



Dunkirk Retail Opportunity

1155 S Main St
Dunkirk, IN 47336



Main Street Retail Opportunity

Position your business in the heart of Dunkirk! Currently operating as a Family Dollar, this 8,353 SF freestanding retail building offers excellent visibility along the main corridor. The building features an open floor plan with high ceilings, exposed spiral ductwork, and a large parking lot that allows for easy access. It is ideal for retail, service, or franchise concepts looking to establish a presence in a community-oriented environment.

Located near residential neighborhoods and open land, this building serves as a key retail building in the area. Whether you want to expand an existing operation or launch a new retail concept, it provides the perfect space for your business success.

Property Highlights

- ▶ 8,353 SF on 1.59 AC
- ▶ High-traffic location near residential communities
- ▶ Excellent visibility with multiple signage options
- ▶ Local loyalty to established businesses
- ▶ Ample on-site parking
- ▶ **FOR LEASE: \$9.00/SF/YR NNN**

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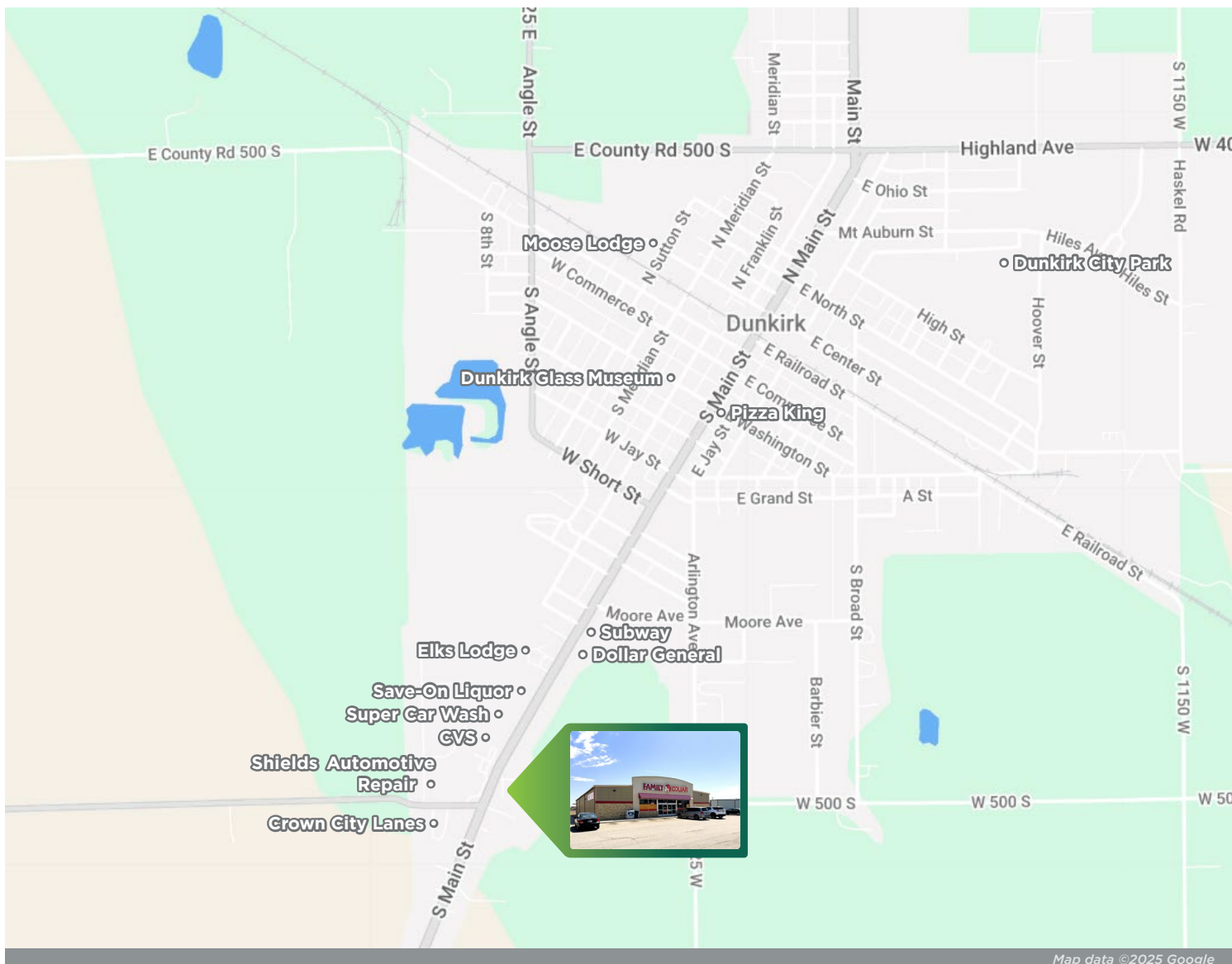
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Excellent Location

Dunkirk, Indiana is a small city located in the northeastern corner of Indiana, and is “known for the Glass Capitol of Indiana due to its historical glass manufacturing industry.” Ardagh Group is a glass manufacturer producing over 3 million glass bottles each day. Area businesses include CVS, Dollar General, Subway, Glass Museum, and Pizza King. Nearby colleges and universities include Ball State University, Taylor University, Indiana Wesleyan University, and Ivy Tech Community College.

The City of Dunkirk is located on Indiana State Highway 167, and is close to Indiana State Highways 67, 26, and within four miles of SR 1, and 20 miles of I-69. It is in close proximity to major cities Muncie, Indianapolis, Fort Wayne, and Dayton, Ohio.

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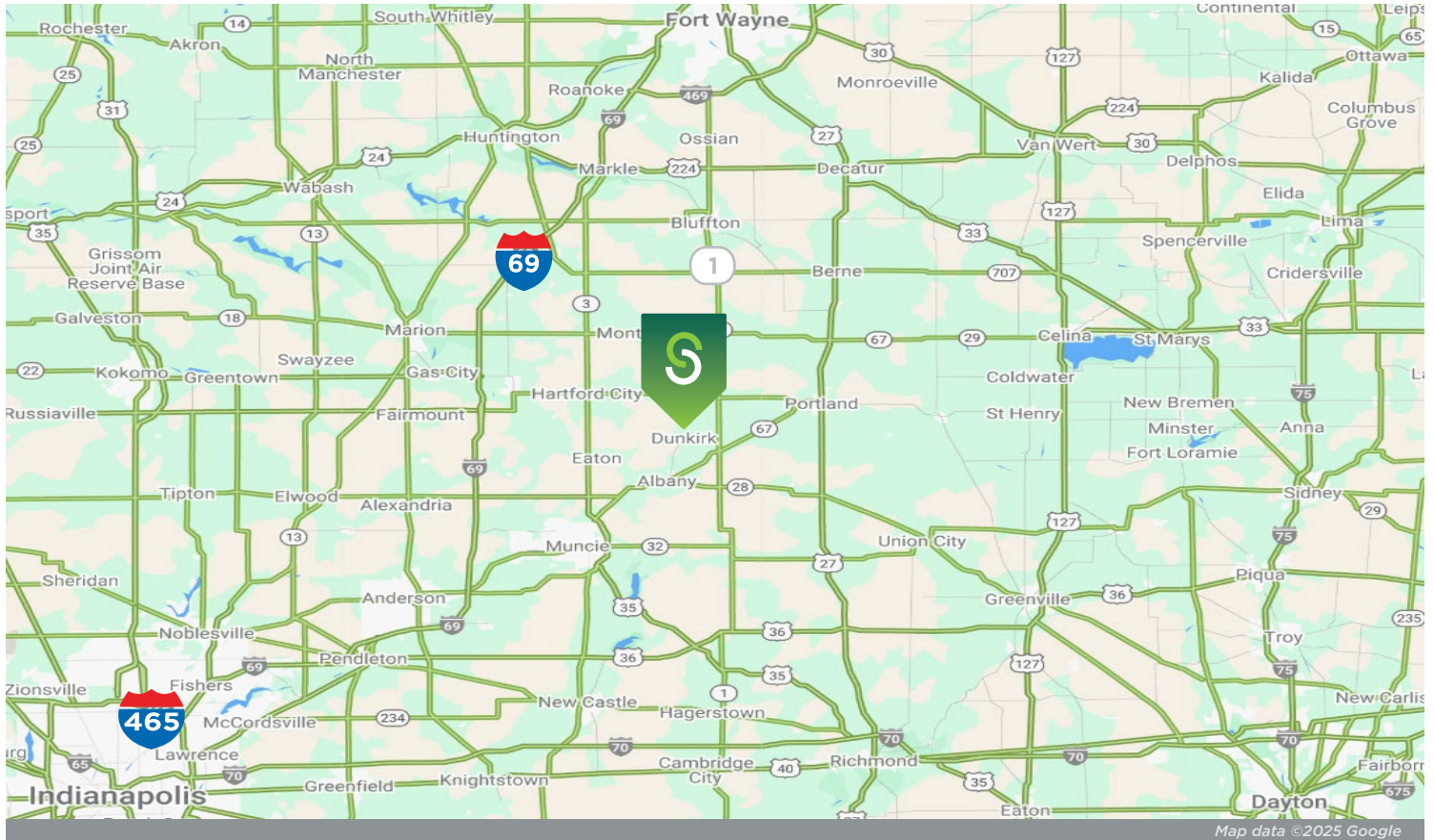
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PROPERTY INFORMATION

Address	1155 S Main St
City, State, Zip	Dunkirk, IN 47336
County	Jay
Township	Richland
Parcel Number	38-09-08-304-062.000-014
2024 Tax/Payable 2025	\$9,424.32



LEASE INFORMATION

Lease Rate & Type	\$9.00/SF/YR
Terms	NNN
Availability	October 1, 2025

AVAILABLE UNITS

Total Building Area	8,353 SF	
Total Available	8,353 SF	
Max Contiguous	8,353 SF	
Units Available	SF	Monthly Rate
• Entire building	8,353	\$6,264.75

UTILITIES

Electric Provider	Jay County REMC
Natural Gas Provider	Vectren Corporation
Water & Sewer Provider	City of Dunkirk
High Speed Data	Available

SITE DATA

Site Acreage	1.59	Interstate	I-69, 20 mi.
Zoning	C2	Flood Zone	No
Parking	Surface	Traffic Ct	3,799 VPD

ADDITIONAL INFORMATION

- Ideal location for modern grocery store or retail
- Wide-open space with high ceilings
- Small community with easy access to larger cities

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	Commercial
Year Built	2014
# of Stories	1
Construction Type	Steel frame
Roof	Metal
Floor	Concrete
Heating	Central
A/C	Central
Lighting	LED
Ceiling Height	12' Clear
Electric Service	Single phase/400 amp
ADA Compliant	Yes
Signage	Pylon and storefront
Outside Storage	Approvals required

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.





Barry Sturges, CPM®
Chief Executive Officer



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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.



Nexus Technology Partners

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NexusFW.com

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TI Source Project Management

260 483 1608

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TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

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