



FOR **SALE** RETAIL
PROPERTY



2929 E. Dupont Road
Fort Wayne, IN 46825

3,948 Sq. Ft. Retail Space With 1.07 Acres Available

About The Property

- High profile corner of I-69 and Dupont Road
- Excellent visibility (I-69: 65,463 vpd - Dupont Road: 23,497 vpd)
- Pylon signage available
- Prime for redevelopment opportunities
- Located near major hospitals, retail, hotels, and restaurants
- Sale Price: \$1,500,000 (\$379.94/SF)



**the
Zacher
company**

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

3,948 SQ. FT. RETAIL SPACE WITH 1.07 ACRES AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Street Address	2929 E. Dupont Road
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/Perry
City Limits	Inside
Total Building Size	3,948 SF
Site Acreage	1.07 Acres
Zoning	C2/Limited Commercial

BUILDING DATA

Date of Construction	1997
Condition	Good
Amenities:	Walk-In Coolers
	Display Cooler
	Car Wash On Site

POPULATION DEMOGRAPHICS

1 Mile	3,424
3 Miles	44,175
5 Miles	100,867

TRANSPORTATION/PARKING

Parking Lot	Asphalt
Major Road Nearest Site	Dupont Road/I-69
Distance to Interstate	At I-69 interchange
Traffic Counts:	
Dupont Road	23,497 vpd
I-69	65,463 vpd

PRICE/AVAILABILITY

Sale Price	\$1,500,000.00
Sale Price/SF	\$379.94
Available	March 1, 2026

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

PROPERTY TAXES

Parcel Number (1)	02-02-35-380-004.000-091
(2)	02-02-35-380-003.000-091

Property Taxes	TBD*
*Parcel (2) to be divided from vacant lot to the north (available separately).	



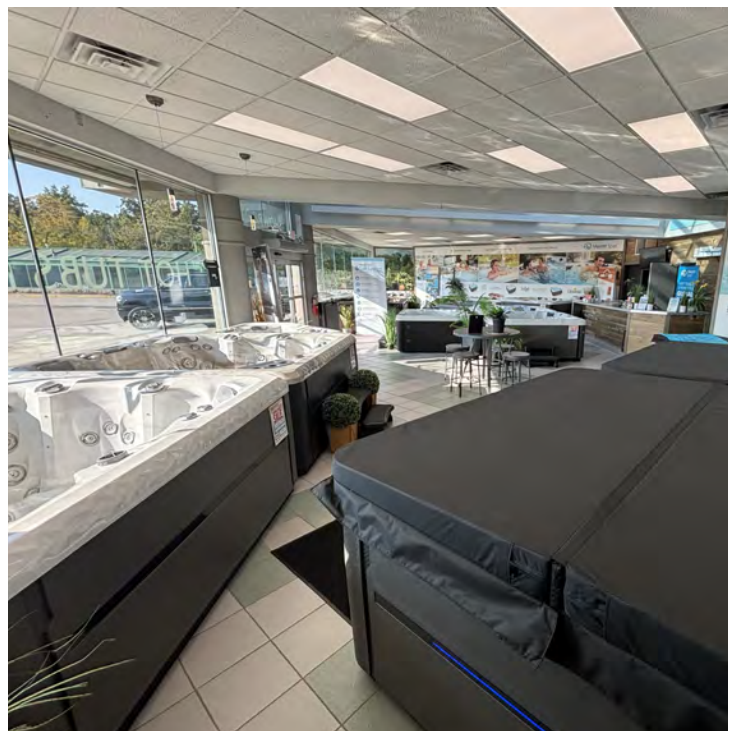
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ADDITIONAL PHOTOS

3,948 SQ. FT. RETAIL SPACE WITH 1.07 ACRES AVAILABLE



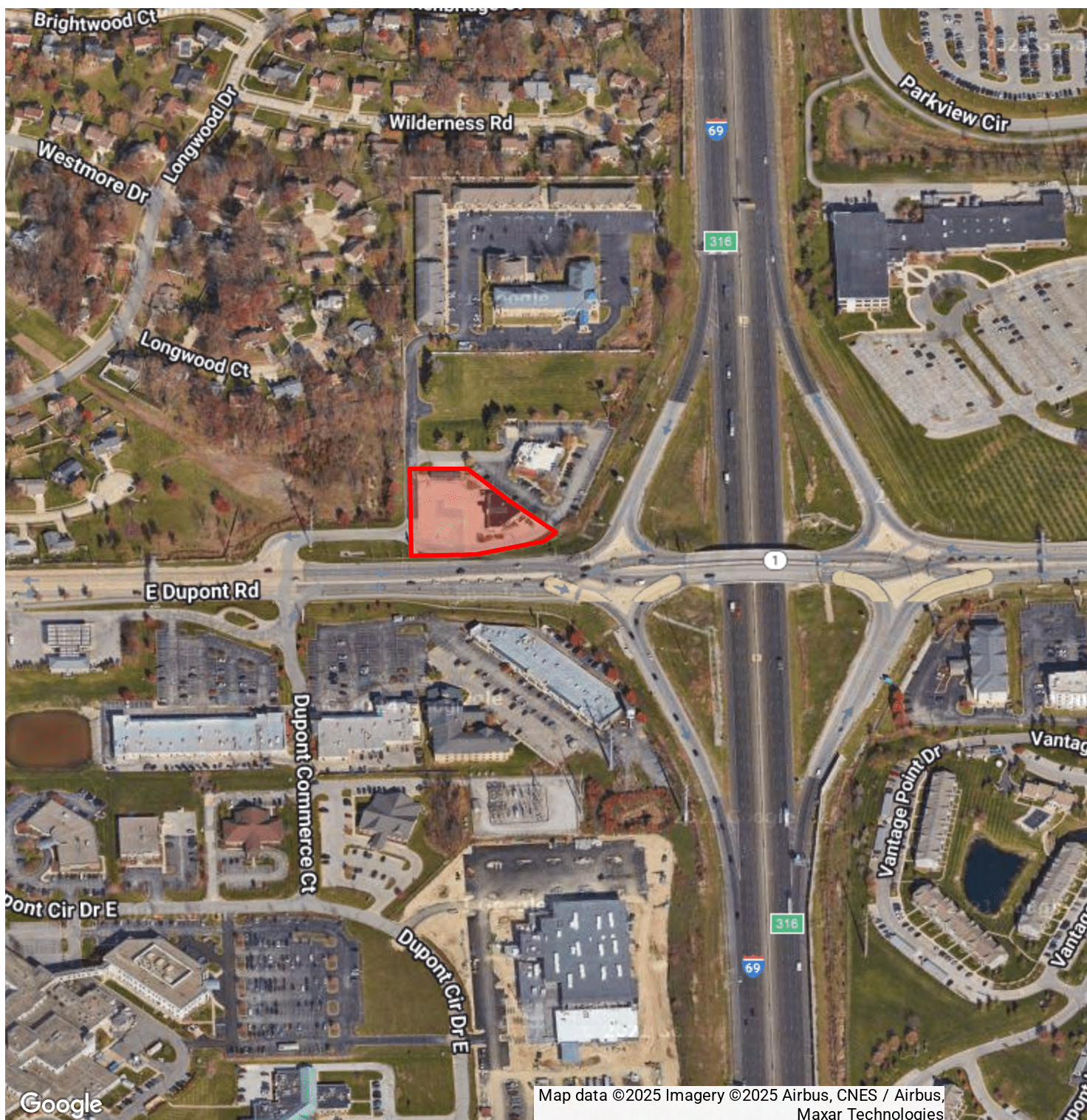
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AERIAL MAP

3,948 SQ. FT. RETAIL SPACE WITH 1.07 ACRES AVAILABLE



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus,
Maxar Technologies



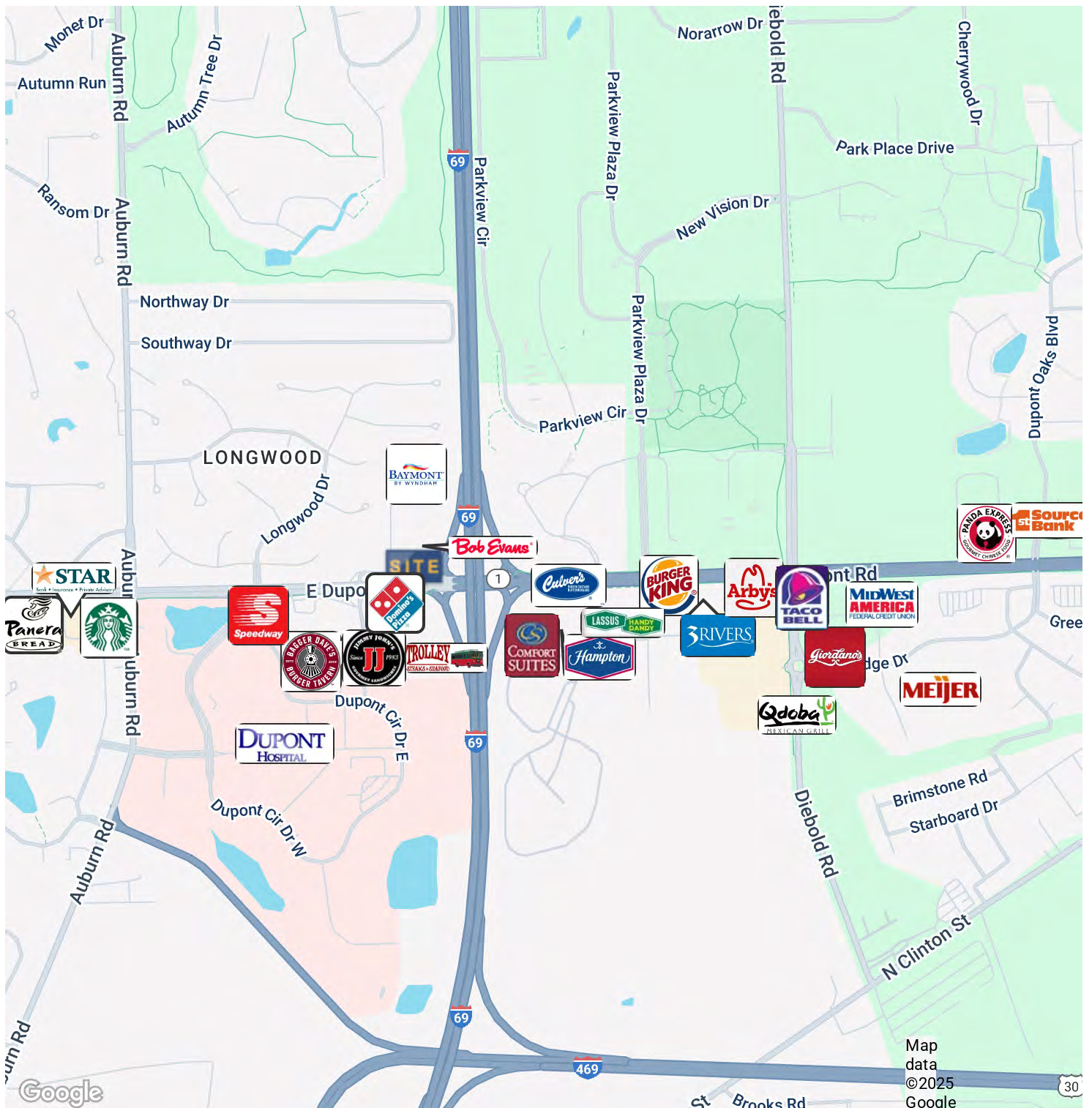
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RETAILER MAP

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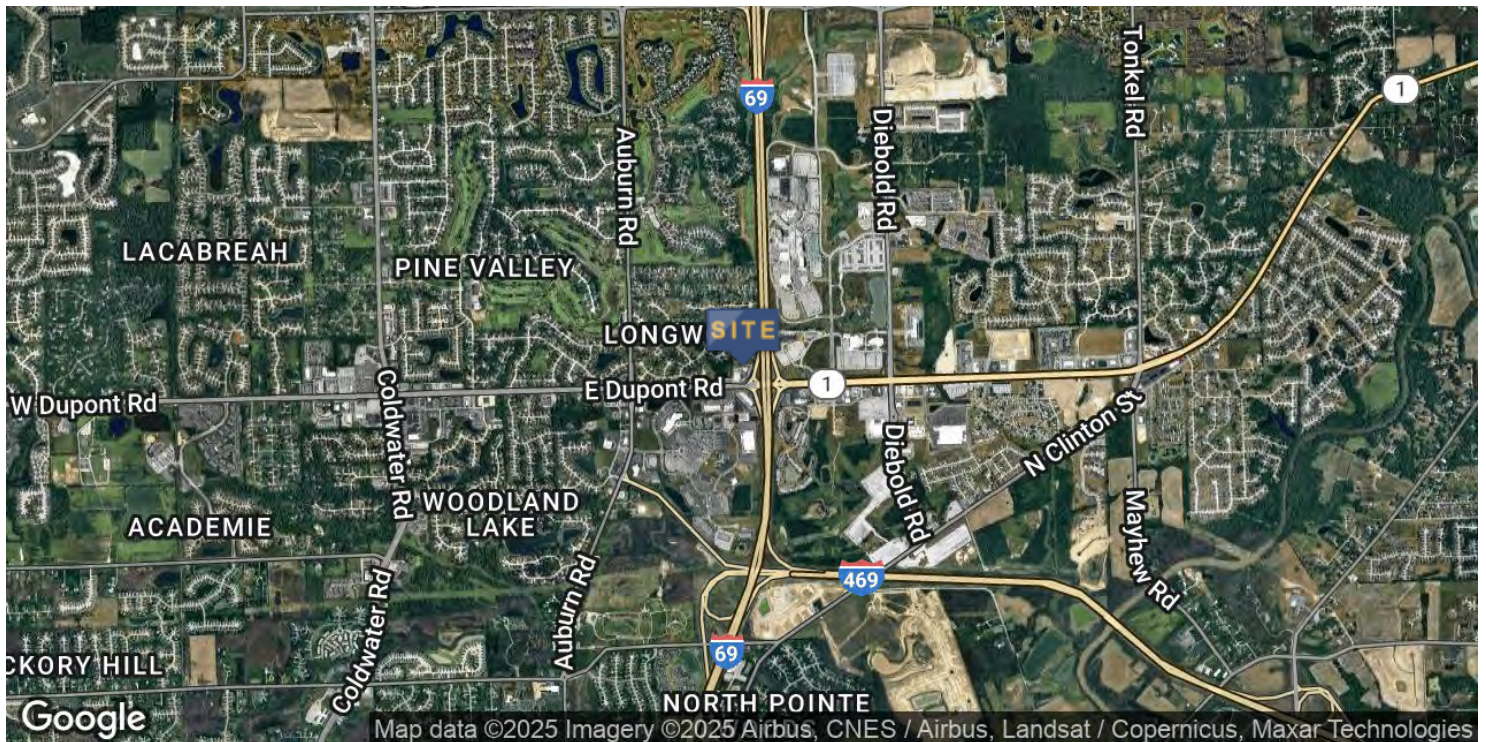
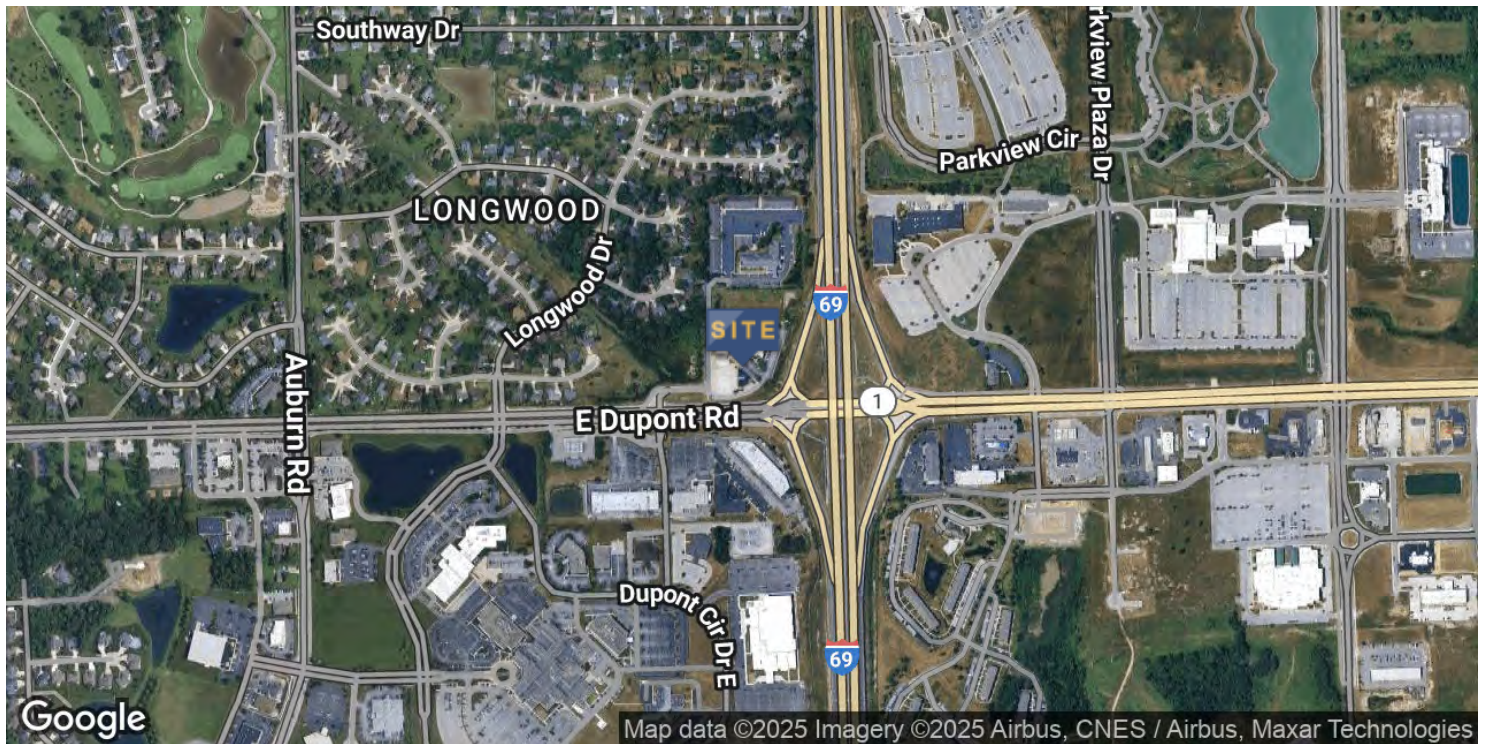
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LOCATION MAP

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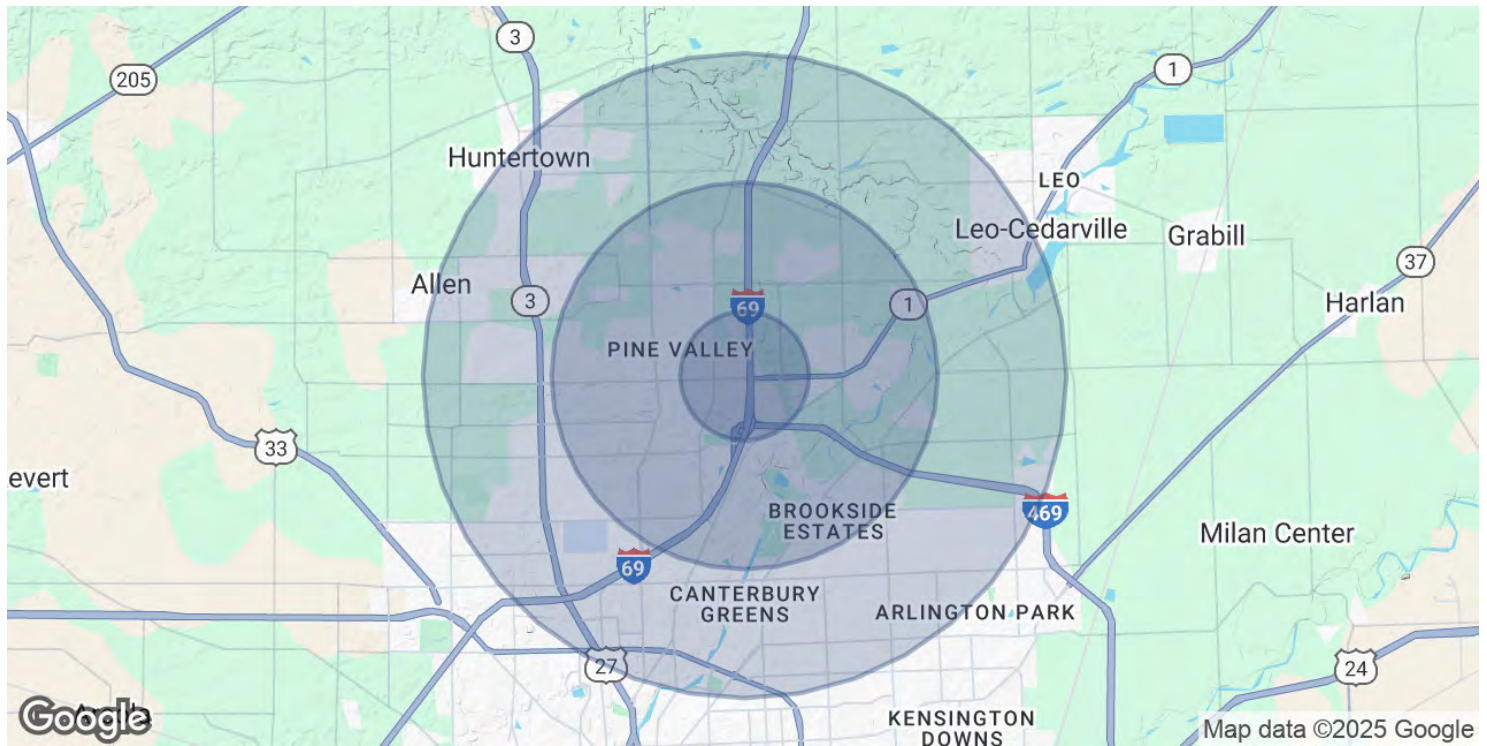
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,424	44,175	100,867
Average Age	38.2	36.5	35.0
Average Age (Male)	38.5	35.8	34.1
Average Age (Female)	37.4	37.0	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,385	17,322	39,265
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$82,968	\$73,666	\$67,851
Average House Value	\$186,653	\$166,257	\$155,910

* Demographic data derived from 2020 ACS - US Census



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