

## Dupont Business & Medical Park

10101 W. Dupont Circle Drive  
Fort Wayne, Indiana 46825



MEDICAL OR OFFICE LAND

FOR SALE

## Land Development Opportunity in Dupont & Medical Park

- Excellent corner lot with at a lighted intersection, easily accessible from Auburn Road and Dupont Circle Drive, and suitable for professional, financial or medical office
- High demand area with recent developments
- Adjacent to Dupont Hospital, minutes to Parkview Regional Medical Center, and quick access to I-69 with traffic counts of over 73,000 VPD and 12,400 VPD on I-469
- Zoned C1, Professional and Personal Services
- All utilities to site

### BRAD STURGES

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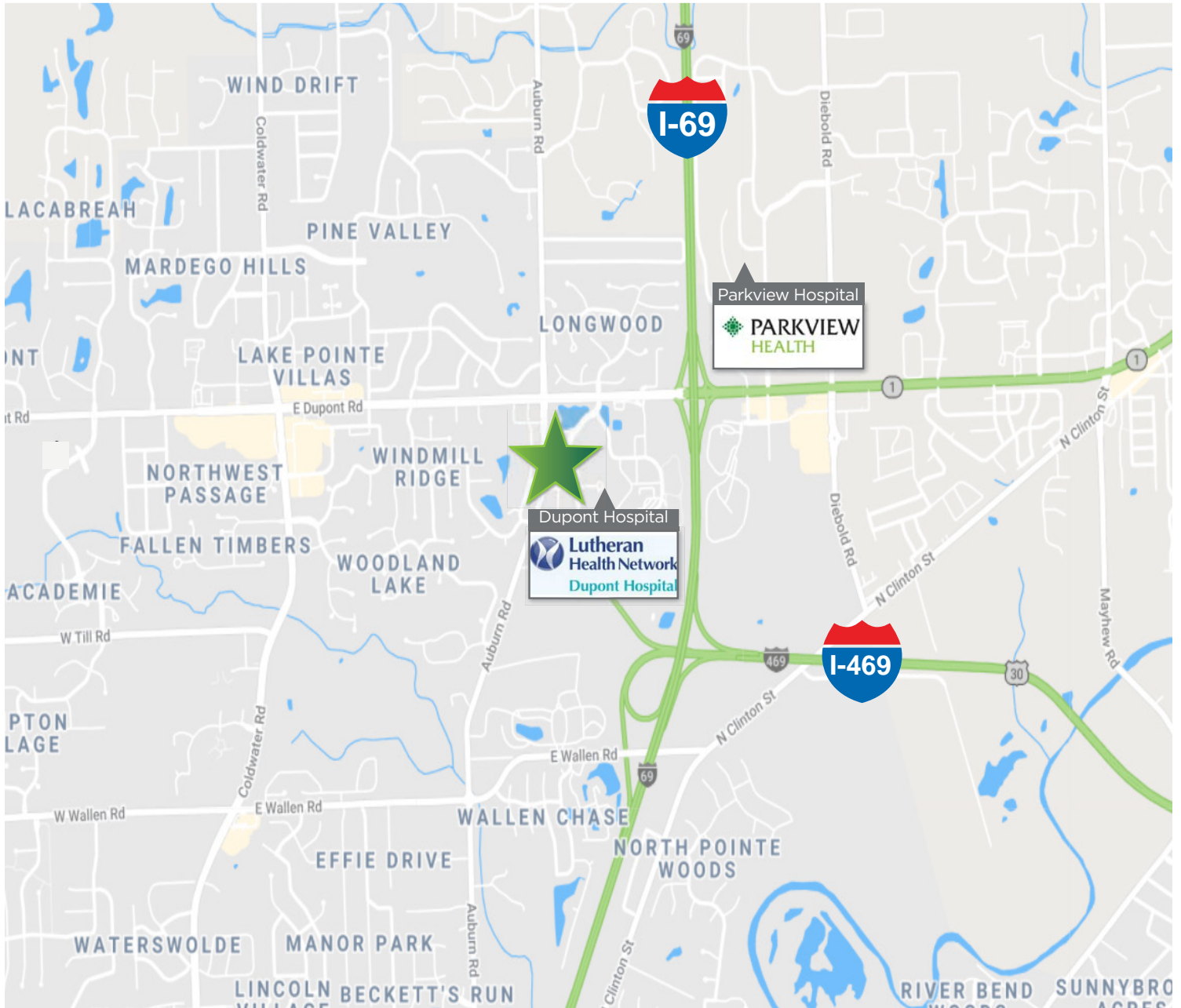
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## Excellent Location

Corner site situated within Dupont Business & Medical Park, this site is close to medical practices, restaurants, retail, single-family housing developments, and financial institutions. Near the intersection of Dupont Road and Auburn Road, it is visible from I-69 and within minutes of I-469.

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## Aerial Site Plan



- 1 Midwest Federal Credit Union
- 2 Mike's Car Wash
- 3 Taco Bell
- 4 Arby's
- 5 Carmike Cinema
- 6 Three Rivers Federal Credit Union
- 7 Burger King
- 8 Flagstar Bank
- 9 Lassus Handy Dandy
- 10 Culver's
- 11 Hampton Inn
- 12 Comfort Suites

- 13 **Dupont Landing**  
**Dining** Domino's Pizza, Pine Valley Bar & Grill  
**Retail** Eloquent Hair Design, Ruoff, Century 21 Bradley, Signa A Rama, Merkle Audio Video, Anytime Fitness
- 14 LaQuinta Inn & Suites
- 15 **Dupont Place**  
**Dining** Trolley Bar, Books & Brews, Bagger Dave's, Nori Asian, Arcos Mexicano  
**Retail** The Loft, Escapology Escape, 9 Round Fitness, Uniforms & More
- 16 Speedway
- 17 Centier Bank
- 18 Starbucks

- 19 Tiffany's Nail Studio
- 20 Raymond James
- 21 DeBrand Fine Chocolates
- 22 Master Spas
- 23 Bob Evans
- 24 Parkwood Office Park
- 25 Grey Stone Health Rehabilitation
- 25 1st Source Bank
- 26 In Touch Salonspa
- 27 Fort Financial Credit Union
- 28 Papa John's Pizza
- 29 Verizon
- 30 Pizza Hut
- 31 Walgreens

- 31 First Merchants Bank
- 32 Allergy & Asthma Center
- 33 Big Eyed Fish
- 34 **Leo Crossing**  
**Dining** Leo Donuts, Nolt's Marketplace, Lexy's Pizza, Subway, Dupont Bar & Grill, Joanna's Family Restaurant  
**Retail** Peerless Cleaners, Kate's Kart, Inferno Fireworks, DTP Nails, Malibu Tan
- 35 Marathon Gas
- 36 Shell
- 37 Williams Service Center/Napa
- 38 Marathon Gas
- 39 Fort Wayne Storage

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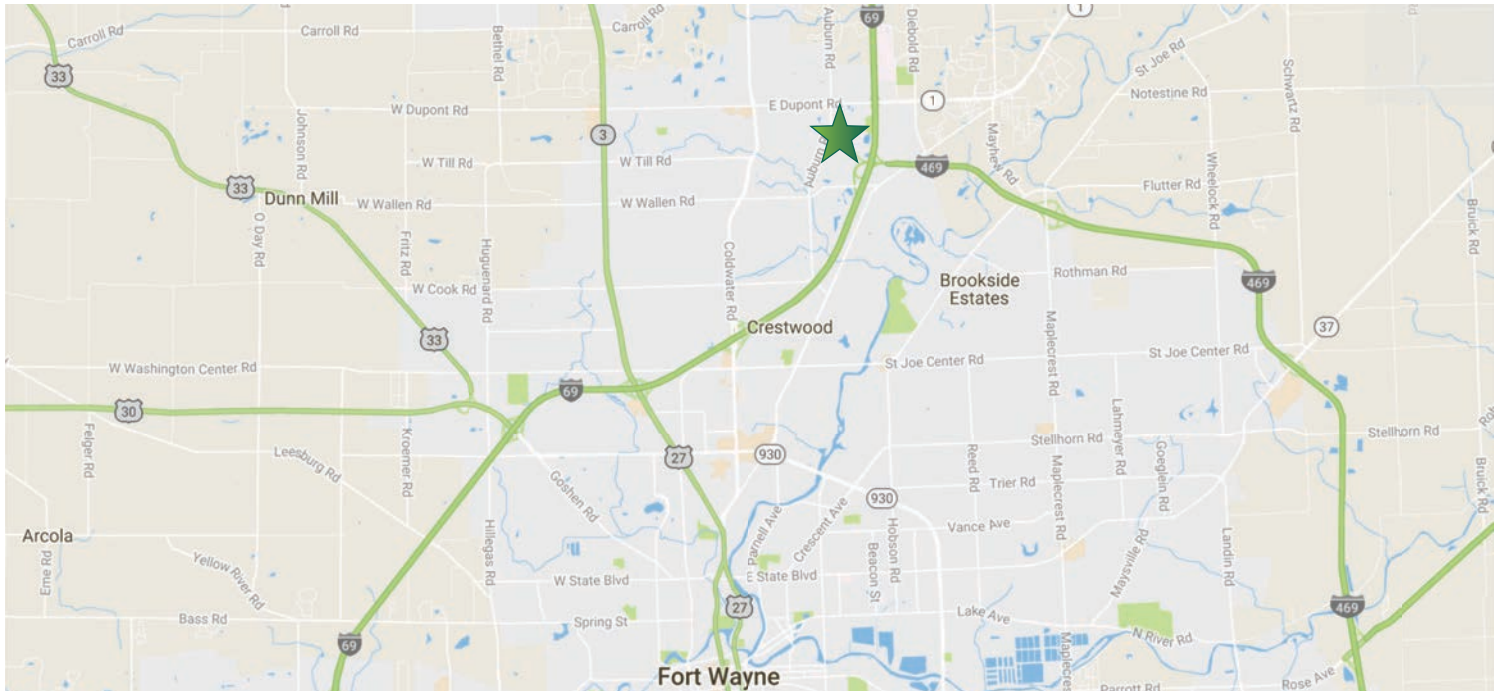
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# COMMERCIAL LAND FOR SALE

Property Name Dupont Business & Medical Park - Land  
Address 10101 W. Dupont Circle Dr.  
City, State, Zip Fort Wayne, IN 46825  
County Allen  
Township Perry  
Parcel No. 02-08-06-200-006.000-072  
2019 Tax/Payable 2020 \$12,561.28



## SITE DATA

Site Acreage 4.47 AC  
Zoning & Description C1, Professional & Personal Serv.  
Nearest Interstate .5 mi to I-69  
Traffic Count 31,800 VPD - E. Dupont Rd.  
Traffic Count 26,900 VPD - W. Dupont Rd.  
Traffic Count 73,000 VPD - I-69 & Dupont Rd.

## SALE INFORMATION

Price \$1,363,000.00  
Terms Cash at closing

## UTILITIES

Electric Supplier AEP  
Natural Gas Provider NIPSCO  
Water & Sewer Provider Public  
High Speed Data Available

## ADDITIONAL INFORMATION

Medical or Office site available located on Fort Wayne's north side. Adjacent to Dupont Hospital. High traffic counts.

## AVAILABLE LOTS

Lot Number	Size
1	4.47 AC

## CONTACT US

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## BROKERAGE TEAM



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**Brad Sturges**  
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Vice President of Brokerage



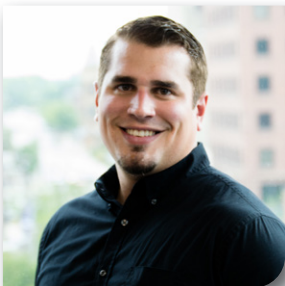
**Bill Cupp**  
Senior Broker



**Neal Bowman**  
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**Philip Hagee**  
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**Andrew Eckert**  
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**Robert Doyle**  
Broker



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