



AVAILABLE FOR LEASE

# TREDWAY POOLS CENTER

8301-8311 LIMA RD FORT  
WAYNE, IN 46818

**AVAILABLE** 1,000 - 3,081 SF  
**LEASE RATE** \$12.00 SF/YR

## PROPERTY HIGHLIGHTS

- Excellent location on Lima Rd along the main thoroughfare serving North Fort Wayne
- Just North of Lowes and Meijer development
- Less than 2 miles from the Interstate 69 interchange
- Excellent growth area

### DENNIS CALLISON

President/Broker

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Broker

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE





# TREDWAY POOLS CENTER

8301-8311 Lima Rd, Fort Wayne, IN 46818



## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

TENANT or LANDLORD EXPENSES

- Utilities - Tenant
- Lawn & Snow - Tenant
- Taxes & Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,000 - 3,081 SF
Lot Size:	2.45 Acres
Building Size:	20,539 SF

SPACES	LEASE RATE	SPACE SIZE
8309	\$12.00 SF/yr	3,081 SF
8307 B	\$12.00 SF/yr	1,000 SF



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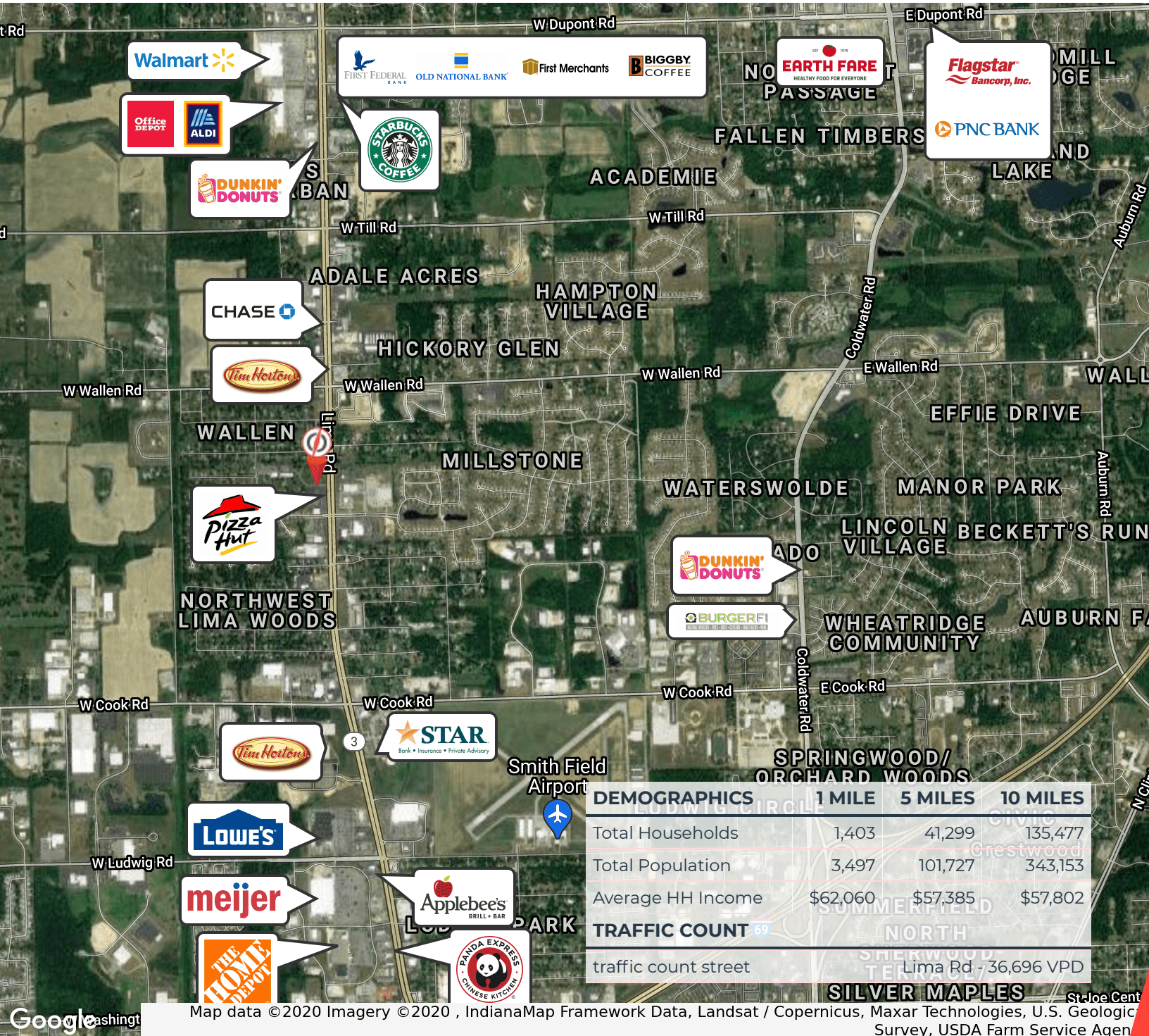


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## RETAILER MAP



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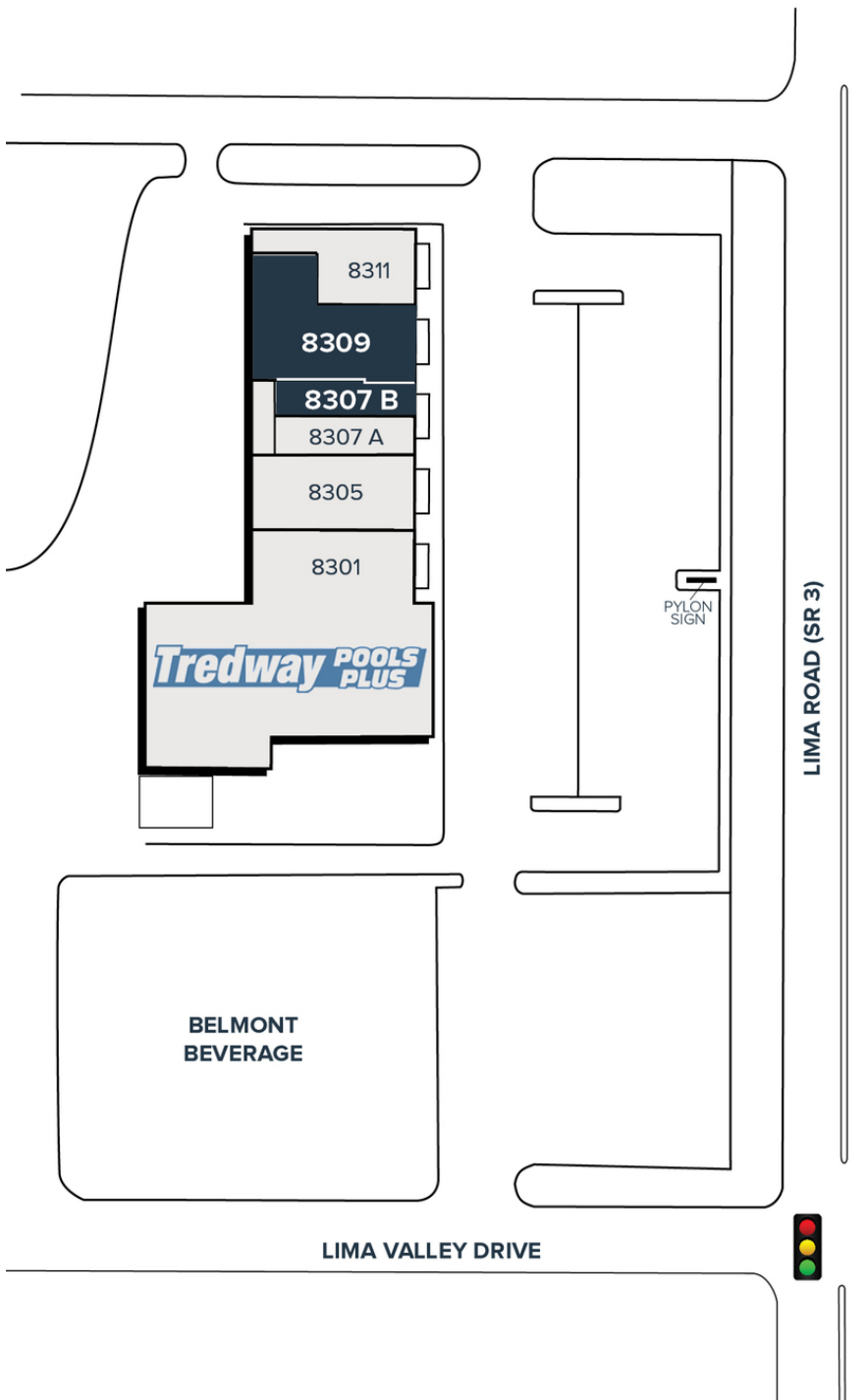
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## SITE PLAN



TENANT	SF	SUITE
PIZZA HUT	-	8311
AVAILABLE	3,081 SF	8309
AVAILABLE	1,000 SF	8307B
ANGELA'S GROOMING & DOG SPA	-	8307A
A W NEW HAPKIDO	-	8305
TREDWAY POOLS & SPA	-	8301

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# TREDWAY POOLS CENTER

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## PROPERTY DETAILS

**LEASE RATE** **\$12.00 SF/YR (NNN)**

### LOCATION INFORMATION

Building Name	Tredway Pools Center
Street Address	8301-8311 Lima Rd
City, State, Zip	Fort Wayne, IN 46818
County/Township	Allen/Washington
Cross Streets	Lima Rd
Nearest Highway	Interstate 69 (1.79 miles)

### BUILDING INFORMATION

Building Size	20,539 SF
Year Built	2016
Tenancy	Multiple

### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	C-3 (Commercial)
Lot Size	2.45 Acres
APN#	02-07-10-077-009.000-073
Lot Frontage	323
Lot Depth	330
Traffic Count Street	Lima Rd - 36,696 VPD

### PARKING & TRANSPORTATION

Parking Type	Surface
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