



A2Z
REAL ESTATE

For Lease – 2,148 and 1,782 sf
Glenbrook Commons

4200 Lima Rd, Fort Wayne, IN 46805

JOE ANTHONY, ESQ.
Co-Founder & CEO
C: 814-242-7969

STEVE ZAMIAS JR.
Co-Founder & CFO
C: 814-525-2057



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GLENBROOK COMMONS

ADDRESS:

4200 Lima Rd,
Fort Wayne, IN 46805

HIGHLIGHTS:

Glenbrook Commons is a 254,112 sf shopping center anchored by a new Ross Dress for Less, Dunham's, Burlington, and Ollie's. Other tenants include: Ross Learning Center, Verizon Wireless, Goodwill, and Kid to Kid, and is located on the heavily traveled Lima Rd and Coliseum Blvd in Fort Wayne, IN. Adjacent is Glenbrook Square Mall, with major tenants: JCPenney, Macy's, Barnes & Noble, P.F. Chang's, Red Robin, Starbucks, TGI Fridays, BJ's Brewhouse, and over 100 other shops.

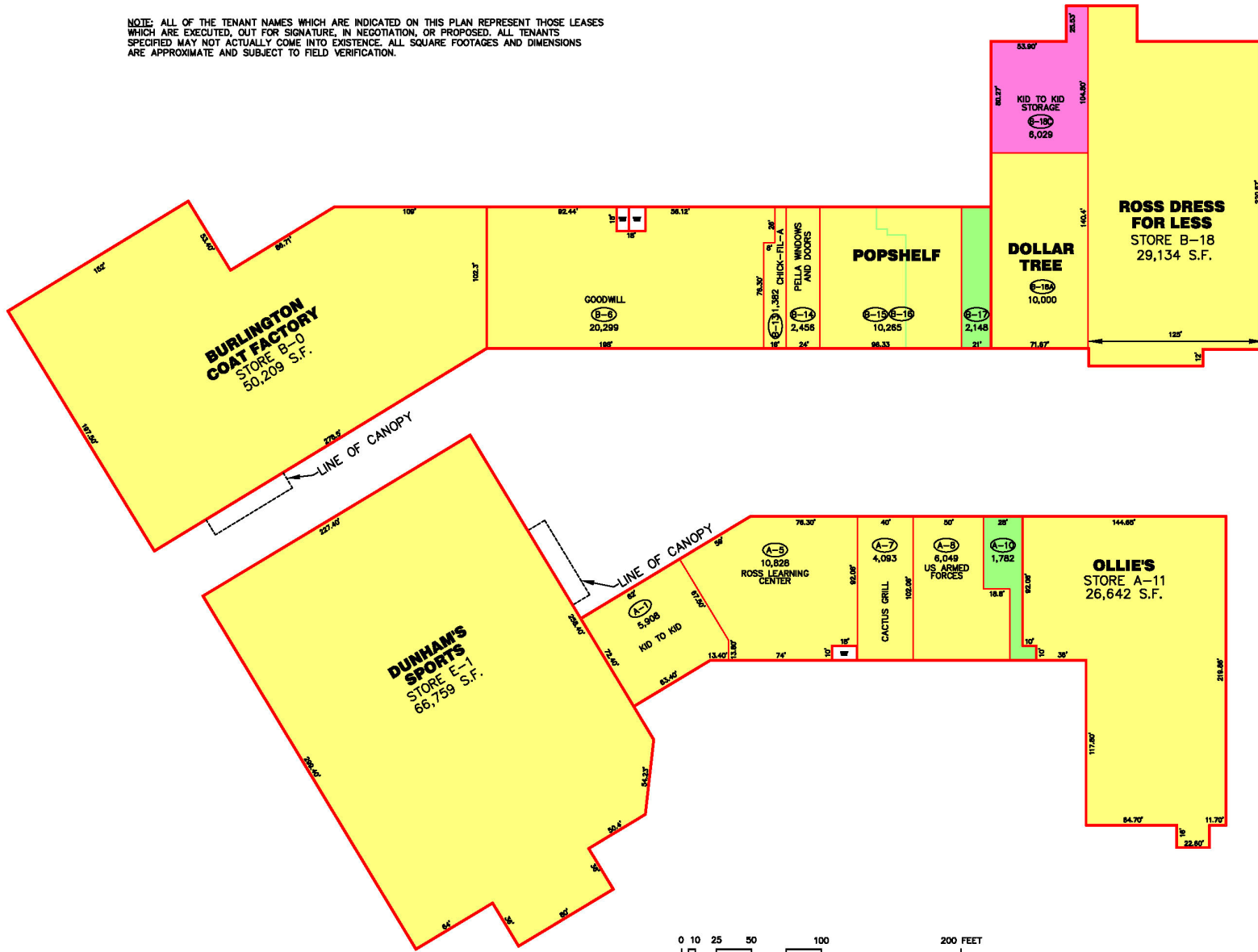
The site has excellent access to I-69 leading to downtown Fort Wayne and neighboring communities.

Traffic on Rt-27/Lima Rd is: 18,500 CPD and on W Coliseum Blvd 33,1000 CPD.

Average Household Income within 10 miles is: \$75,564.



NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.



DEVELOPMENT DATA

ANCHOR STORES	
UNIT #A-11 OLLIE'S	26,642 S.F.
UNIT #B-18A DOLLAR TREE	10,000 S.F.
UNIT #B-18 ROSS DRESS FOR LESS	29,134 S.F.
UNIT #E-1 DUNHAM'S	66,759 S.F.
UNIT #E-0 BURLINGTON	50,209 S.F.
TOTAL ANCHORS	182,744 S.F.
TOTAL SMALL SHOPS	71,390 S.F.
TOTAL LEASABLE AREA	254,134 S.F.
<small>ACTUAL NUMBER OF PARKING SPACES PROVIDED 1400 CAR</small>	
NON-LEASABLE	
UTILITY ROOMS	504 S.F.
TOTAL LAND AREA	24.21 ACRES

ROOM KEY

- ⊙ — UNIT NUMBER
- ⊞ — UNIT SQUARE FOOTAGE

COLOR KEY

- OCCUPIED
- VACANT
- TEMPORARY



SCALE

DATE: 06.06.2023

**LEASE PLAN
GLENBROOK
COMMONS**

**4122 LIMA ROAD
FORT WAYNE, IN 46805
ALLEN COUNTY**

**BAI GLENBROOK, LLC
BON AVIV INVESTMENTS**

MANAGED BY

A2Z REAL ESTATE | 231 MARKET STREET
JOHNSTOWN, PA 15901
(814) 254-4004
a2zreinc.com
info@a2zreinc.com

LP-1



DEVELOPMENT DATA

ANCHOR STORES	
UNIT #A-11 OLLIE'S	26,642 S.F.
UNIT #B-18A DOLLAR TREE	10,000 S.F.
UNIT #B-18 ROSS DRESS FOR LESS	29,134 S.F.
UNIT #E-1 DUNHAMS	66,759 S.F.
UNIT #B-0 BURLINGTON	50,209 S.F.
TOTAL ANCHORS	182,744 S.F.
TOTAL SMALL SHOPS	71,390 S.F.
TOTAL LEASABLE AREA	254,134 S.F.
ACTUAL NUMBER OF PARKING SPACES PROVIDED	1408 CARS
NON-LEASABLE	
UTILITY ROOMS	504 S.F.
TOTAL LAND AREA	24.21 ACRES

NOTE:
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATIONS OF THE STORES PROVIDED IN THE PROJECT. LESSEE AGREES TO CHANGE THE TENANTS UNDER A LOCATION OF OTHER TENANTS, PROVIDED THE PROJECT AND IS NOT MATERIALLY REDUCED. LESSEE ALSO AGREES TO CHANGE PARKING SPACES, ENTRANCES, DRIVEWAYS, SIDEWALKS, ETC. LESSEE MAKES NO REPRESENTATION THAT THE PROJECT WILL BE OCCUPIED AS SHOWN, BUT ONLY AGREES TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS AND AGREEMENTS TO WHAT OTHER TENANTS MAY OCCUPY SPACES IN THE PROJECT SHALL APPEAR IN THE WRITTEN BODY OF THE LEASE.



COLOR KEY

- OCCUPIED
- VACANT
- TEMPORARY

**PLOT PLAN
GLENBROOK COMMONS**

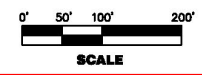
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REVISIONS			DATE: 12/11/12
01/15/13	02/12/13	12/16/12	
02/25/13	03/13/13	07/15/12	
04/02/13	11/20/12	02/27/12	
04/15/13	12/22/12	02/27/12	
07/16/13	02/14/13	02/27/12	
07/16/13	02/14/13	02/27/12	
07/16/13	02/14/13	02/27/12	
07/16/13	02/14/13	02/27/12	

PP-1



Merkler St
Burlington

Dunham's
SPORTS

KID to KID

GOODWILL
INDUSTRIES

OLLIE'S
Bargain
OUTLET

ROSS

★ **macy's**

JCPenney

BARNES & NOBLE

verizon

ARMED FORCES
RECRUITING CENTER

Chick-fil-A

Glenbrook Commons

Glenbrook Square Mall
- Over 100 stores

H&M 
AMERICAN EAGLE OUTFITTERS

SHOE DEPT.
AÉROPOSTALE



Louisedale Dr

Wells St

27

Mobile Ave

Fernhill Ave

Fernhill Ave

Ridgewood Dr

Allen Ave

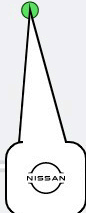
N Clinton

Forest Hill Ave

4200 Lima Rd Fort Wayne, IN 46805

June 2023

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DEMOGRAPHICS

4200 Lima Rd Fort Wayne, IN 46805		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	4,092	74,045	172,507	345,721
	2025 Projected Population	4,308	78,804	185,619	367,972
	2010 Census Population	3,721	69,068	159,950	321,118
	2000 Census Population	3,569	69,164	160,251	302,192
	Projected Annual Growth 2020 to 2025	1.1%	1.3%	1.5%	1.3%
	Historical Annual Growth 2000 to 2020	0.7%	0.4%	0.4%	0.7%
	2020 Median Age	30.4	33.4	34.3	35.6
HOUSEHOLDS	2020 Estimated Households	1,655	31,792	71,433	138,513
	2025 Projected Households	1,712	33,265	75,310	144,546
	2010 Census Households	1,474	28,918	64,701	126,039
	2000 Census Households	1,731	29,871	64,862	118,701
	Projected Annual Growth 2020 to 2025	0.7%	0.9%	1.1%	0.9%
	Historical Annual Growth 2000 to 2020	-0.2%	0.3%	0.5%	0.8%
RACE AND ETHNICITY	2020 Estimated White	62.9%	77.2%	72.1%	74.1%
	2020 Estimated Black or African American	10.6%	8.4%	13.8%	13.1%
	2020 Estimated Asian or Pacific Islander	14.3%	6.0%	4.6%	5.1%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.4%	0.4%
	2020 Estimated Other Races	11.9%	7.9%	9.0%	7.3%
	2020 Estimated Hispanic	12.3%	8.3%	10.0%	8.2%
INCOME	2020 Estimated Average Household Income	\$64,249	\$56,577	\$61,482	\$75,564
	2020 Estimated Median Household Income	\$49,948	\$49,895	\$52,848	\$62,278
	2020 Estimated Per Capita Income	\$26,444	\$24,759	\$25,722	\$30,428
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	9.3%	4.2%	4.3%	3.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	10.6%	7.6%	7.4%	6.0%
	2020 Estimated High School Graduate	28.0%	31.1%	30.1%	29.2%
	2020 Estimated Some College	20.3%	21.5%	22.2%	21.7%
	2020 Estimated Associates Degree Only	10.1%	9.4%	10.1%	10.5%
	2020 Estimated Bachelors Degree Only	16.0%	18.4%	17.7%	19.0%
	2020 Estimated Graduate Degree	5.8%	7.8%	8.3%	9.8%
BUSINESS	2020 Estimated Total Businesses	963	4,470	8,543	13,759
	2020 Estimated Total Employees	14,389	68,779	118,512	170,602
	2020 Estimated Employee Population per Business	14.9	15.4	13.9	12.4
	2020 Estimated Residential Population per Business	4.2	16.6	20.2	25.1





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CONTACT

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