



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**

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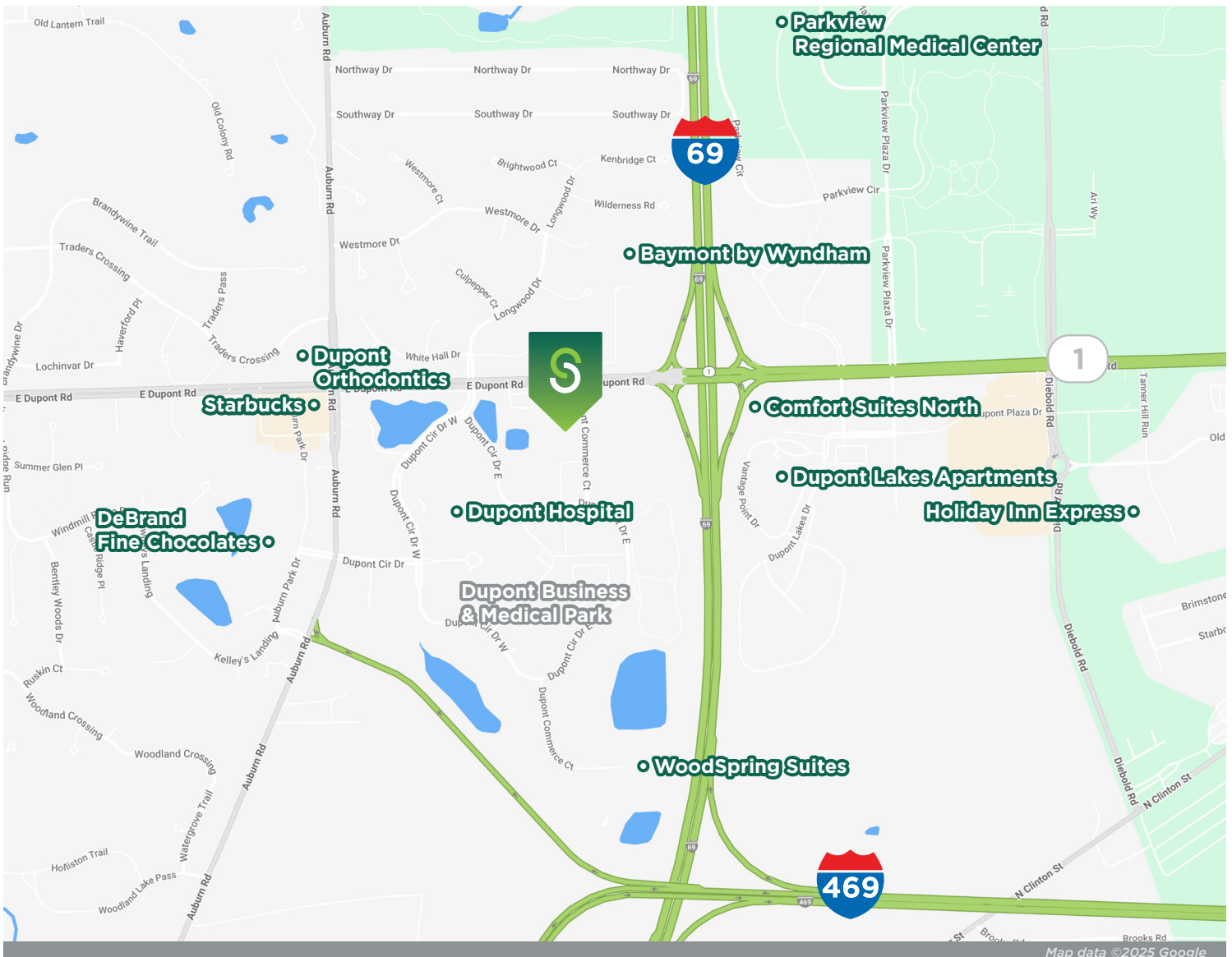
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Excellent Location

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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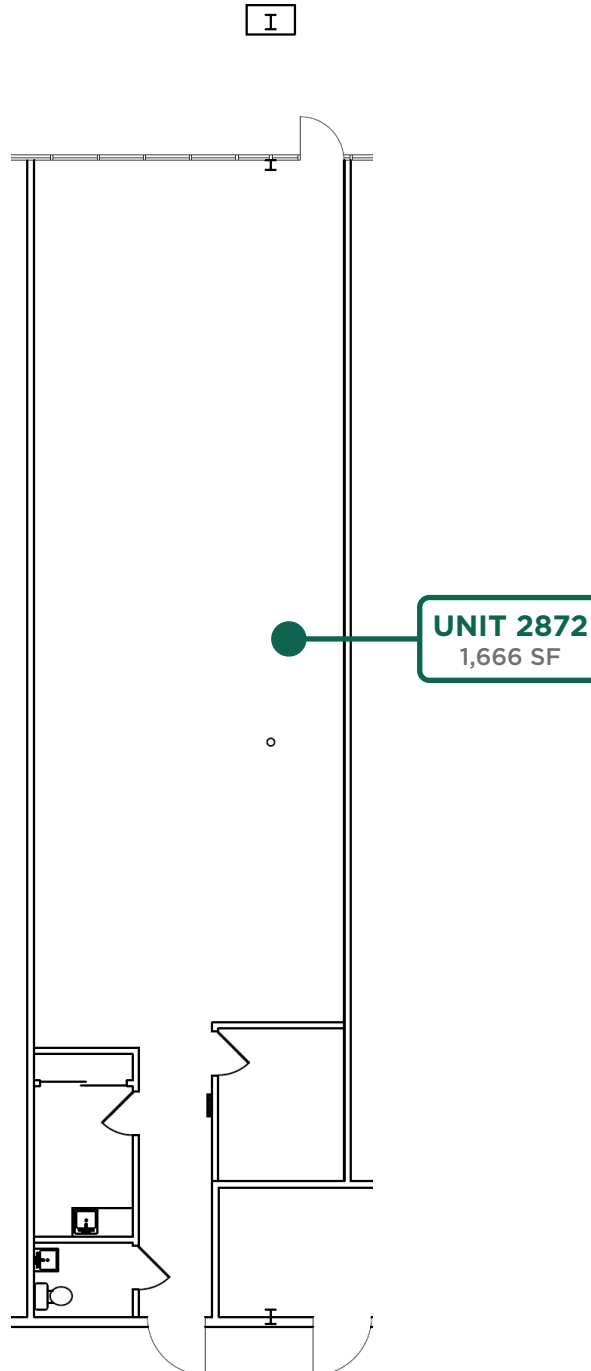
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Available Unit

Floor plan may not be to scale.
Contact broker for detailed floor plan.

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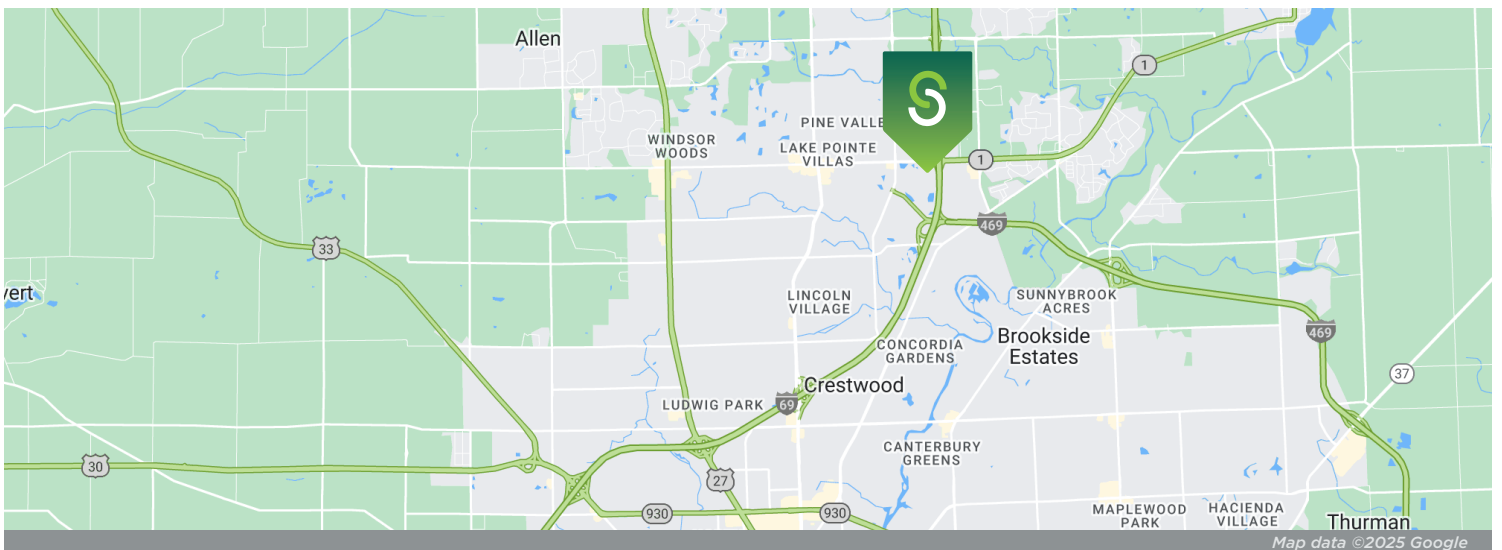
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PROPERTY INFORMATION

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



LEASE INFORMATION

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

RESPONSIBLE PARTIES

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

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

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

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

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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