

+/- 86,252 SF RETAIL BUILDING ON +/- 12.41 ACRES FOR LEASE | FOR SALE | Unique Redevelopment Opportunity

VERITAS
REALTY



**FOR LEASE
FOR SALE**

3930 E Dupont Rd, Fort Wayne, IN 46825

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REDEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

PROPERTY OVERVIEW:

- +/- 86,252 SF Freestanding Retail Box with unique redevelopment opportunity
- +/- 12.41 Acres
- For Lease | For Sale

PROPERTY HIGHLIGHTS:

- Situated in Fort Wayne's fastest growing corridor with over 1,000 new homes or multifamily units approved, under-construction, or completed within +/- 2 miles of the site
- Located directly off of I-69 interchange (77,216 VPD) at Dupont Road (32,305 VPD)
- Conveniently accessible to two different stoplights along Dupont Road
- Adjacent to Parkview Regional Medical Center which employs 6,250+ people and sees 9,000+ visitors each day
- Shared roundabout entrance with the new Meijer store

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population:	48,954	120,716	299,692
Average HH Income:	\$118,055	\$112,379	\$94,048
Daytime Population:	24,990	76,353	212,341



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REDEVELOPMENT OPPORTUNITY

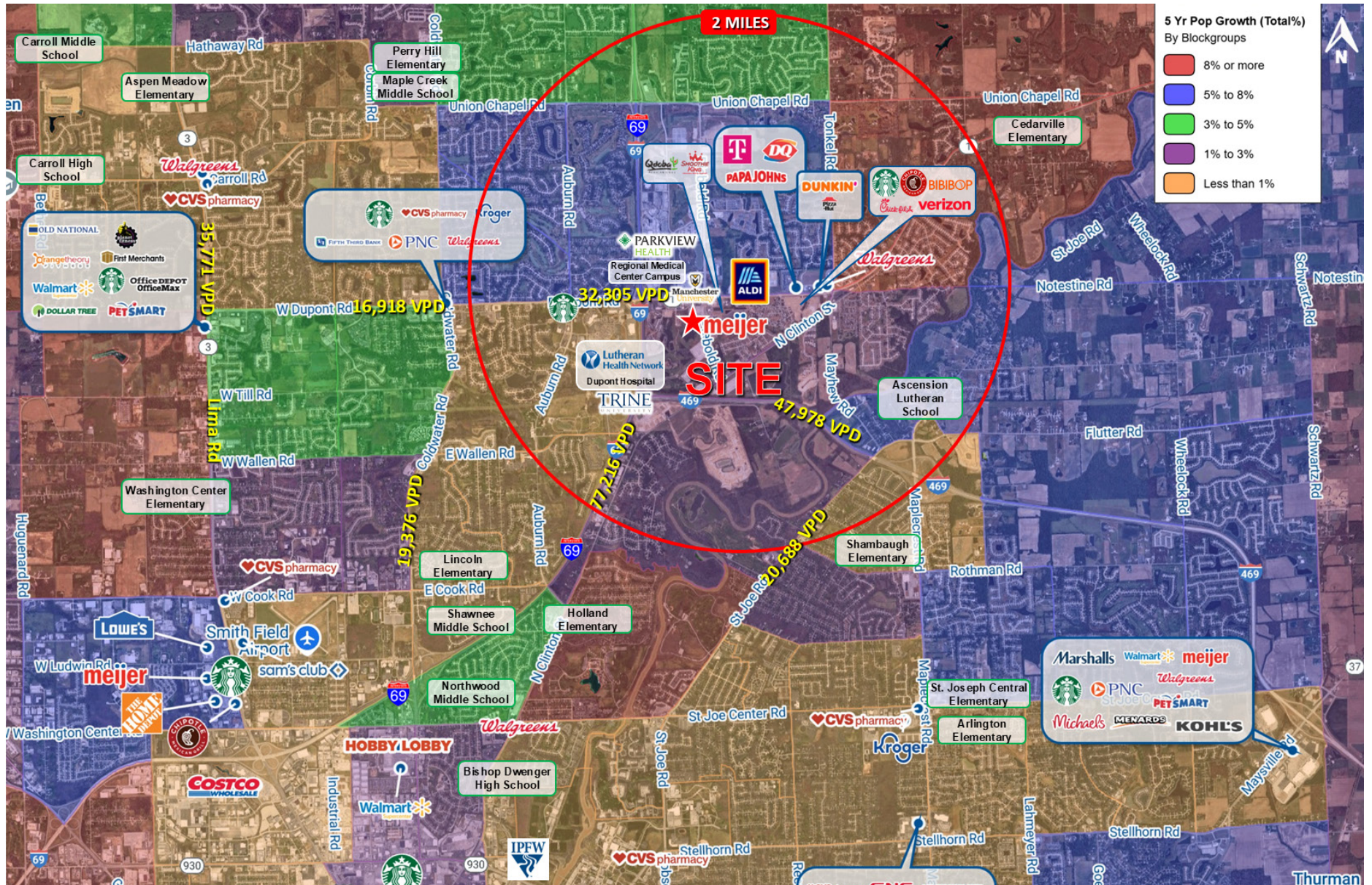
PROPERTY
OVERVIEW AERIAL



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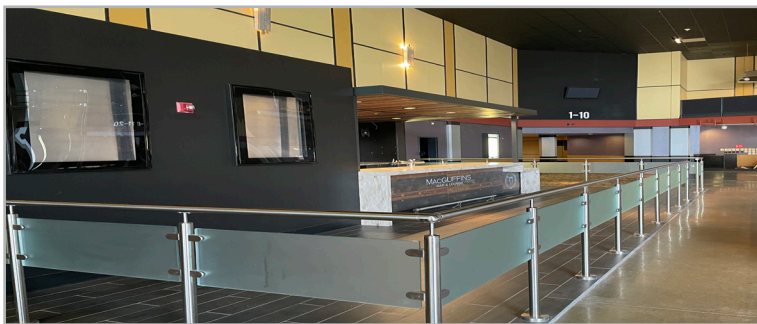
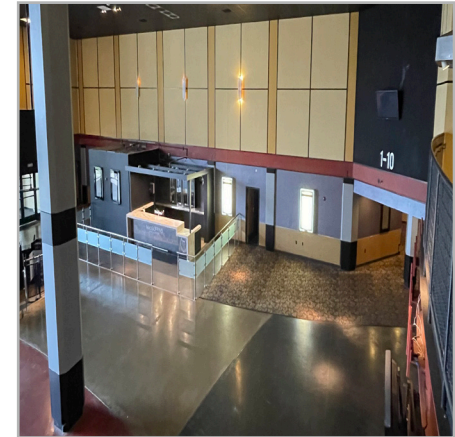
MARKET GROWTH
AERIAL



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PROPERTY
PHOTOS



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