



Dupont Place Shopping Center

2868 - 2898 E Dupont Rd

Fort Wayne, IN 46825



Ideal Retail ATM Location

The available ATM location is located on the front outparcel to the Dupont Business & Medical Park. Dupont Place Shopping Center consists of two highly-occupied retail buildings with an outstanding mix of long-term tenants. This shopping plaza also serves as a common in/out access point to Dupont Hospital and all the other adjacent medical and office buildings.

Property Highlights

- ▶ Frontage on Dupont Rd, near I-69 (Exit 316)
- ▶ Excellent traffic counts with 23,500 VPD
- ▶ Well-maintained with professional and responsive management
- ▶ Great visibility and easy access to ATM
- ▶ Affluent demographics
- ▶ **FOR LEASE: \$1,000/month**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

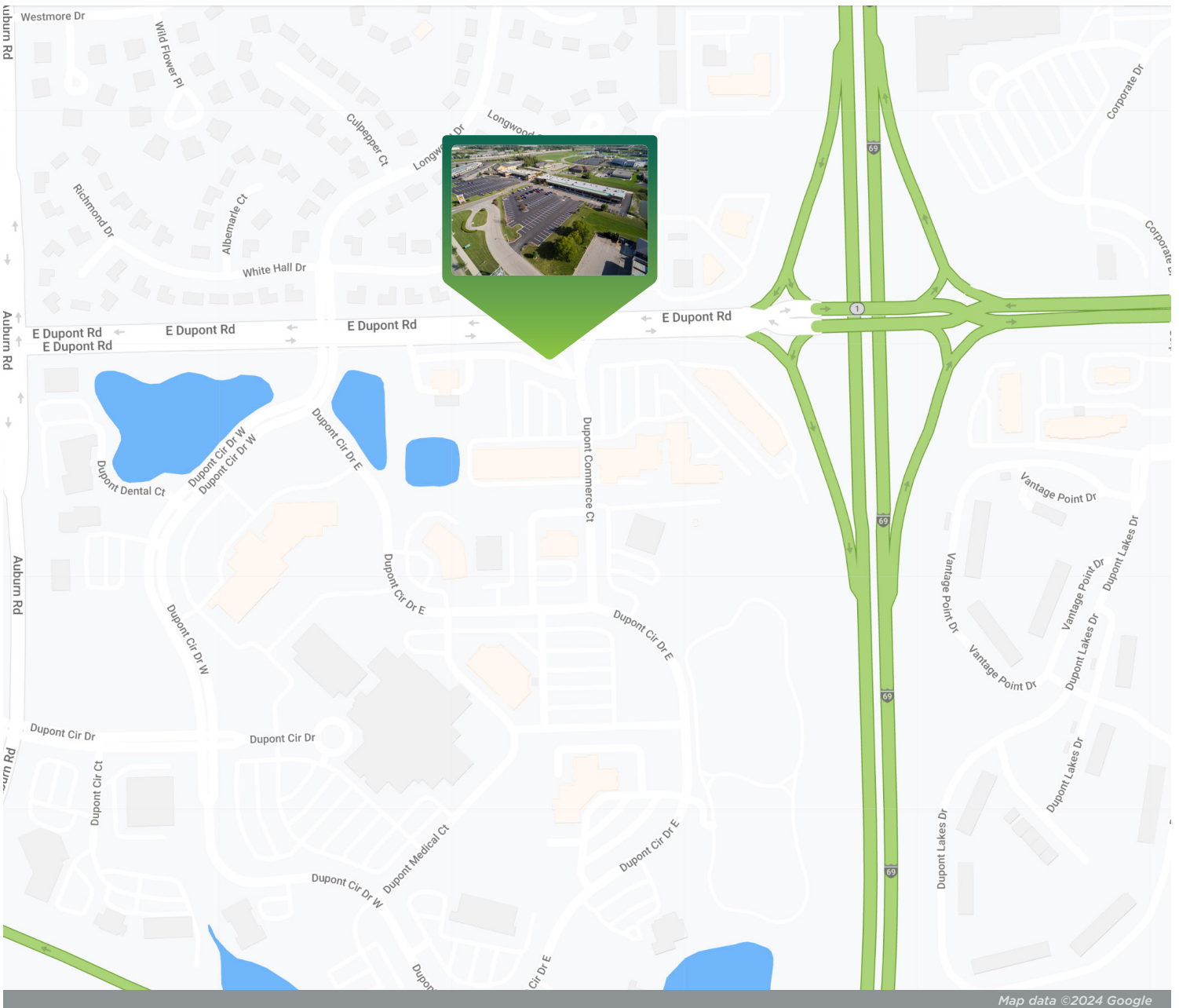
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Excellent Location

The Dupont Road/I-69 interchange has seen a recent surge in development, with new parks, apartment complexes, retail centers, and medical offices. Dupont Place is also within a mile of two hospitals, four hotels, many fast food chains, big box retailers, and numerous new and established residential neighborhoods. With all of this traffic and few ATMs in the immediate area, this spot is a prime location for your ATM.

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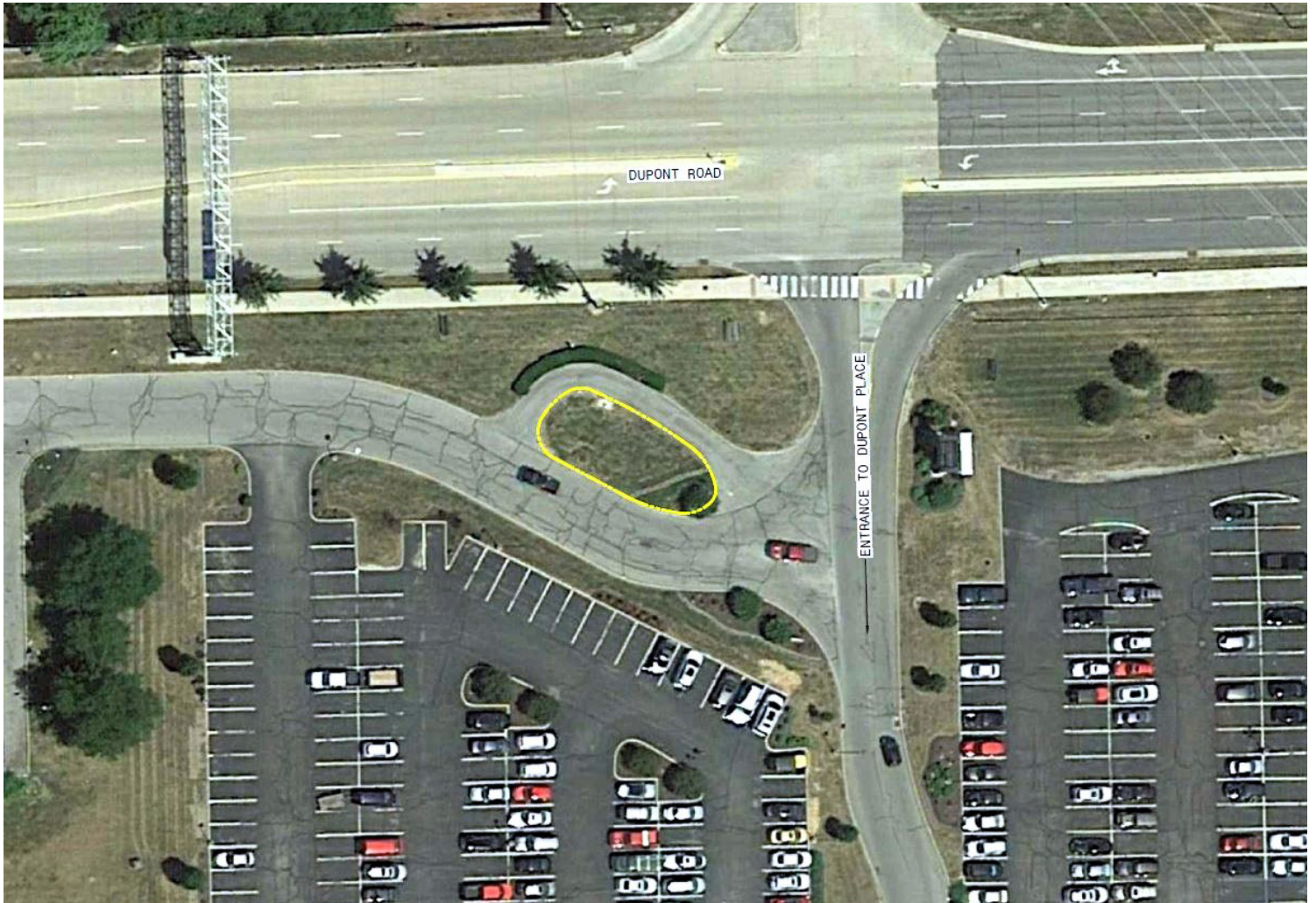


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Available Units



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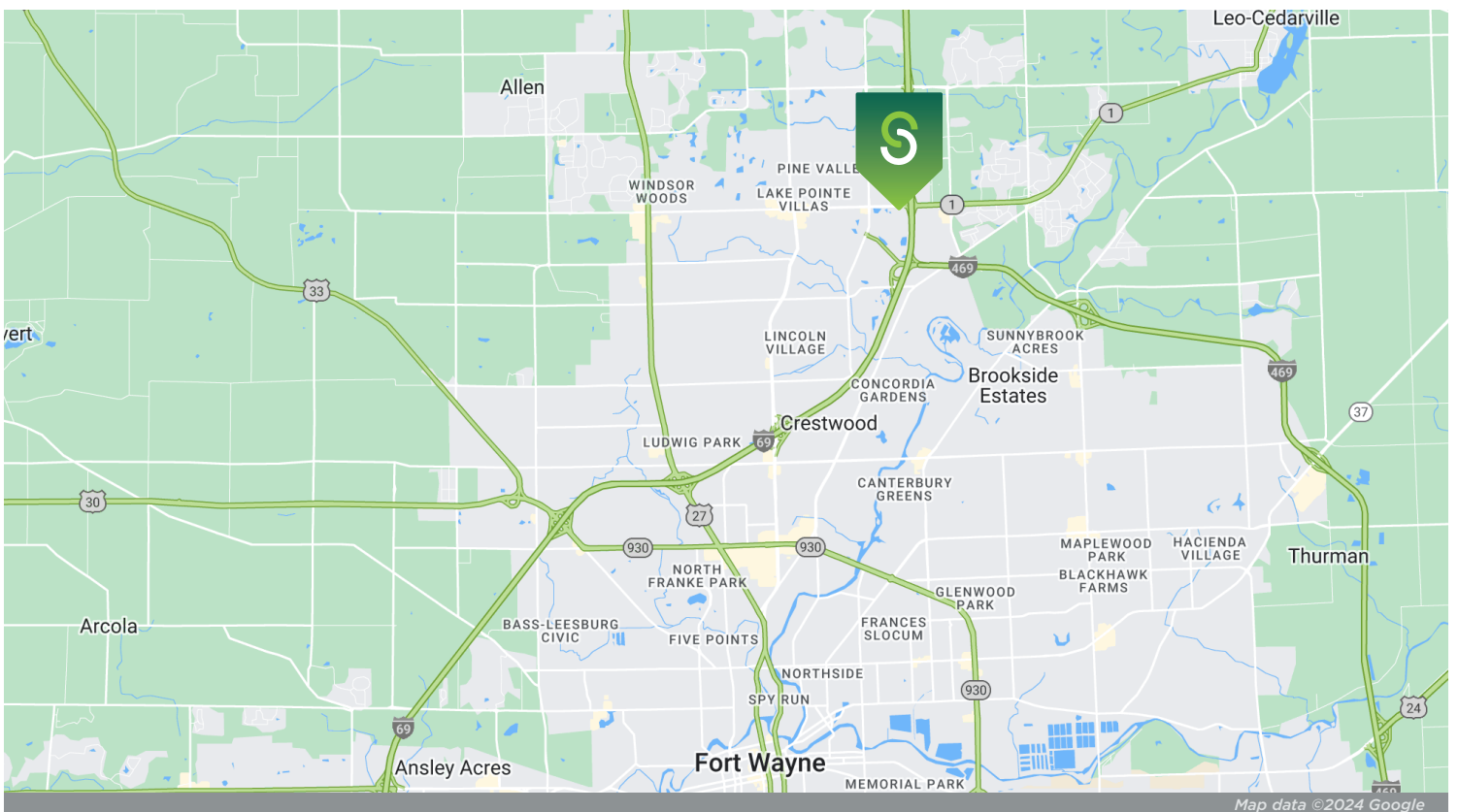
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PROPERTY INFORMATION

Address	2868 - 2898 E Dupont Rd
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	St. Joseph
Parcel Number	02-08-06-200-009.000-072

LEASE INFORMATION

Lease Rate & Type	\$1,000/month NNN
Terms	3-5 years minimum
Availability	Immediate

AVAILABLE UNITS

Total Available	0.05 AC	
Max Contiguous	0.05 AC	
Units Available	Size	Monthly Rate
• ATM Lot	0.05 AC	\$1,000

UTILITIES

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

SITE DATA

Site Acreage	7.34 AC
Zoning & Description	C2 - General Commercial
Parking Description	Surface
Nearest Interstate	I-69
Traffic Count	23,500 VPD

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Information below for Buildings 1 & 2

Property Type	Multi-tenant shopping center
Year Built	2004
# of Stories	1
Construction Type	Metal
Roof	Slab
Heating	Gas forced air
A/C	Yes
Sprinkler	No
ADA Compliant	Yes
Signage	Pylon and storefront

ADDITIONAL INFORMATION

- Outparcel in Dupont Place Shopping Center
- Connected to Dupont Hospital business and medical park
- Affluent demographics and high daytime population

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WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true “sense of place” that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



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NexusFW.com

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260 483 1608

TI-Source.com

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Sturges Development

260 426 9800

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