



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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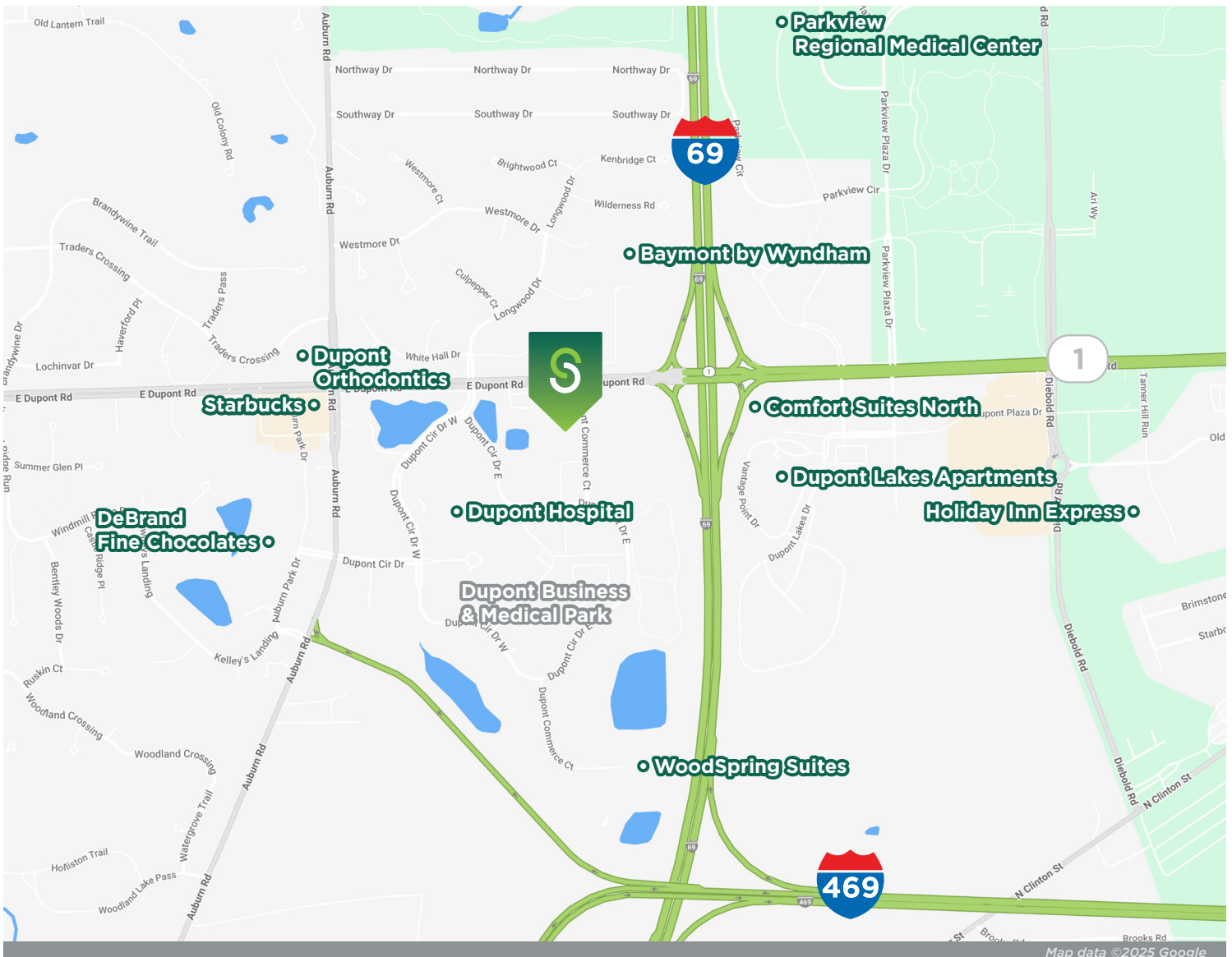
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Excellent Location

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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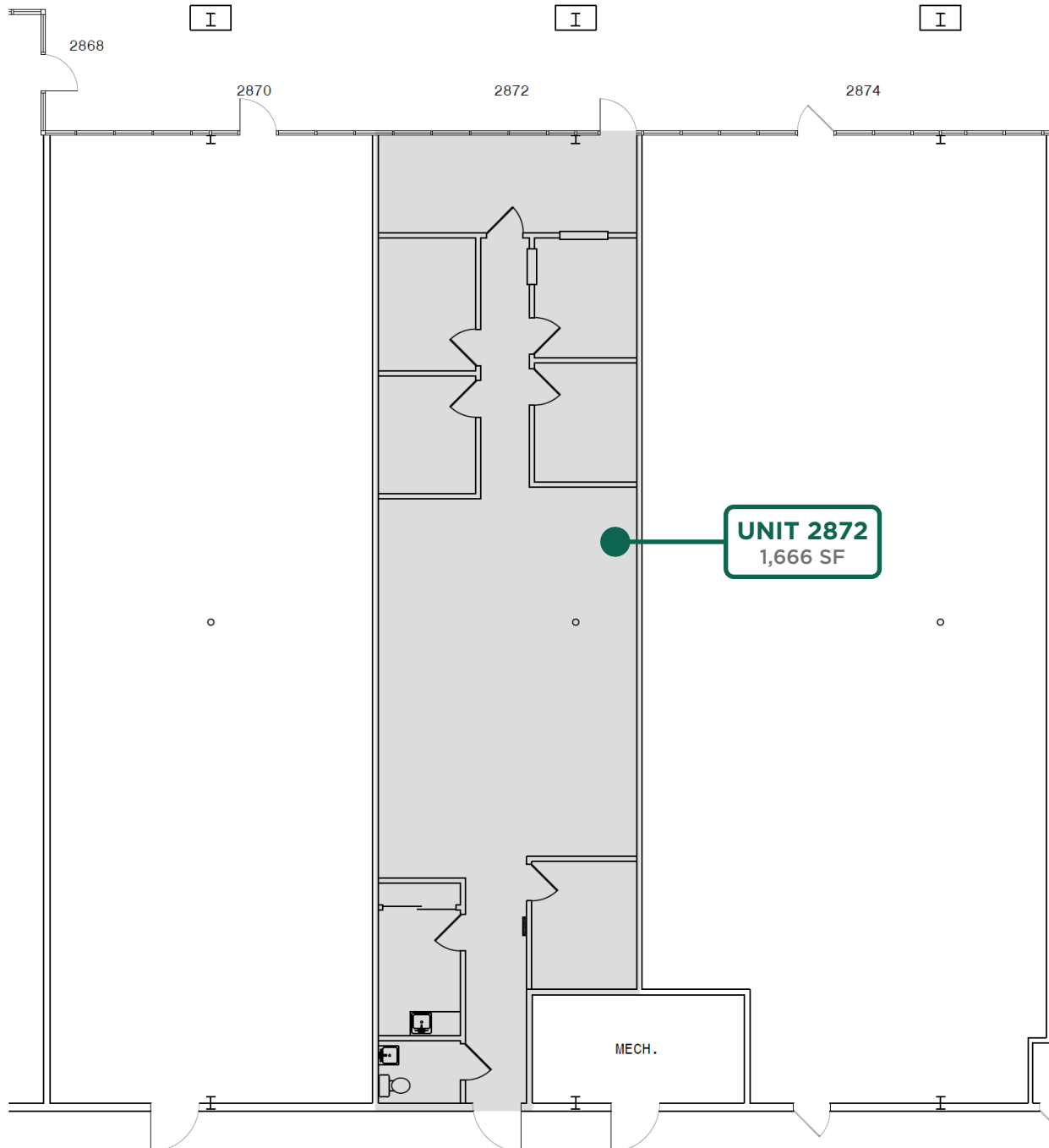
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Available Unit



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

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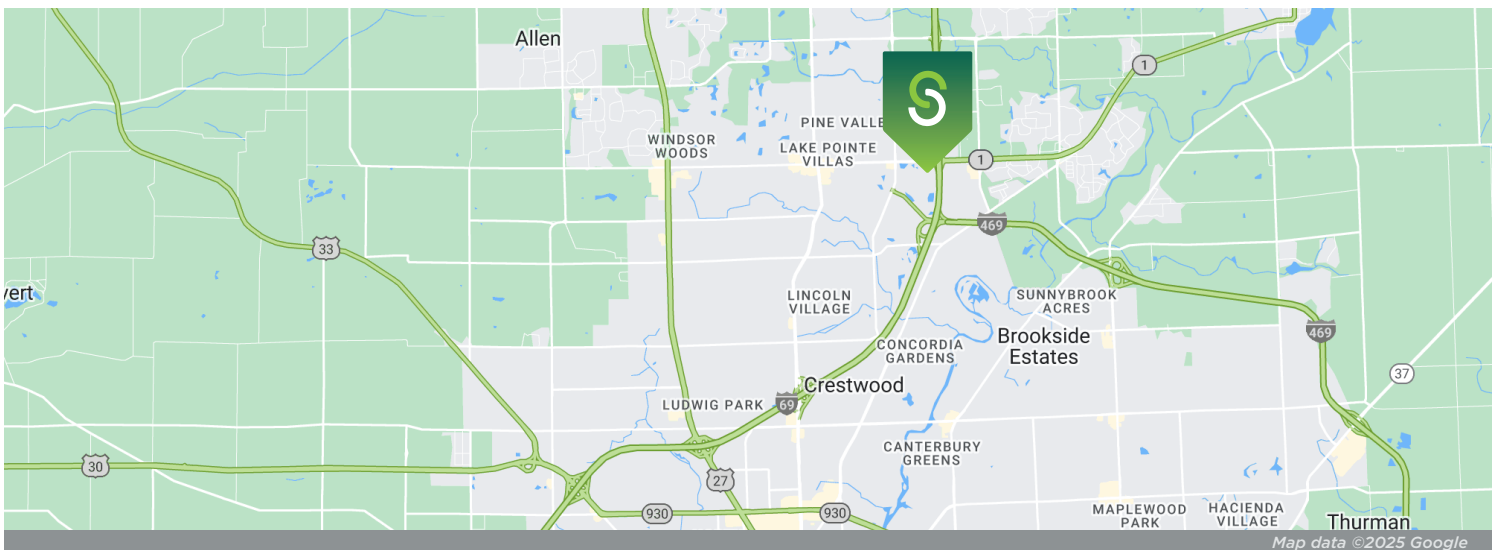
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PROPERTY INFORMATION

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

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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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



PROMENADE PARK & DOWNTOWN FORT WAYNE



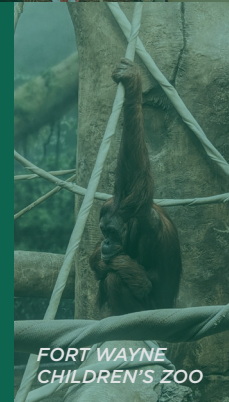
PARKVIEW FIELD

2nd

Largest City
in Indiana

#1

Best Place
to Move
(Reader's Digest,
2022)



FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS

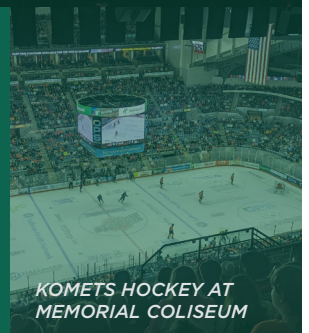


GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

7+
Million
Visitors
Annually



KOMET'S HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



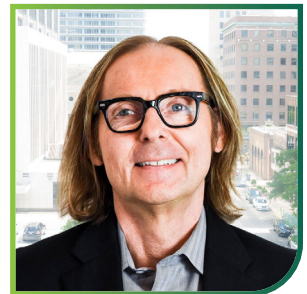
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Maintenance Management

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MaintainFortWayne.com

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