



## Dupont Place Shopping Center

2868 - 2898 East Dupont Road

Fort Wayne, IN 46825



## Premier Shopping Center Space Available

Located on the front outparcel to the Dupont Business and Medical Park, Dupont Place consists of two highly-occupied retail buildings with an outstanding mix of long-term tenants. Dupont Place is located near Exit 316 of Interstate 69 and sees high vehicle traffic.

### Property Highlights

- ▶ Over 570' of frontage on Dupont Road
- ▶ Within a half-mile of two hospitals, six hotels, one movie theater, and dozens of professional and medical office buildings
- ▶ Well maintained and professionally managed
- ▶ One retail suite for lease: Suite 2872 - 1,666 SF
- ▶ ATM outparcel space for lease: 0.05 AC
- ▶ **FOR LEASE: \$24.50/SF/Yr NNN**
- ▶ **ATM SPACE: \$1,000/month**

#### NEAL BOWMAN, SIOR

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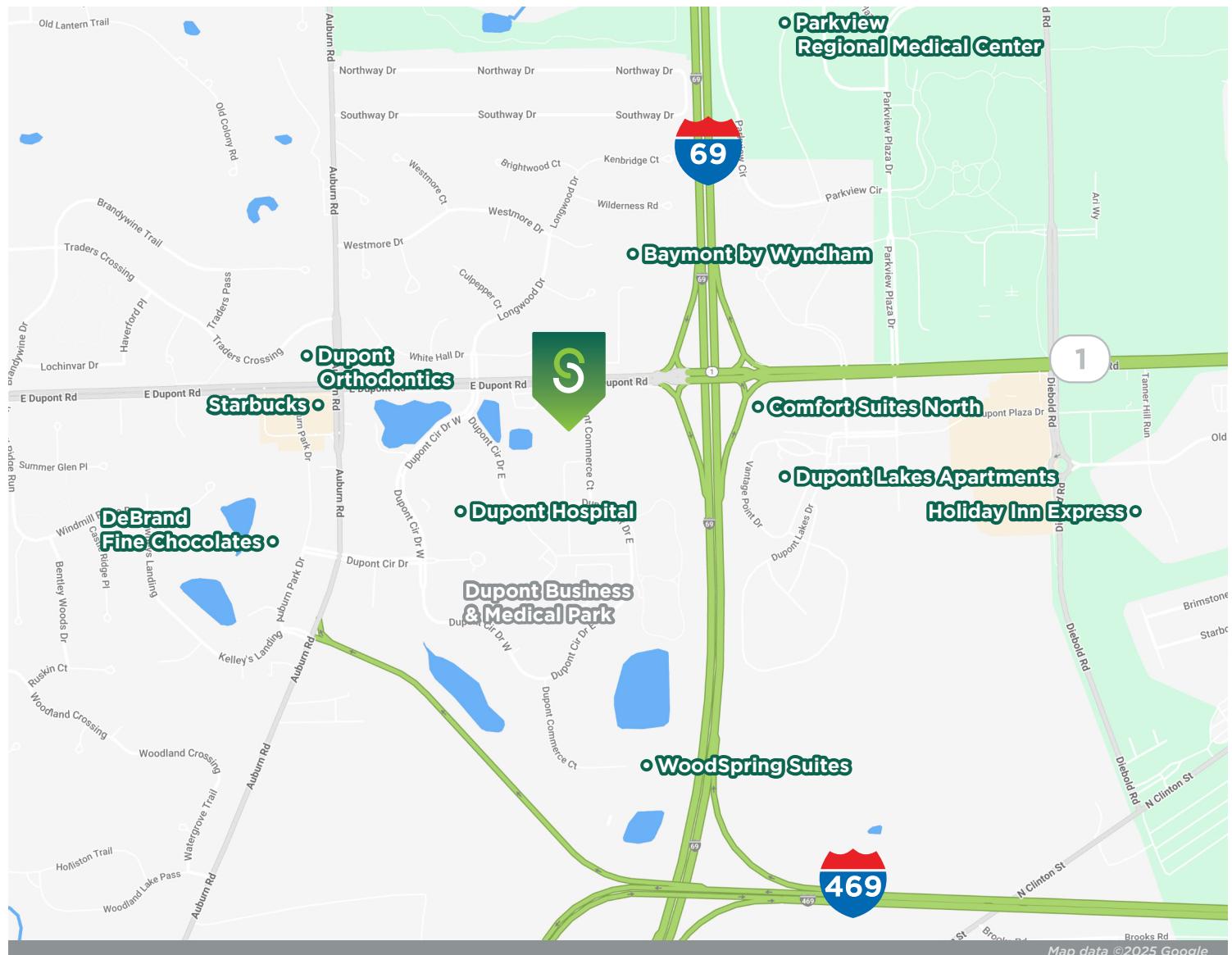
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### Excellent Location

The Dupont Road/I-69 interchange has experienced a notable wave of new development, including the addition of parks, apartment communities, retail centers, and medical office buildings.

Located less than a mile from two major hospitals, four hotels, a variety of fast food restaurants, national big-box retailers, and both new and established residential neighborhoods, Dupont Place Shopping Center sits in the heart of a highly active area. With a daytime population of over 21,000 and significant daily traffic, this location offers strong potential for continued commercial success.

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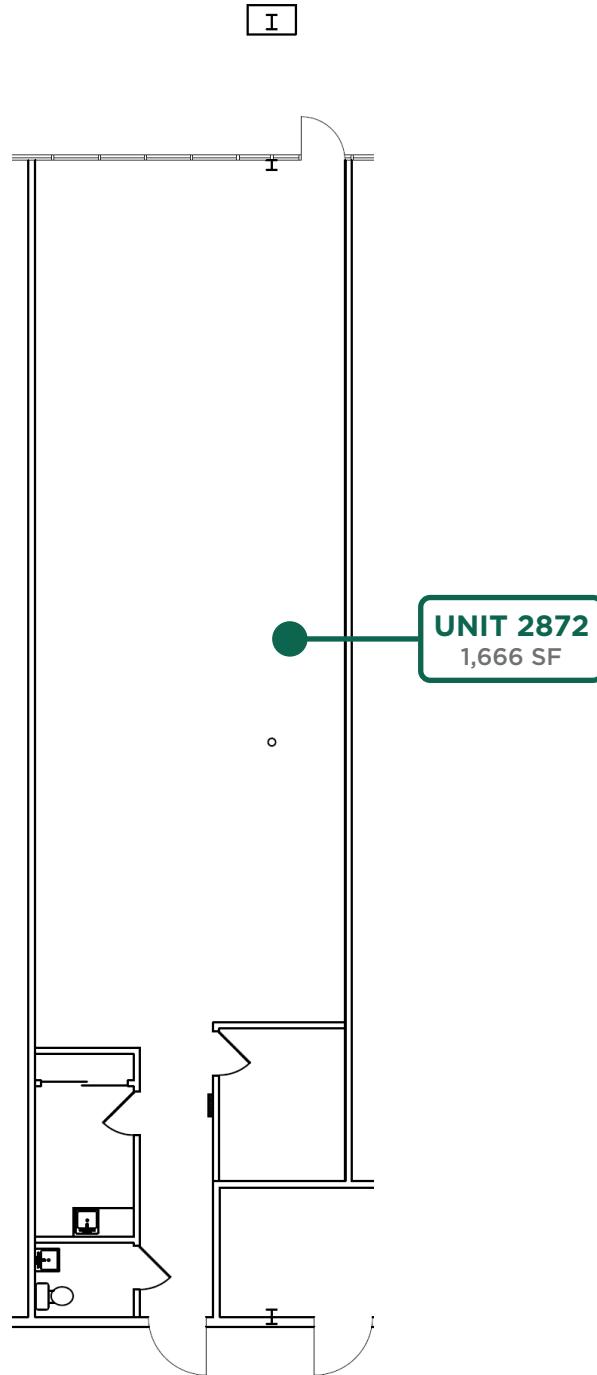
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**Available Unit**

Floor plan may not be to scale.

Contact broker for detailed floor plan.

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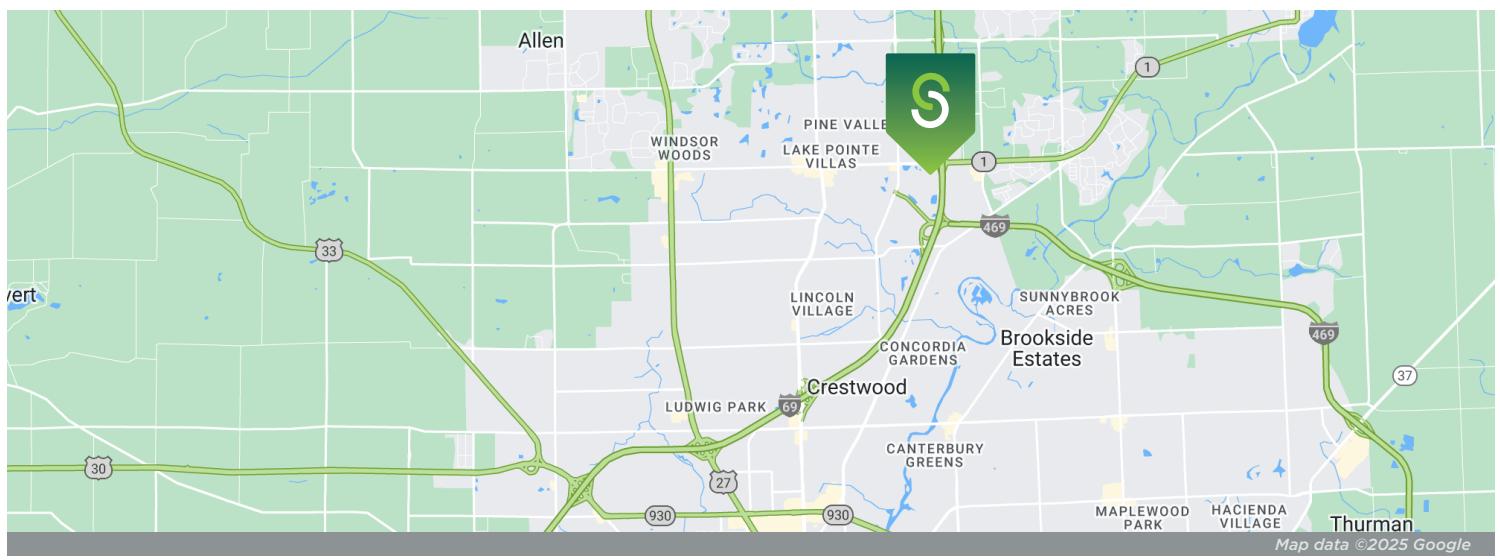
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### PROPERTY INFORMATION

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

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### LEASE INFORMATION

Lease Rate & Type	\$24.50/SF/Yr NNN	
Terms	5 year minimum	
Availability	Immediate	

### AVAILABLE UNITS

Total Building Area	47,525SF	
Total Available	1,666 RSF	
Max Contiguous	1,666 RSF	
Units Available	RSF	Monthly Rate
• Suite 2872	1,666	\$3,401.42
• ATM outparcel	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	
Nearest Interstate	I-69, 0.1 miles	
Parking Description	Surface, ample	
Traffic Count	23,500 VPD - Dupont Rd	

### 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

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, storefront

### ADDITIONAL INFORMATION

- One retail suite for lease: Suite 2872 - 1,666 SF
- One ATM outparcel space for lease: 0.05 AC
- Affluent demographics
- Well-maintained and professionally managed

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