



## 1942 E. DUPONT ROAD

FORT WAYNE, INDIANA 46825

### PROPERTY HIGHLIGHTS

- 100% Leased investment property
- 5 Year term on modified gross lease
- 2,088 SF retail building on 0.89 AC
- Digital pylon signage on Dupont Road
- Highly desirable Dupont Road location with several new developments under way



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

**RACHEL ROMARY**  
Senior Broker  
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### General Property Information

<b>Name</b>	1942 E. Dupont Rd	<b>Parcel Number</b>	02-08-06-126-004.000-072
<b>Address</b>	1942 E. Dupont Rd	<b>Total Building SF</b>	2,088 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46845	<b>Acreage</b>	0.89
<b>County</b>	Allen	<b>Year Built</b>	1948
<b>Township</b>	St. Joseph	<b>Zoning</b>	C1
<b>Parking</b>	Asphalt Lot	<b>Parking Spaces</b>	14 +/- Spaces

### Property Features

<b>Construction Type</b>	Wood Frame	<b>Number of Floors</b>	1
<b>Roof</b>	Asphalt Shingles	<b>Foundation</b>	Slab
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	No
<b>Electrical</b>	Standard	<b>Restrooms</b>	Two
<b>Heating</b>	Gas Forced Air	<b>Central Air</b>	Central Air
<b>Signage</b>	Digital Pylon	<b>Traffic Count</b>	24,409 VPD

### Utilities

<b>Electric</b>	AEP
<b>Gas</b>	NIPSCO
<b>Water</b>	Well
<b>Sewer</b>	City of Fort Wayne

### Major Roads

<b>Nearest Interstate</b>	I-69 / I-469
<b>Distance</b>	0.70 Miles / 1.40 Miles
<b>Nearest Highway</b>	SR 1 / SR 3
<b>Distance</b>	Adjacent Property / 2.5 Miles

### Sales Information

<b>Annual Taxes</b>	\$8,067.16	<b>Sale Price</b>	\$699,000
<b>Tax Yr./Pay Yr.</b>	2023 Pay 2024		

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 **Dr. George Cooper, DDS**

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AVEDA.



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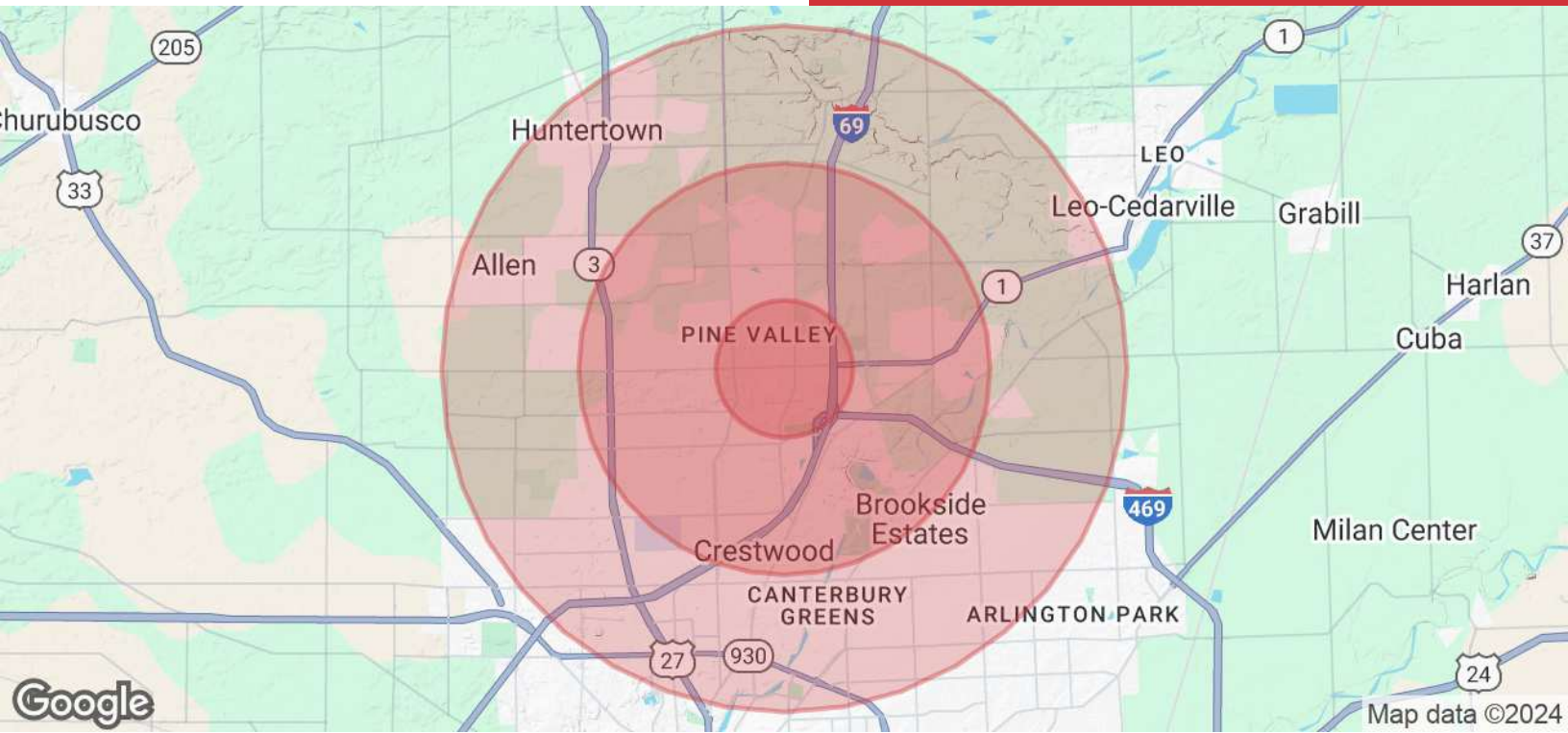
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,448	40,088	104,727
Average Age	39.8	36.5	34.7
Average Age (Male)	39.2	35.9	33.9
Average Age (Female)	39.5	37.1	35.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,781	15,660	41,602
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$86,504	\$73,740	\$66,449
Average House Value	\$186,668	\$166,356	\$152,622

2020 American Community Survey (ACS)

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