

# GLENBROOK COMMONS

1,382 - 5,908 SQ. FT. AVAILABLE  
0.4 ACRE OUTLOT AVAILABLE



4122 Lima Road, Fort Wayne, IN 46805

- Adjacent to Glenbrook Square Mall, one of the largest super regional shopping centers in Indiana
- Trade area has an 8 county, 100 mile draw
- Anchor tenants include Toys R Us, Dunham's Sports and Burlington Coat Factory

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802



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Industrial, Office, Retail, Land, Brokerage Services, Tenant/Landlord Representation, Site Search and Selection, Valuation and Appraisal, Property Management



# PROPERTY INFORMATION

<b><u>BUILDING LOCATION/ZONING/SIZE</u></b>	
Building Name	Glenbrook Commons
Street Address	4122 Lima Road
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen/Washington
City Limits	Inside
Zoning	SC/Shopping Center
Total Building Size	254,264 SF

<b><u>PRICE/AVAILABILITY</u></b>		
Suite	Size	Lease Rate (Base Rate/Mo.)
A-1	5,908 SF	\$12.00/SF/Yr. (\$5,908.00/Mo.)
A-10	2,831 SF	\$18.00/SF/Yr. (\$4,246.50/Mo.)
B-4	2,047 SF	\$18.00/SF/Yr. (\$3,070.50/Mo.)
B-13	1,382 SF	\$18.00/SF/Yr. (\$2,073.00/Mo.)
B-16	4,488 SF	\$18.00/SF/Yr. (\$5,984.00/Mo.)
Outlot Parcel	0.4 Acre	Negotiable
Lease Type		NNN
Available		Immediately

<b><u>BUILDING DATA</u></b>	
Condition	Good
Date of Construction	1987/1992
Type of Construction	Concrete Block/Brick
Number of Stories	1
Heat	Rooftop, Forced Air

<b><u>FINANCIAL RESPONSIBILITIES</u></b>	
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 based on SF/area	

<b><u>POPULATION DEMOGRAPHICS</u></b>	
1 Mile	5,380
3 Miles	71,676
5 Miles	170,868

<b><u>PARKING/TRANSPORTATION</u></b>	
Parking Lot	Asphalt
Parking Spaces	Ample Storefront
Major Road Nearest Site	Coliseum Boulevard
Distance to Interstate	1-69:1.2 Miles
Traffic Count	Lima Road: 24,200 vpd

<b><u>UTILITIES</u></b>	
Electric Supplier	American Electric Power
Natural Gas Source	City of Fort Wayne
Water & Sewer	City of Fort Wayne

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# SITE PLAN



Suite	Size	Tenant	Suite	Size	Tenant
Suite A-1	5,908 Sq. Ft.	Available	Suite B-10	5,397 Sq. Ft.	Avenue
Suite A-5	10,828 Sq. Ft.	Ross Medical Education	Suite B-13	1,382 Sq. Ft.	Available
Suite A-7	4,093 Sq. Ft.	Bandidos	Suite B-14	2,456 Sq. Ft.	Double Vision Tax Service
Suite A-8	4,978 Sq. Ft.	Armed Forces	Suite B-15	5,786 Sq. Ft.	Verizon
Suite A-10	2,831 Sq. Ft.	Available	Suite B-16	4,488 Sq. Ft.	Available
Suite A-11	26,642 Sq. Ft.	Ollie's Bargain Outlet	Suite B-17	2,110 Sq. Ft.	Leased
Suite B-0	50,209 Sq. Ft.	Burlington Coat Factory	Suite B-18	45,495 Sq. Ft.	Toys R Us
Suite B-4	2,047 Sq. Ft.	Available	Suite E-1	66,759 Sq. Ft.	Dunham's Sports
Suite B-6	12,855 Sq. Ft.	Goodwill	Outlot	0.4 Acre	Available

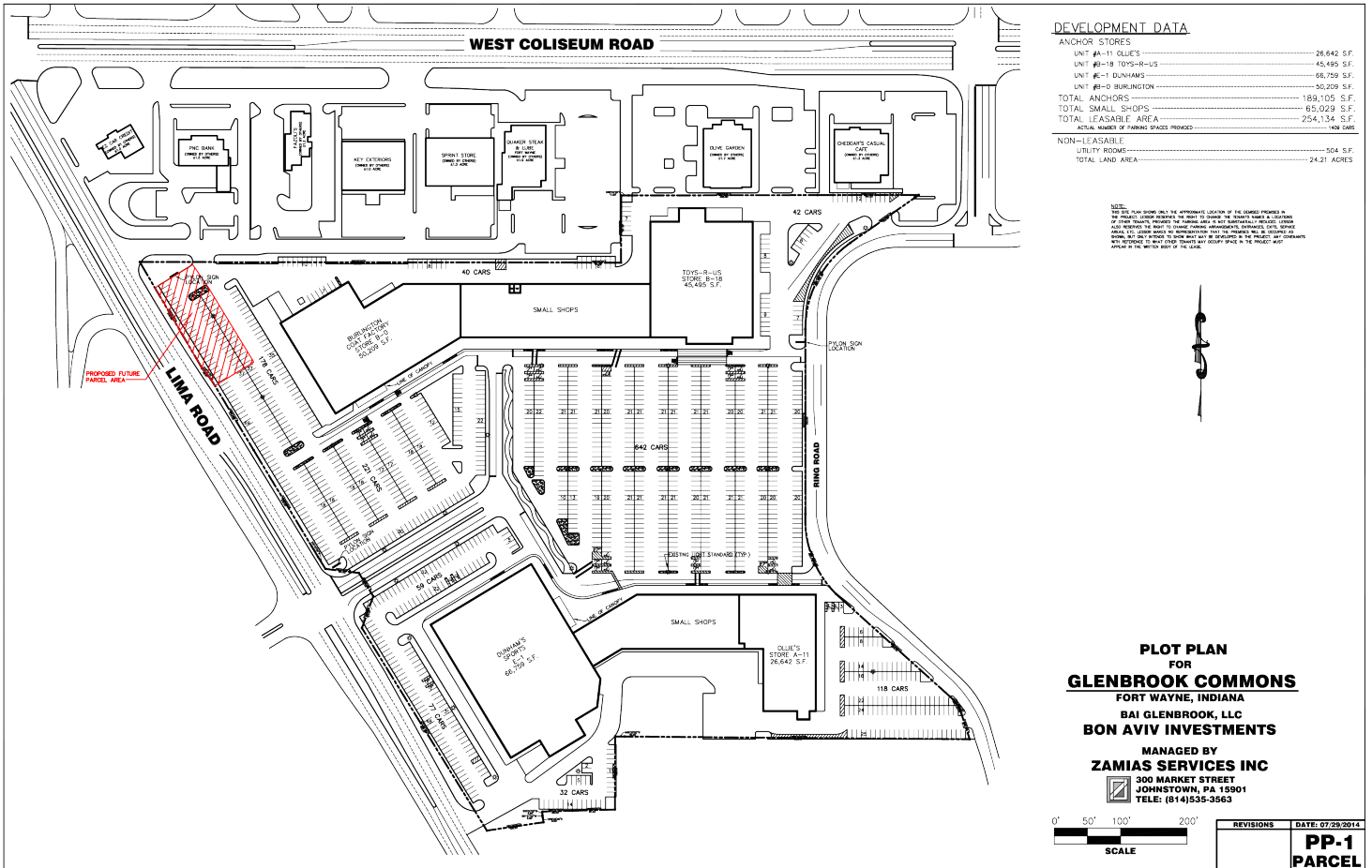
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# OUTLOT SITE PLAN



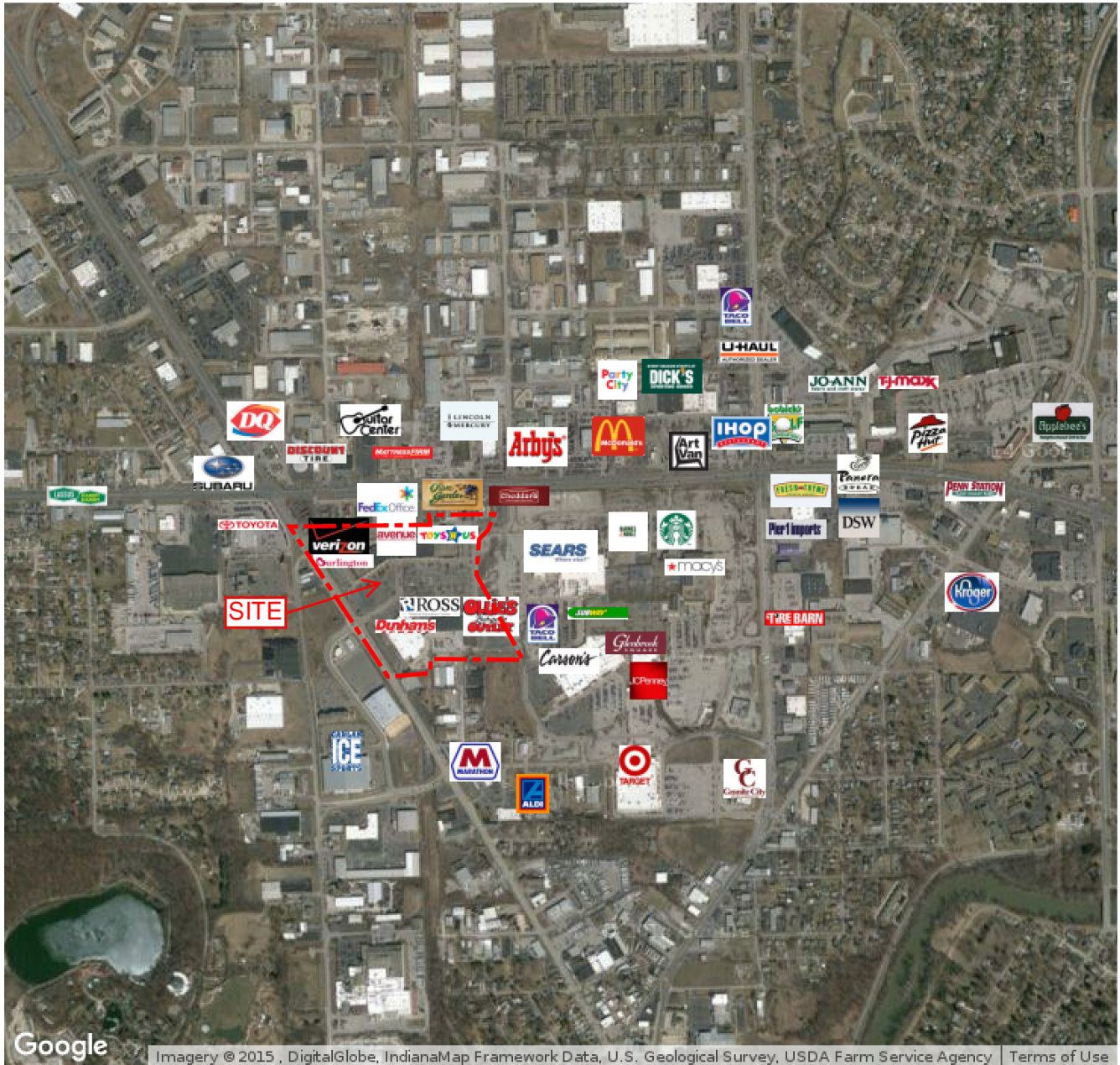
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# RETAILER MAP



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# LOCATION MAPS



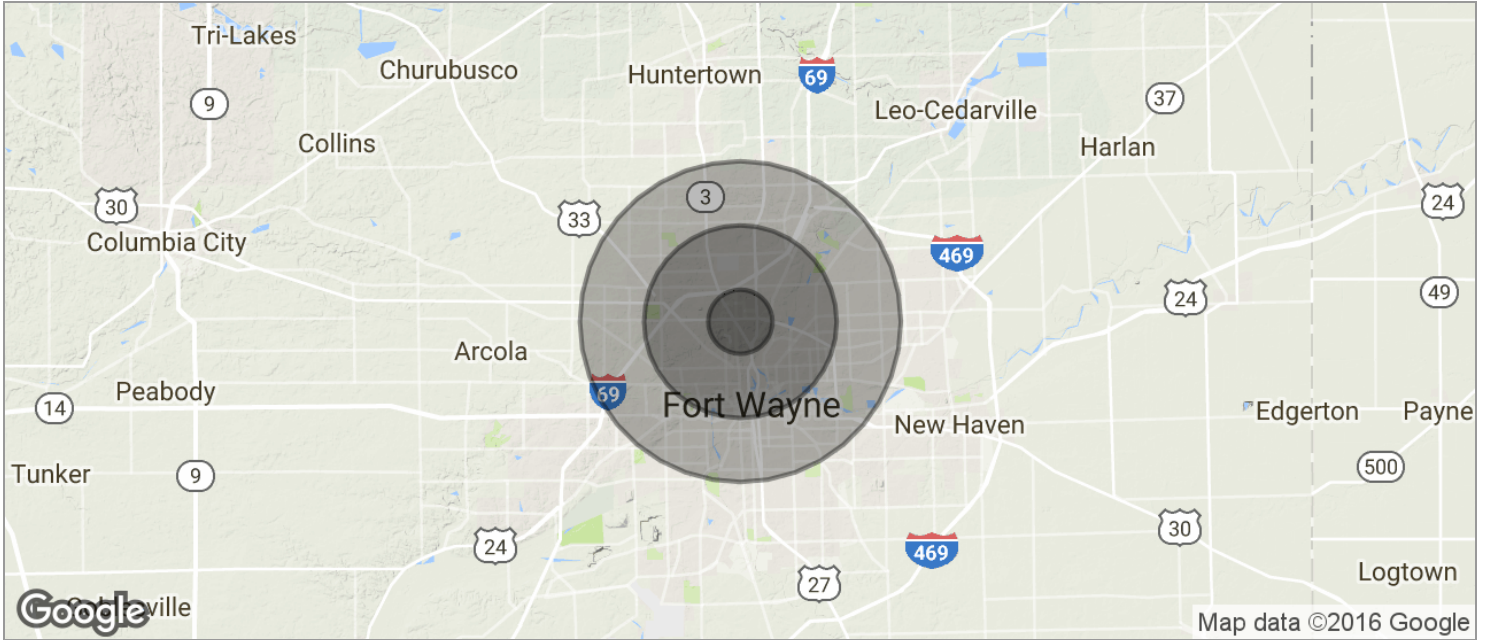
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# DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,380	71,676	170,868
MEDIAN AGE	30.2	32.6	33.0
MEDIAN AGE (MALE)	29.2	31.4	32.2
MEDIAN AGE (FEMALE)	30.4	33.8	33.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,353	30,253	70,111
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$44,956	\$45,303	\$48,183
AVERAGE HOUSE VALUE	\$95,658	\$92,322	\$94,554

\* Demographic data derived from 2010 US Census

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