

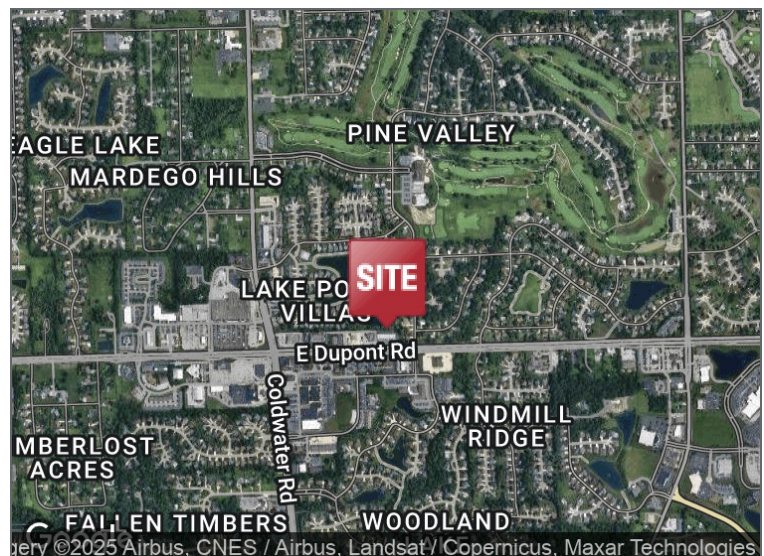


PINE VALLEY CROSSING

1125 E DUPONT RD, FORT WAYNE, IN 46825

PROPERTY HIGHLIGHTS

- 3,157 SF office/retail space for lease
- Situated on 1.4 AC zoned C-2
- Vacant space consists of numerous offices, reception, kitchen and two restrooms
- National tenants include Sun Tan City, Penn Station and Great Clips
- Located off busy Dupont Road near the corner of Coldwater Road with traffic counts over 21,491 vehicles per day passing by



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

General Property Information

Name	Pine Valley Crossing	Parcel Number	02-02-34-377-020.000-091
Address	1125 E. Dupont Road	Total Building SF	12,586 SF
City, State, Zip	Fort Wayne, IN 46825	Acreage	1.4 AC
County	Allen	Year Built	2006
Township	Perry	Zoning	C-2
Parking	Paved surface	Parking Spaces	73 spaces

Property Features

Construction Type	Masonry	Number of Floors	1
Roof	Flat	Foundation	Concrete slab
Lighting	Various	Sprinklers	No
Electrical	Standard	Restrooms	1 men's, 1 women's
Heating	Yes	Central Air	Yes
Signage	Building and monument		

Utilities

Electric	I&M
Gas	NIPSCO
Water/Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69—1.3 Miles
Nearest Highway	SR 3/Lima Road—2.1 Miles

Lease Information

Available SF	Unit D—3,157 SF	Lease Rate	\$21.00/SF NNN
---------------------	-----------------	-------------------	----------------

Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes	\$2.75/SF	Tenant
CAM Fee	\$3.98/SF	Tenant
Insurance	\$0.33/SF	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant
Total Expenses	\$7.06/SF	

Sales Information

Annual Taxes	\$34,140.90	Sale Price	Negotiable
Tax Yr./Pay Yr.	2024/2025	Terms	Cash at closing

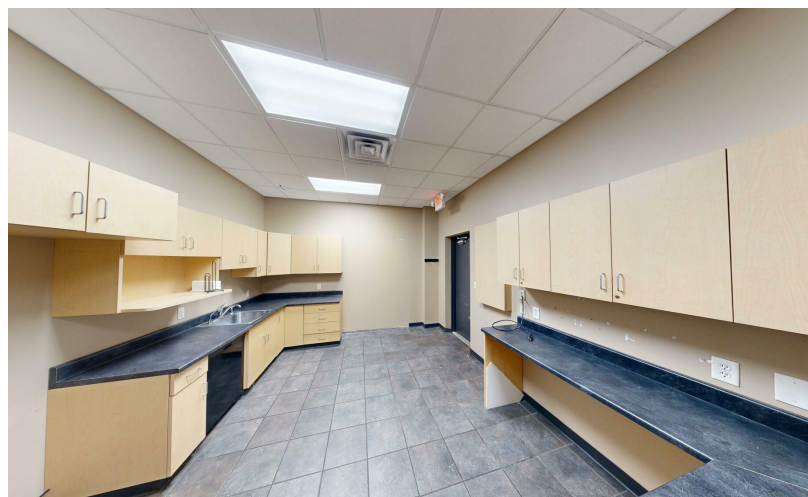
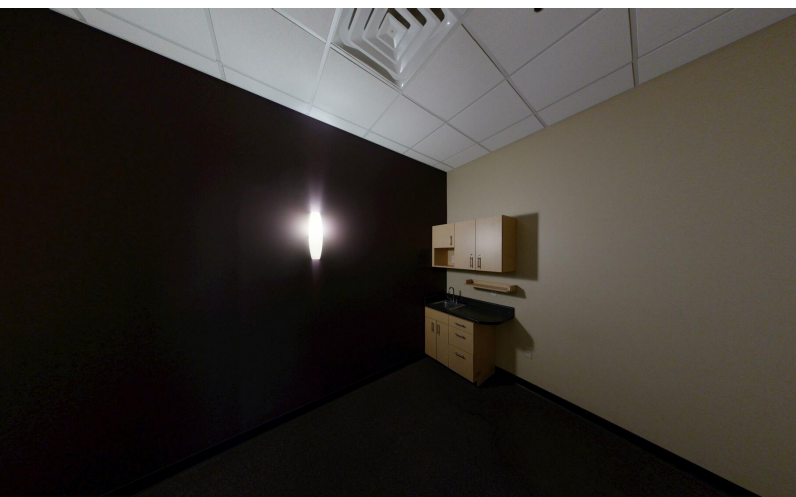
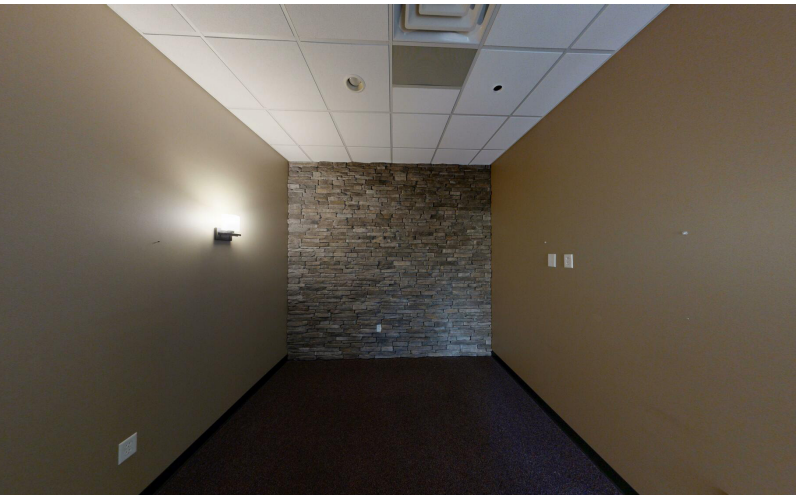
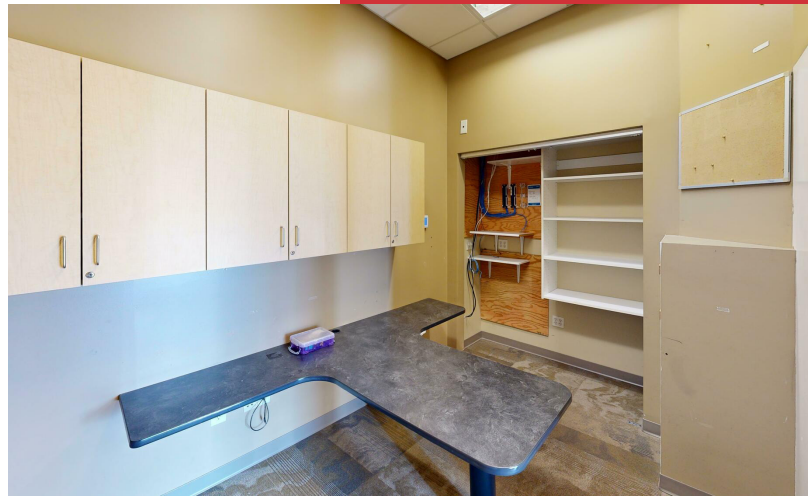
200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihb.com



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihnb.com



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihnb.com

Area Overview



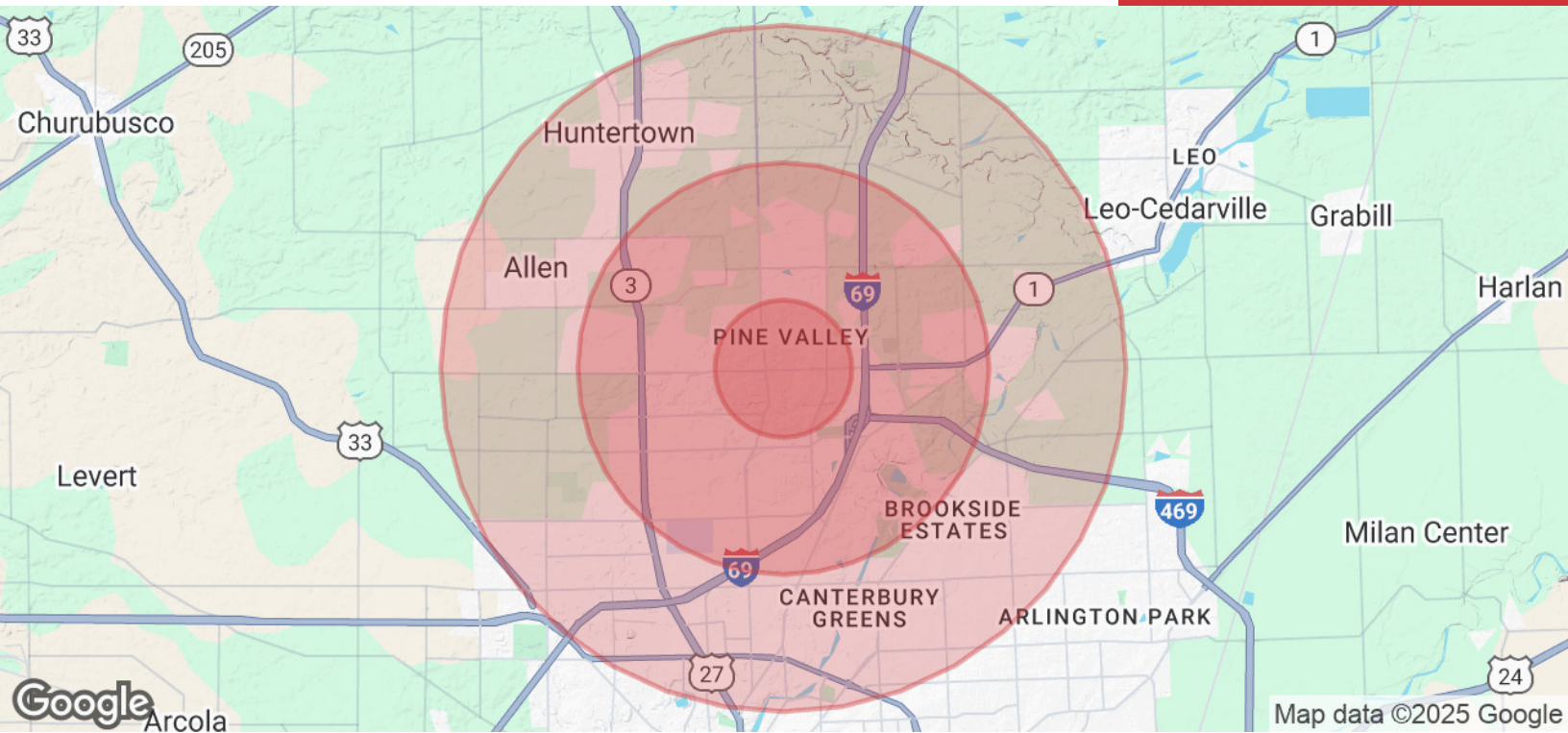
Dupont Road (21,491 VPD)

200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,333	51,317	117,741
Average Age	44	40	39
Average Age (Male)	42	39	38
Average Age (Female)	45	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,544	20,194	46,745
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$122,101	\$114,030	\$102,103
Average House Value	\$305,484	\$282,259	\$252,258

Demographics data derived from AlphaMap

200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihb.com