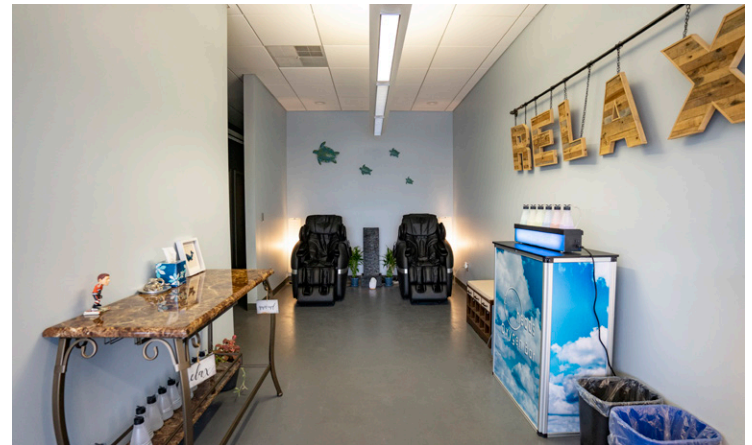




## Dupont Strip Center

1505 W Dupont Road  
Fort Wayne, Indiana 46825



### Featured Property Highlights

- 1,500 SF retail space for lease:
  - › **\$13.50 PSF/Year NNN**
- Located in the desirable W Dupont Road & Lima Road submarket
- Surrounded by many national retailers
- Signage available on Dupont Road

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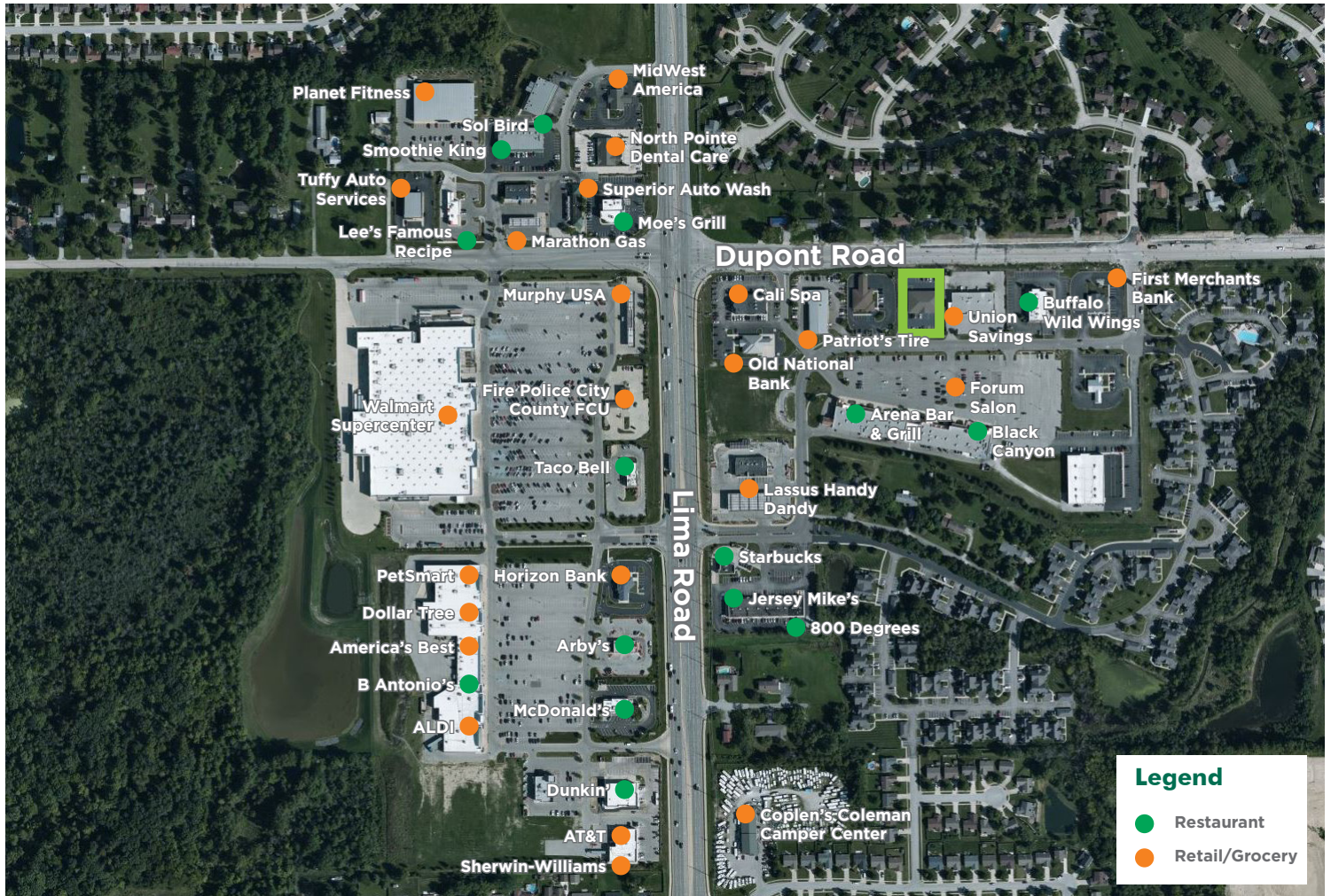
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## Dupont Strip Center

1505 W Dupont Road  
Fort Wayne, Indiana 46825



## Property Description

Retail space available at the intersection of W. Dupont Rd and Lima Rd for \$13.50 PSF NNN. The space is 1,500 SF and currently built-out for a spa. There are two treatment rooms with showers, a third treatment room without a shower, and a small office. The building has excellent visibility with signage available on Dupont Rd and Crescent Circle

The location of this building is in a very active and diverse retail trade area on the north side of Fort Wayne. National and local retailers neighboring this space include Biggby Coffee, Buffalo Wild Wings, Cali Spa, Walmart, Black Canyon, and numerous banks and financial institutions.

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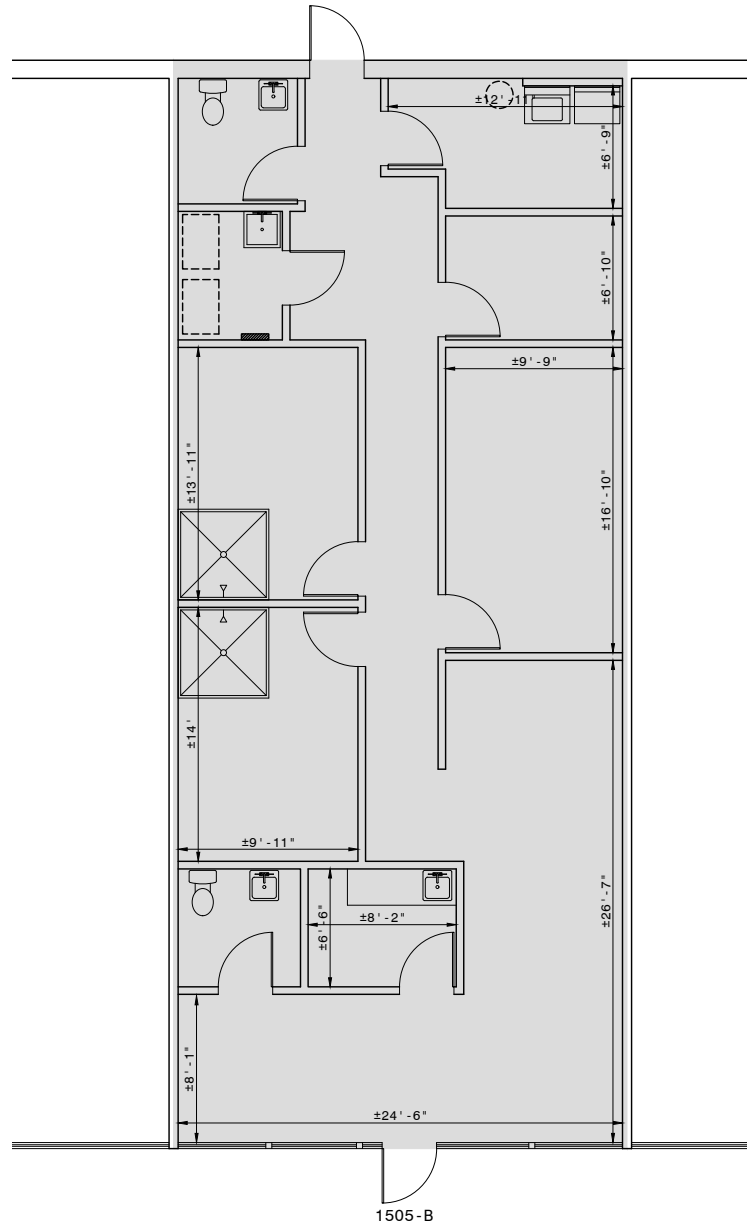


## Dupont Strip Center

1505 W Dupont Road  
Fort Wayne, Indiana 46825

### Units Available

Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale

**1,500 SF**

Suite 1505-B

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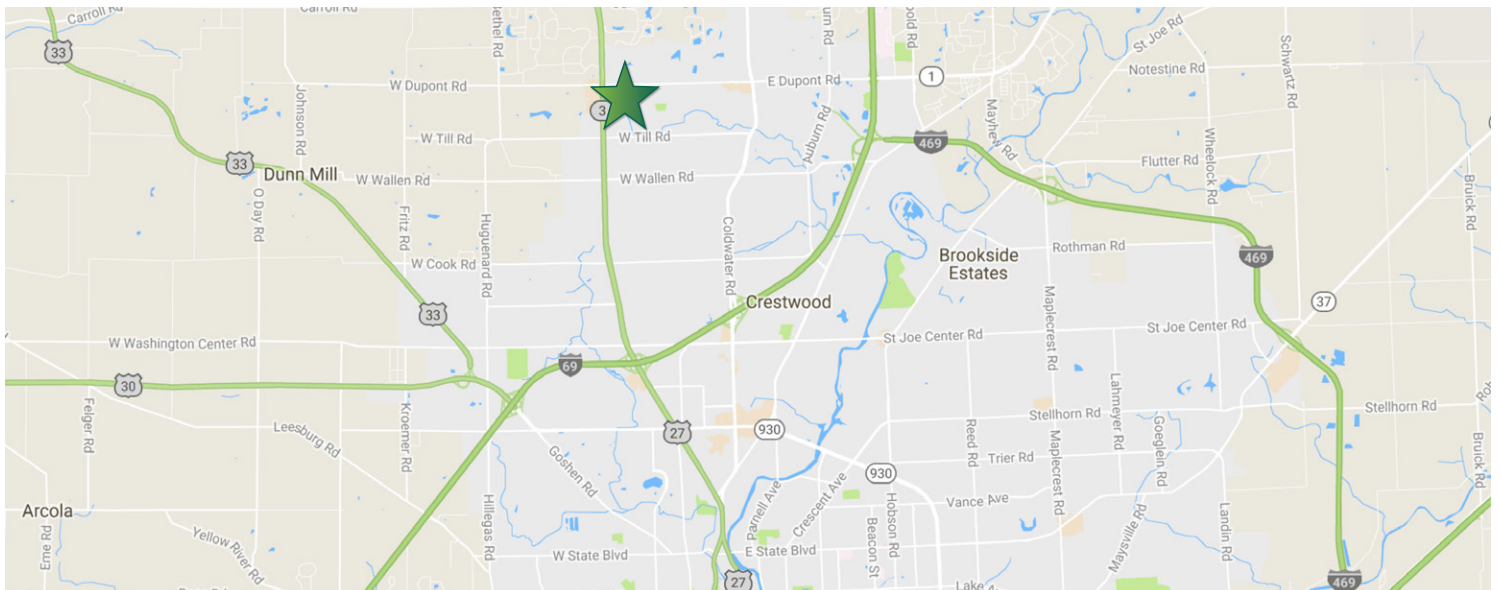
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## Dupont Strip Center

1505 W Dupont Road  
Fort Wayne, Indiana 46825



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# COMMERCIAL IMPROVED FOR LEASE

Property Name Dupont Strip Center  
 Address 1505 W Dupont Road  
 City, State, Zip Fort Wayne, IN 46825  
 County Allen  
 Township Washington  
 Parcel No. 02-07-03-201-005.002-073  
 2019 Tax/Payable 2020 \$22,980.12



## LEASE INFORMATION

Lease Rate \$13.50/SF/Yr  
 Lease Type NNN  
 Terms 5 Years  
 Availability Immediate

## AVAILABLE SUITES

Total Building Area 6,300 SF  
 Total Available SF 1,500 RSF  
 Max. Contiguous Available 1,500 RSF

Suites Available	RSF	Monthly Rate
Suite 1505 - B	1,500 SF	\$1,687.50

## RESPONSIBLE PARTIES

Utilities Tenant  
 Lawn & Snow Tenant  
 Property Taxes Tenant  
 Property Insurance Tenant  
 Maintenance & Repairs Tenant  
 Common Area Tenant  
 Roof & Structure Landlord  
 Janitorial Tenant

## SITE DATA

Site Acreage 0.83  
 Zoning & Description C2  
 Parking Description Storefront  
 Parking count/ratio 20 Spaces  
 Traffic Count 21,000 VPD - Dupont Rd

## BUILDING INFORMATION

Property Type Retail  
 Year Built 2003  
 No. of Stories 1  
 Construction Type Wood Joist  
 Roof Shingle  
 Heating Package System  
 A/C Package System  
 Sprinklered None  
 ADA Compliant Yes  
 Elevators None  
 Signage Front & Rear Façade

## UTILITIES

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

## ADDITIONAL INFORMATION

- Retail Space for Lease  
 - Located in the desirable W. Dupont Rd/Lima Rd. submarket  
 - Signage available on Dupont Rd.

## CONTACT US

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## BROKERAGE TEAM



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



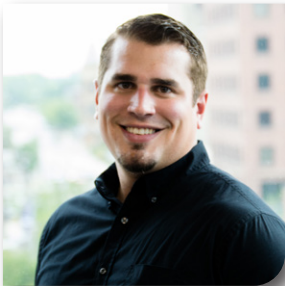
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Senior Broker



**Neal Bowman**  
Senior Broker



**Philip Hagee**  
Listing Manager



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker

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