

0.67 ACRE OUTLOT

# FOR GROUND LEASE OR BTS

## PROPERTY OVERVIEW

### PROPERTY OVERVIEW:

- 0.67 acre outlot
- Ground Lease | BTS
- Cross-access & parking with Arby's
- 35-vehicle parking easement on parcel to the south

### PROPERTY HIGHLIGHTS:

- Situated in Fort Wayne's fastest growing corridor with over 1,000 new homes or multifamily units approved, under-construction, or completed within +/- 2 miles of the site
- Located directly off I-69 interchange (77,216 VPD) at Dupont Road (32,305 VPD)
- Conveniently accessible to two different stoplights and right-in-right-out along Dupont Road
- Adjacent to Parkview Regional Medical Center which employs 6,250+ people and sees 9,000+ visitors each day



FOR LEASE  
OR BTS

3800 E Dupont Rd, Fort Wayne, IN 46825

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## PROPERTY OVERVIEW AERIAL



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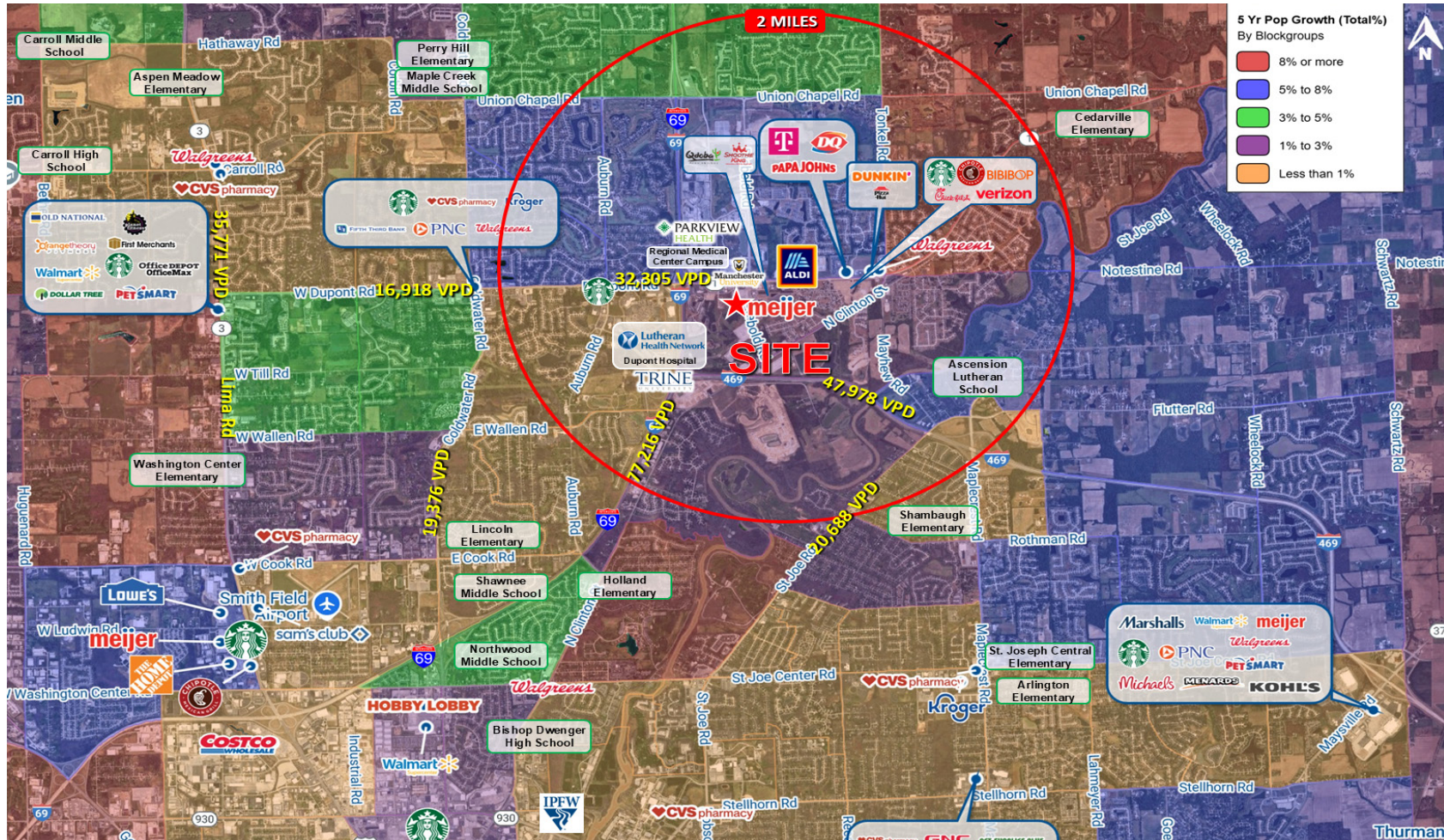
# FOR GROUND LEASE OR BTS

CONCEPTUAL  
SITE PLAN



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MARKET GROWTH  
AERIAL



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