

# SALE



## LAND / INVESTMENT

## 0.89 ACRES PRIME INVESTMENT LAND



1942 E. DUPONT RD., FORT WAYNE, IN 46825

### PROPERTY OVERVIEW

Available for sale as a fully leased investment, this well-positioned 2,088 SF office/medical building offers both stable cash flow and long-term upside. A lease is in place, providing immediate income while the property's timeless charm and modern potential enhance its appeal.

This site includes 0.55 acres of undeveloped excess land, creating additional value-add opportunities for expansion or redevelopment. Situated along E. Dupont Road in Fort Wayne, it offers investors a chance to secure a valuable property with enduring appeal in a prime commercial corridor. This asset combines secure tenancy with future growth potential.

### SALE PRICE

**\$699,000**

Lot Size:	0.89 Acres
Building Size:	2,088 SF
Zoned:	C-1

### PROPERTY HIGHLIGHTS

- 2,088 SF Office/Medical building
- 0.89 Acre lot, including 0.55 acres of undeveloped excess land
- 100 Feet of frontage on E. Dupont Rd.
- Proximity to Dupont Hospital and Parkview Regional Medical Campus
- Traffic count: 26,160 daily on E. Dupont Rd.
- Digital pylon signage on E. Dupont Rd.
- Cash-flowing investment with value-add development potential

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## LOCATION INFORMATION

Building Name	Prime Investment Land
Street Address	1942 E. Dupont Rd.
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	St. Joseph

## BUILDING INFORMATION

Building Size	2,088 SF
Building Class	B-
Tenancy	Single
Year Built	1948
Number of Floors	1
Construction Status	Existing
	Wood frame
Roof	Asphalt shingles
Signage	Digital pylon
Freestanding	Yes
Lighting	Fluorescent
Central Air	Yes
Heating	Gas forced air
Foundation	Slab

## PROPERTY INFORMATION

Property Type	Land/Office/Medical
Zoning	C-1
Lot Size	0.89 Acres
APN #	02-08-06-126-004.000-072
Lot Frontage	100 ft.

## PARKING &amp; TRANSPORTATION

Parking	Asphalt
Nearest Interstate	I-69 - 0.70 Miles
	I-469 - 1.40 Miles
Nearest Highway	SR 1 - Adjacent
	SR 3 - 2.5 Miles

## UTILITIES &amp; AMENITIES

Water	City
Sewer	Septic
Electric Supplier	AEP
Gas Supplier	NIPSCO

## TAXES

2024 Taxes Pay 2025	\$13,139
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## POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	52,884	115,769	192,126
Average Age	40	39	39

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	20,979	45,724	77,022
Average HH Income	\$112,745	\$103,145	\$95,581
Average House Value	\$283,978	\$255,398	\$236,924

Demographics data derived from AlphaMap



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