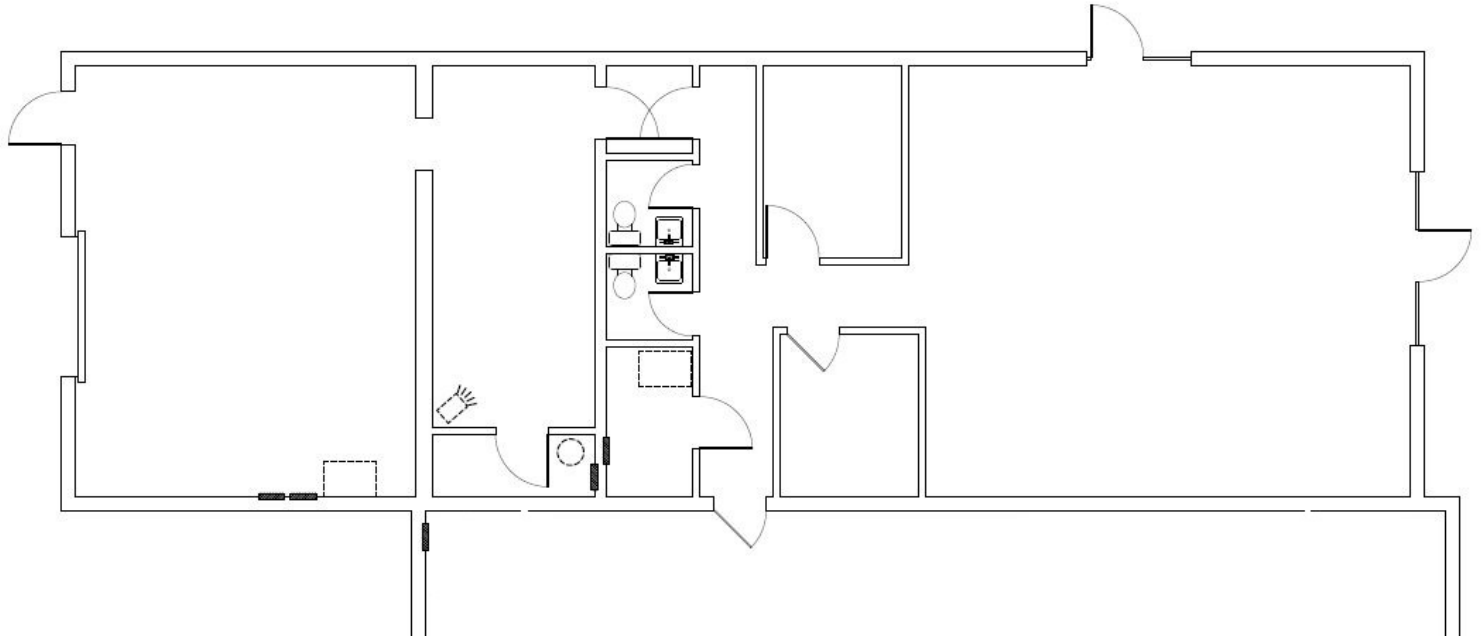
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**Unit 4715 Available**



Floor plan may not be to scale.  
 Contact broker for detailed floor plan.



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### PROPERTY INFORMATION

Address	4629-4721 Lima Road
City, State, Zip	Fort Wayne, IN, 46808
County	Allen
Township	Washington
Parcel Number	02-07-23-356-002.000-073



### LEASE INFORMATION

Lease Rate & Type	\$13.00/RSF/Yr NNN
Terms	Negotiable
Availability	Immediate

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### AVAILABLE UNITS

Total Building Area	24,816 SF	
Total Available	2,023 RSF	
Max Contiguous	2,023 RSF	
Units Available	RSF	Monthly Rate
• 4715	2,023	\$2,192.00

### BUILDING INFORMATION

Property Type	Multi-Tenant
Year Built	1964
# of Stories	1
Construction Type	Masonry
Roof	Built-up
Heating	GFA
A/C	Refrigerated
Sprinkler	None
ADA Compliant	Yes
Elevators	None
Signage	Pylon/facade

### SITE DATA

Site Acreage	1.94 AC
Zoning & Description	C4 - Intensive Commercial
Nearest Interstate	Surface
Nearest Rail Service	Ample
Traffic Count	50,779 VPD

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities

### ADDITIONAL INFORMATION

- Highly visible on Lima Road
- Quick access to I-69 and Coliseum Blvd
- Competitive lease rates
- As-is condition

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## WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



**7** Million Visitors Annually

**#1** Voted Best Place to Move (Reader's Digest, 2022)

**#2** Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

***We look forward to having you in Fort Wayne!***



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

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**260 424 8448**  
**SturgesProperty.com**



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 424 8448

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

SturgesDevelopment.com

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