



FOR SALE / LEASE

MEDICAL OFFICE PROPERTY

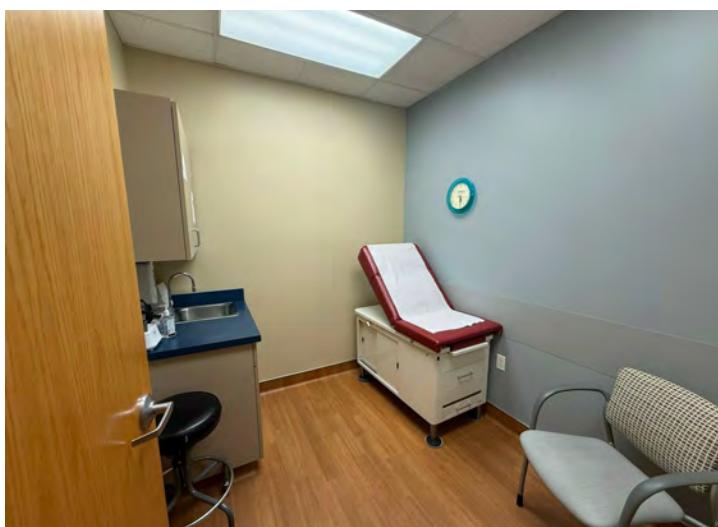


10020 Dupont Circle Court
Fort Wayne, IN 46825

4,659 SF Medical Office Near Dupont Hospital

About The Property

- 4,043 SF main level
- 616 SF upper level
- Close proximity to Dupont Hospital, Dupont Office Centers and DeBrand Fine Chocolates
- Convenient location near traffic light and I-69
- Flexible layout with multiple exam rooms, administrative offices, breakroom, reception and waiting area
- Lease Rate: \$16.00 SF/yr NNN
- Sale Price: \$650,000



**the
Zacher
company**

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PROPERTY INFORMATION

4,659 SF MEDICAL OFFICE NEAR DUPONT HOSPITAL

BUILDING LOCATION/SIZE/ZONING

Street Address	10020 Dupont Circle Court
City, State, Zip	Fort Wayne, IN 46825
Total Building Size	30,623 SF
Zoning	C1/Professional Offices and Personal Services

BUILDING DATA

Date of Construction	2005
Building Type	Office
Number of Stories	2

POPULATION DEMOGRAPHICS

1 Mile	4,432
3 Miles	54,503
5 Miles	121,601

UTILITIES

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

PRICE/AVAILABILITY

Suite 110	4,659 SF
Sale Price	\$650,000.00
Sale Price/SF	\$21.23
Lease Rate	\$16.00 SF/yr
Lease Type	NNN
Available	Immediately

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

**Pro-rata share based on SF/area*



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ADDITIONAL PHOTOS

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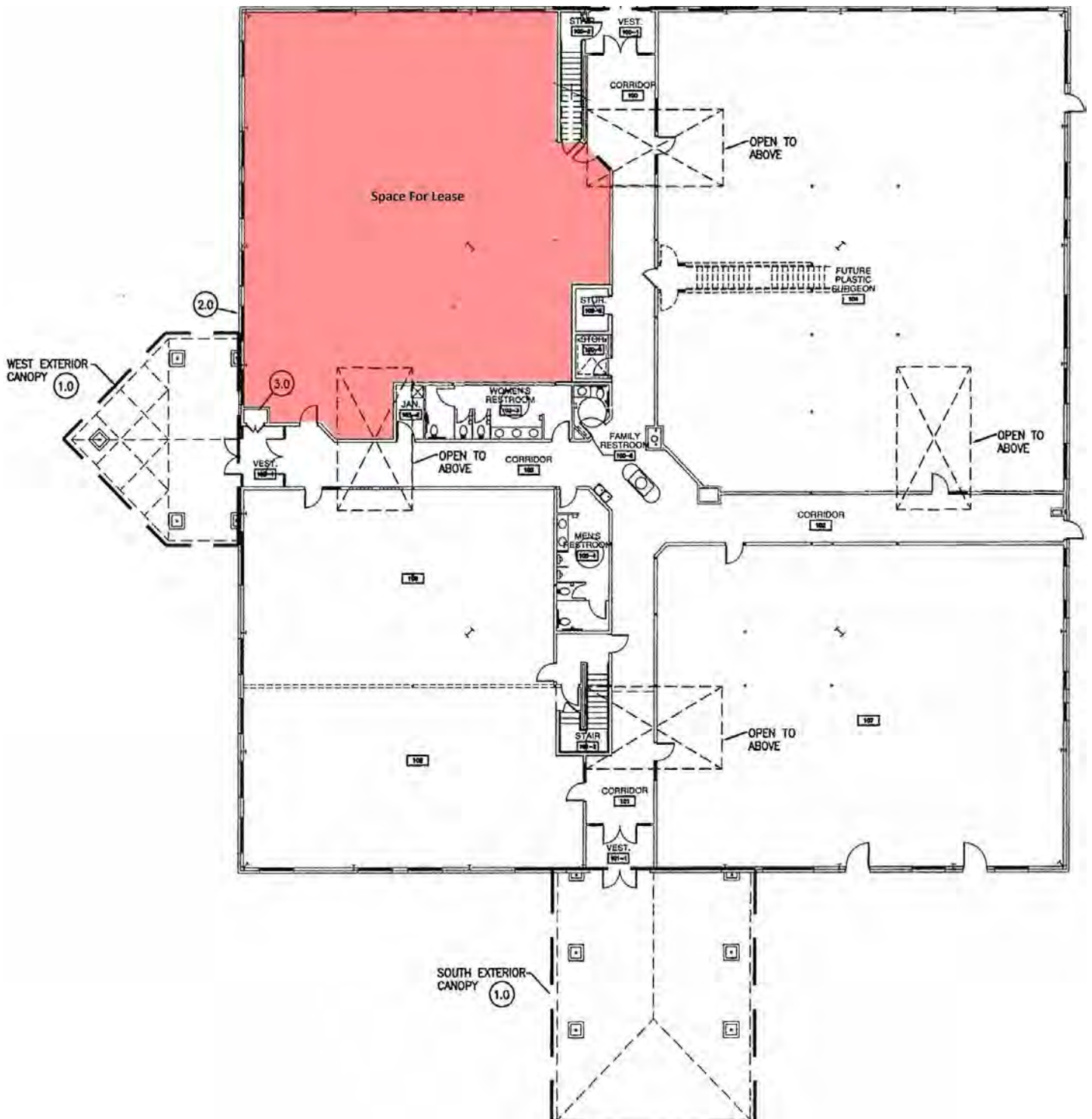
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MAIN LEVEL

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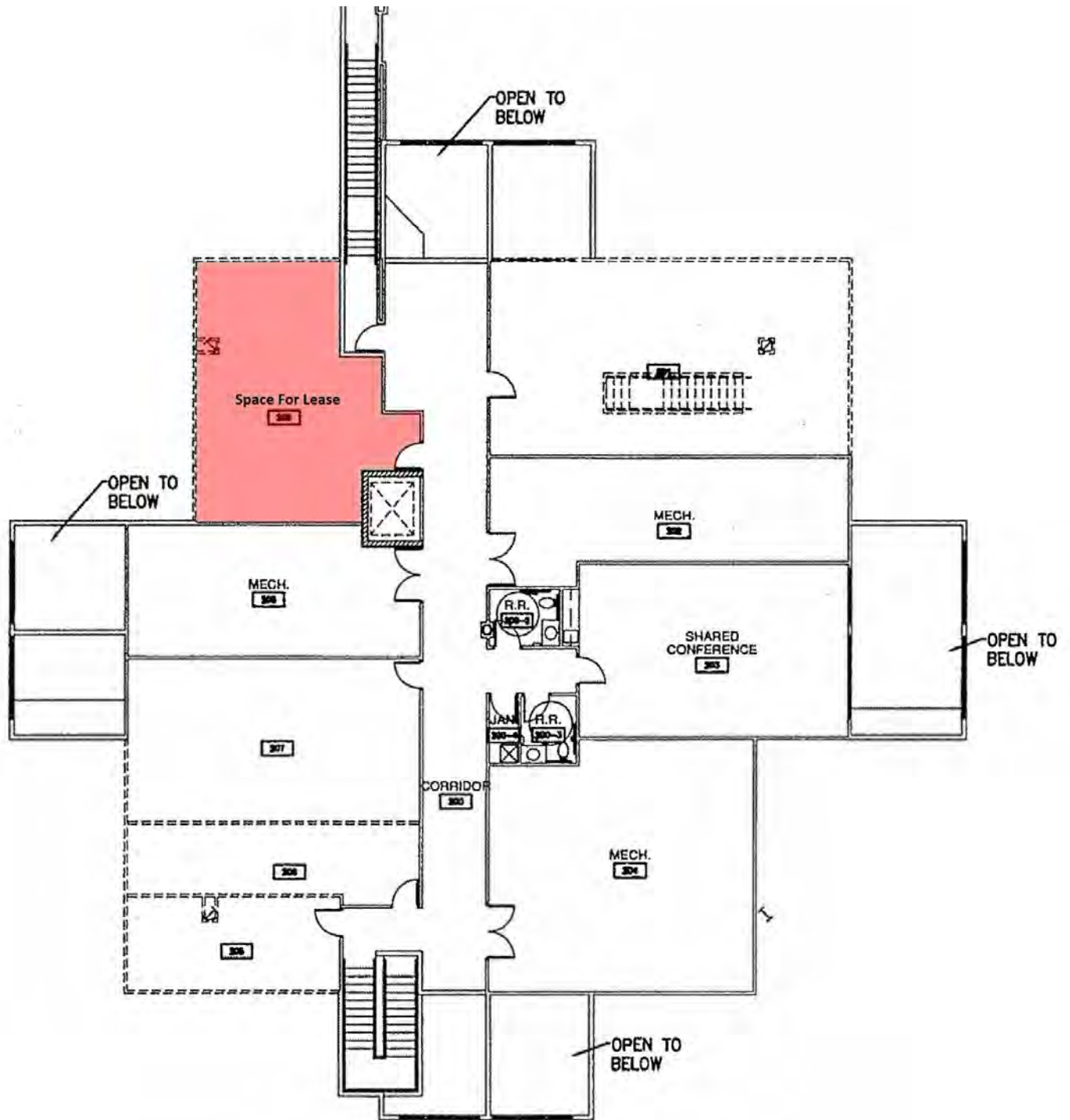
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UPPER LEVEL

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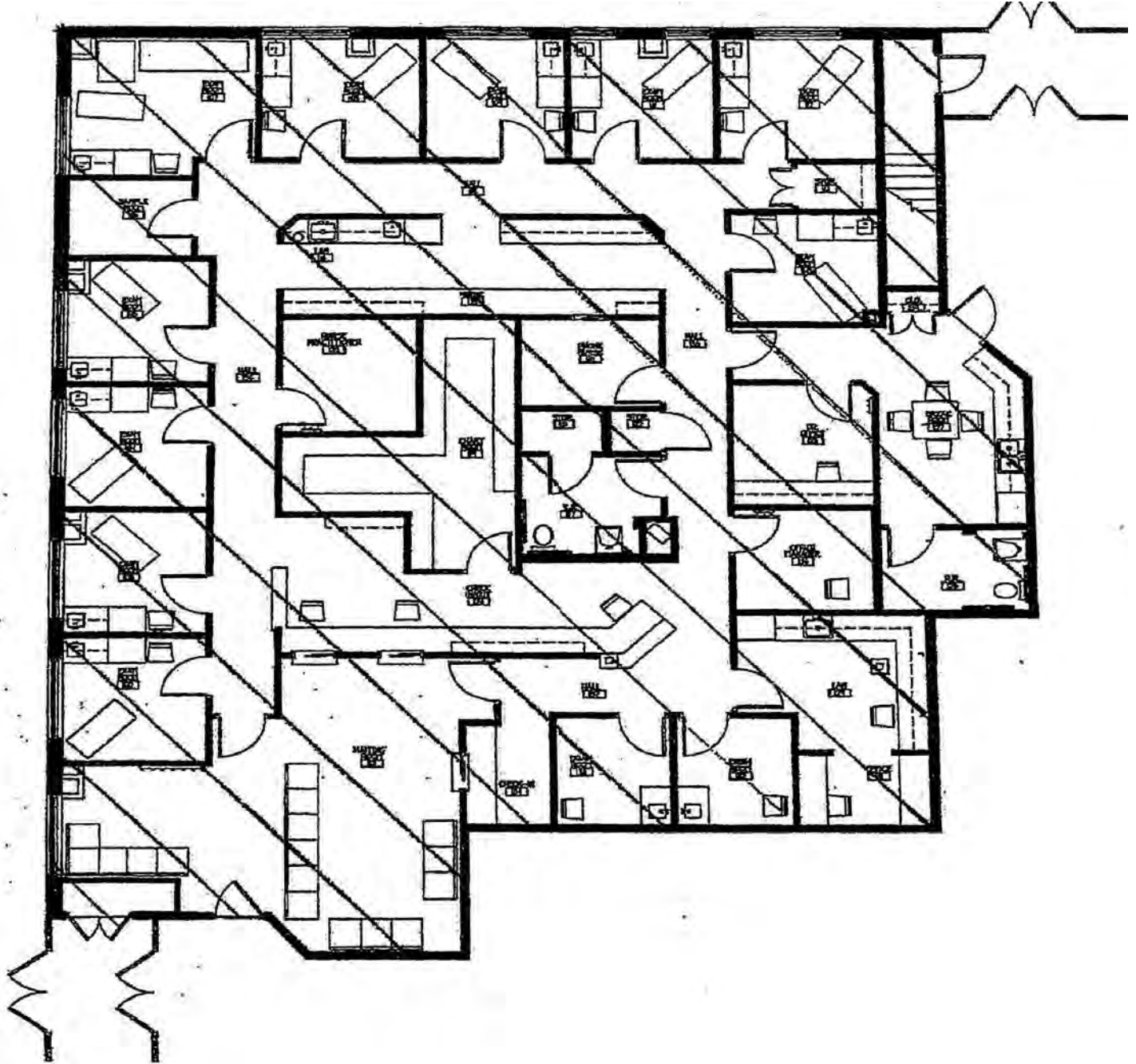
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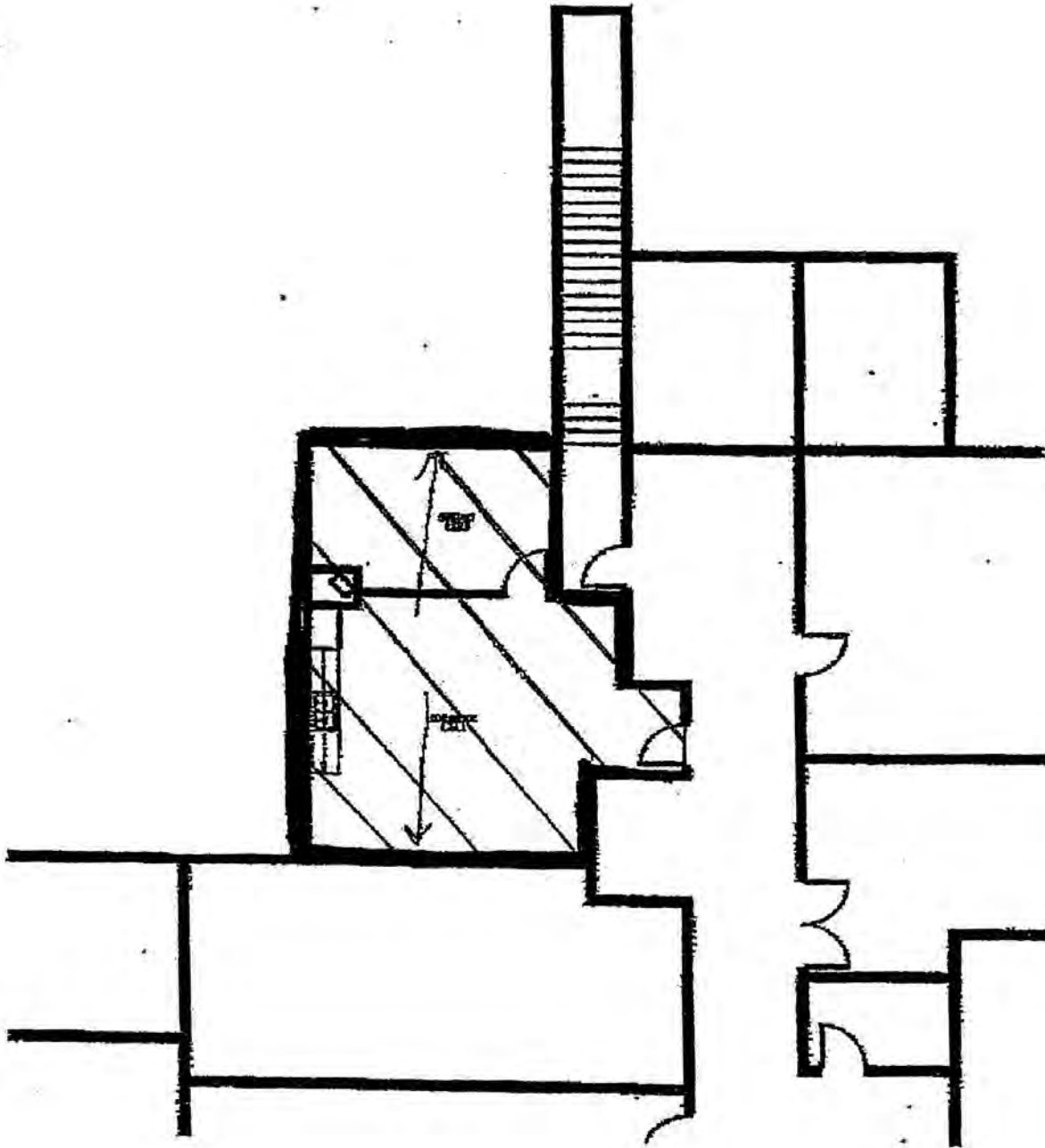
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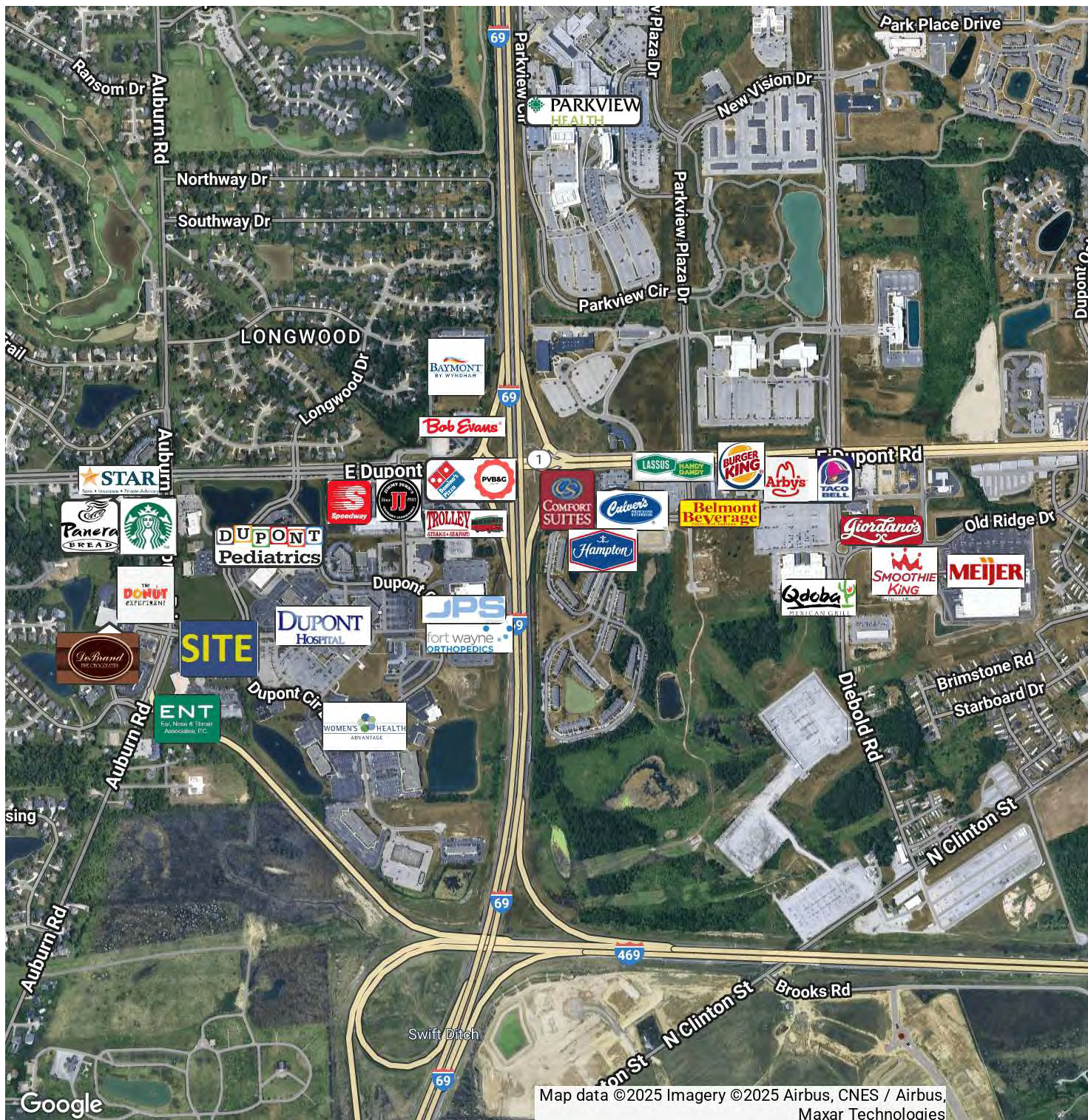
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RETAILER MAP

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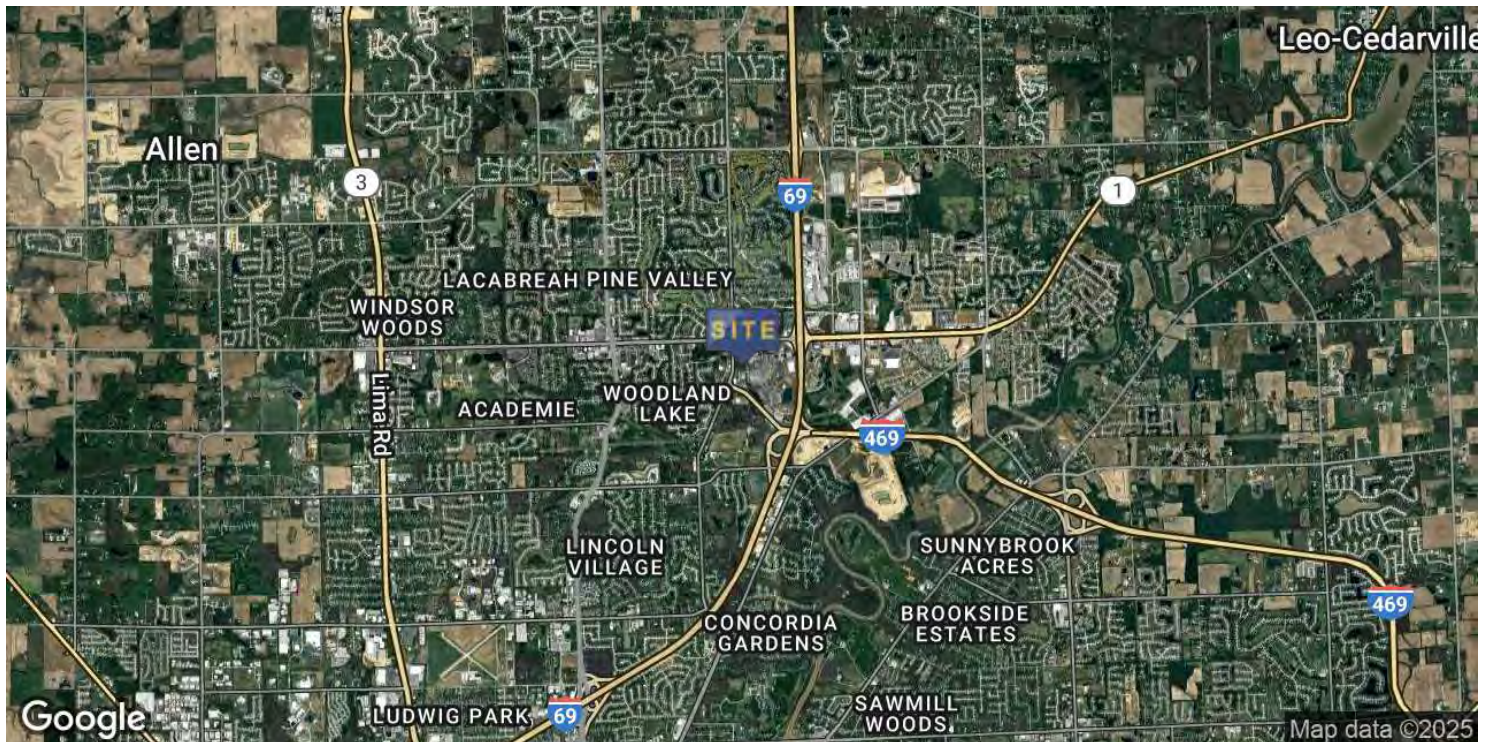
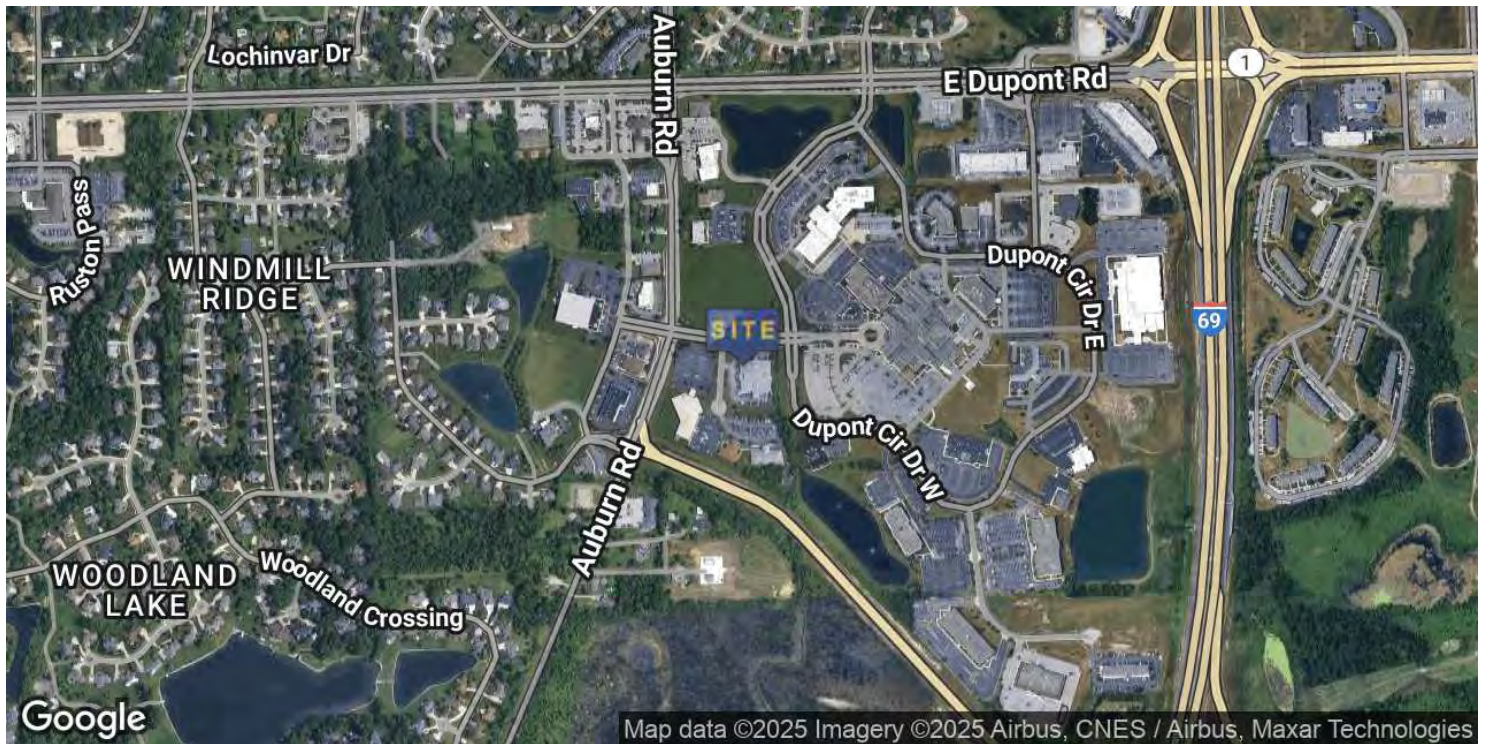
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LOCATION MAP

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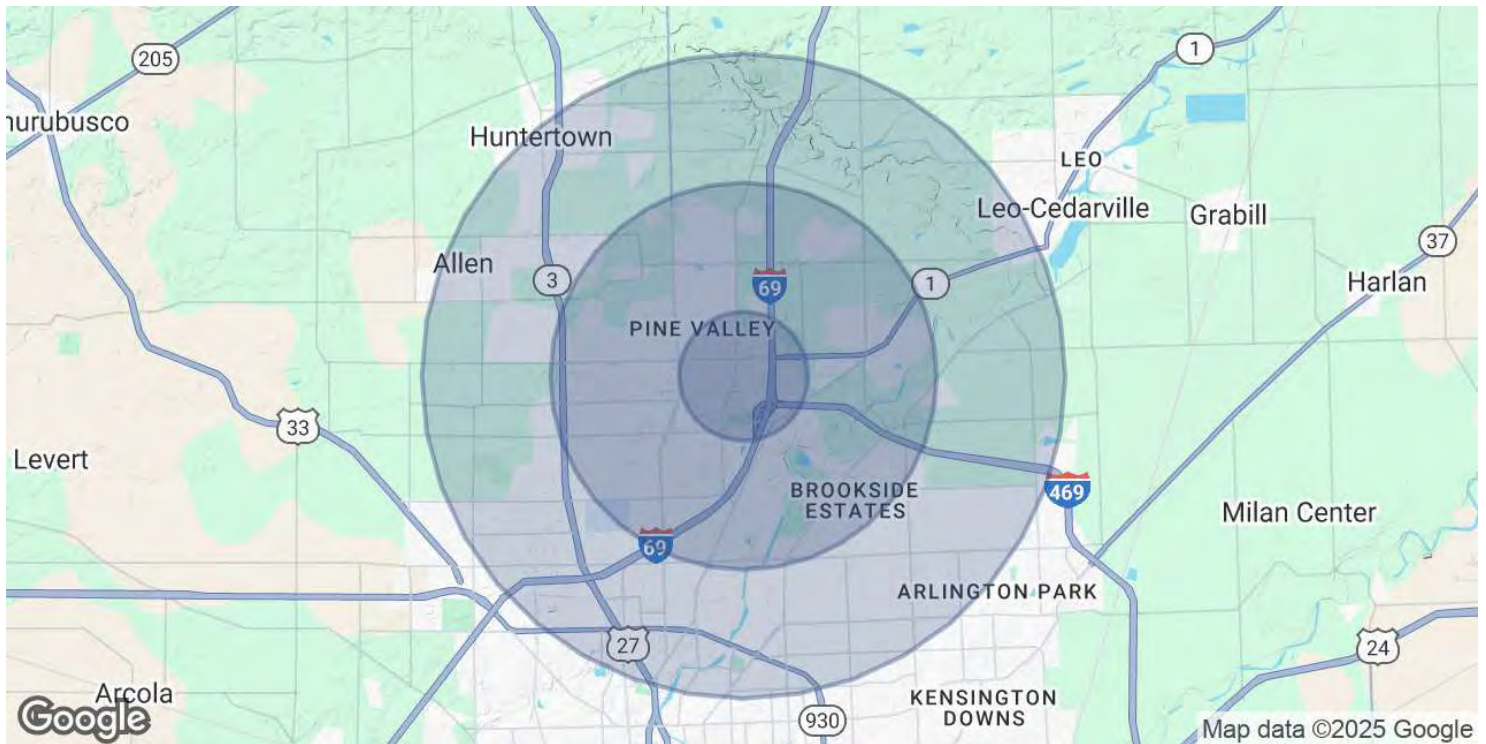
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DEMOGRAPHICS MAP & REPORT

4,659 SF MEDICAL OFFICE NEAR DUPONT HOSPITAL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,432	54,503	121,601
Average Age	43	40	39
Average Age (Male)	42	39	38
Average Age (Female)	45	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,741	22,176	48,359
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$119,183	\$108,819	\$103,332
Average House Value	\$297,809	\$275,256	\$256,642

Demographics data derived from AlphaMap



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