



Dupont Place Shopping Center

2890 E 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.

Property Highlights

- Over 570' of frontage on Dupont Road
- Professional and responsive management
- Within half-mile of two hospitals, six hotels, one movie theater, and dozens of professional and medical office buildings
- Affluent demographics
- Excellent traffic counts: 27,200 VPD
- End cap retail space for lease - 2,542 SF
- Well-maintained
- > \$22.00/SF/Yr NNN

NEAL BOWMAN, SIOR

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PHILIP HAGEE

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260 424 8448
philip.hagee@sturgespg.com



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Space Available - Contact Broker for Detailed Site Plan



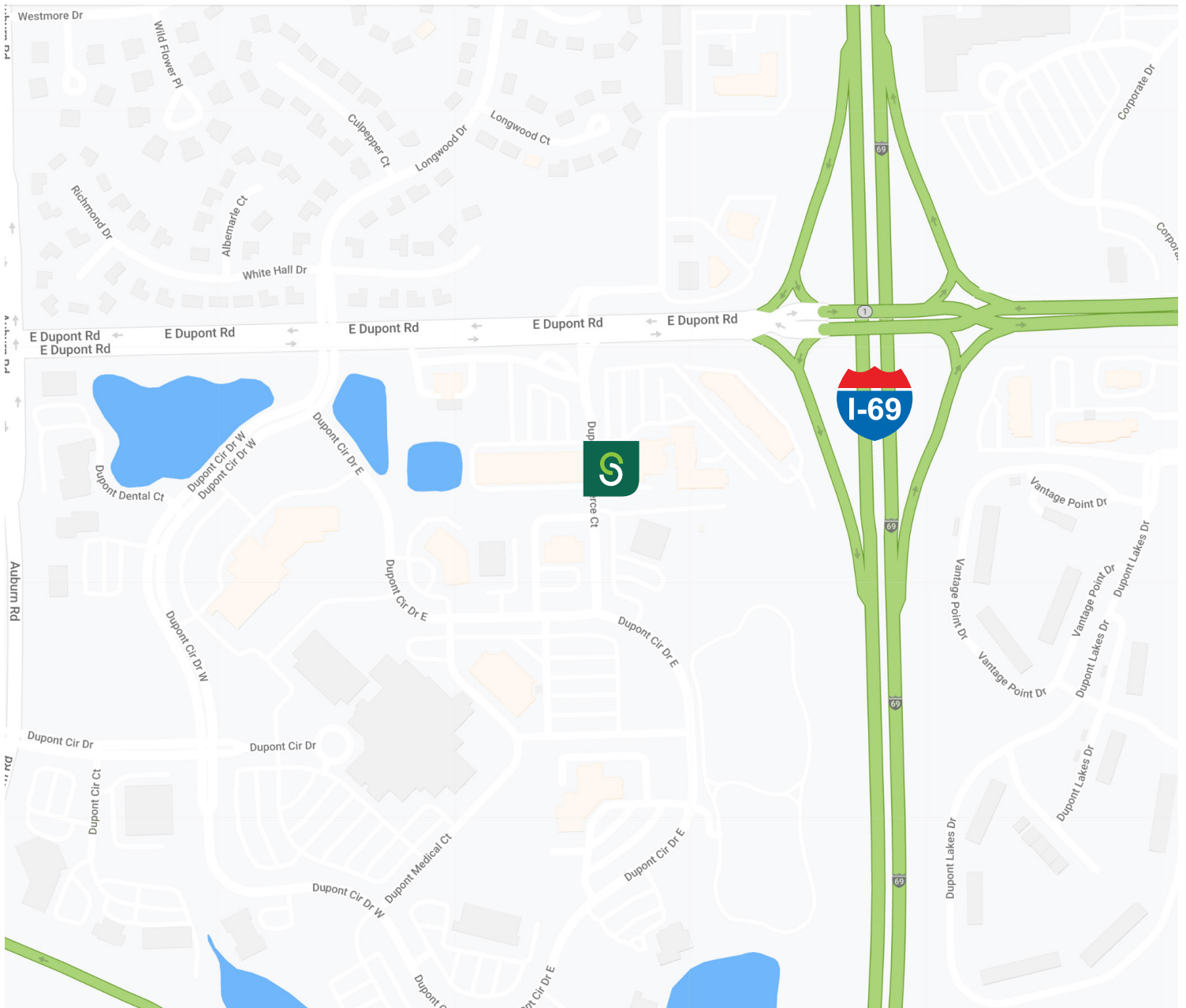
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Excellent Location

The Dupont Rd/I-69 interchange has seen a recent surge in development with new parks, apartment complexes, retail centers, and medical offices. Dupont Place Shopping Center is also within a mile of two hospitals, four hotels, multiple fast food chains, big box retailers, and numerous new and established residential neighborhoods. With all of this traffic and a daytime population of 21,970, this spot is a prime location.

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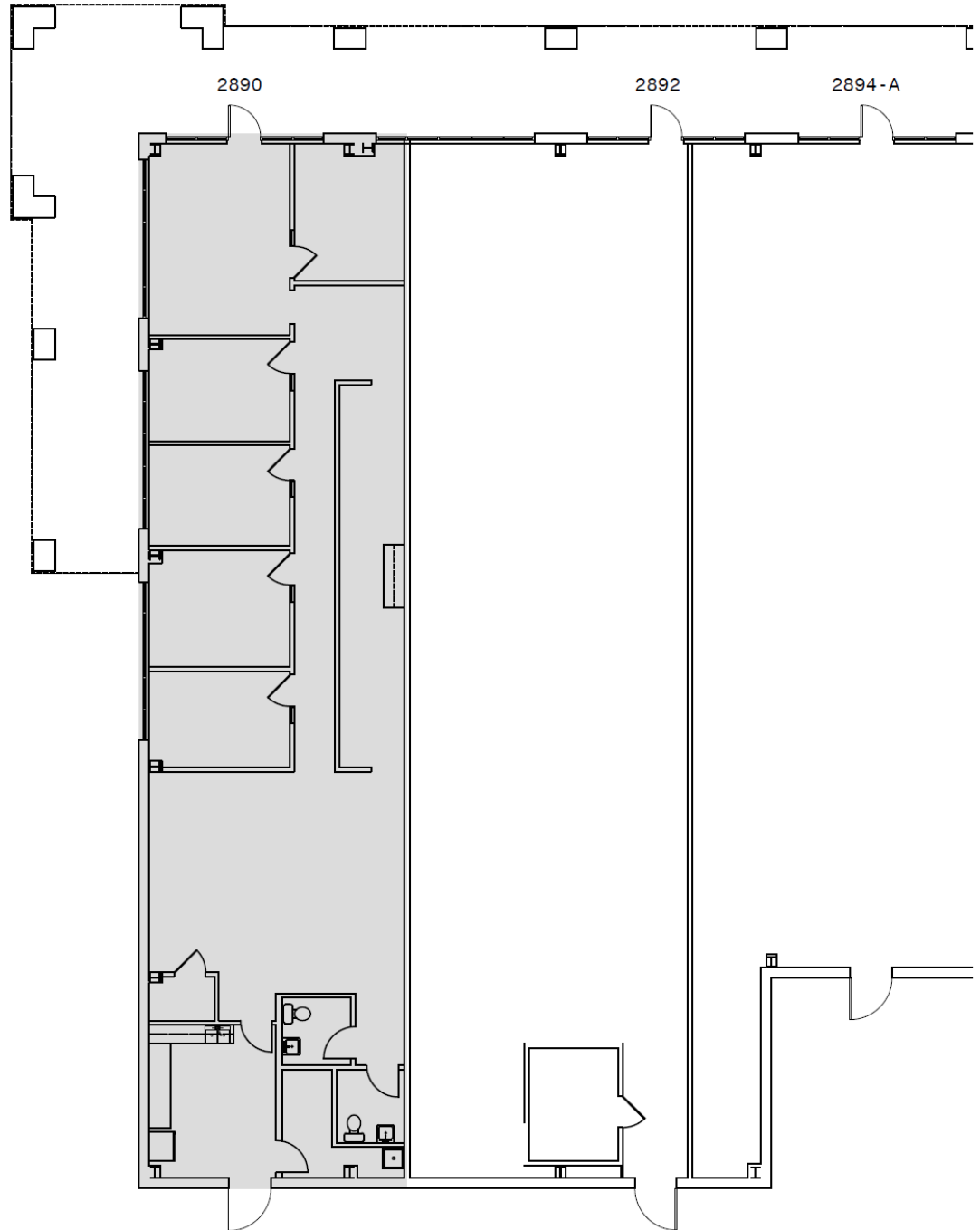
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Floor Plan - Contact Broker for Details



Unit 2890 - 2,542 SF

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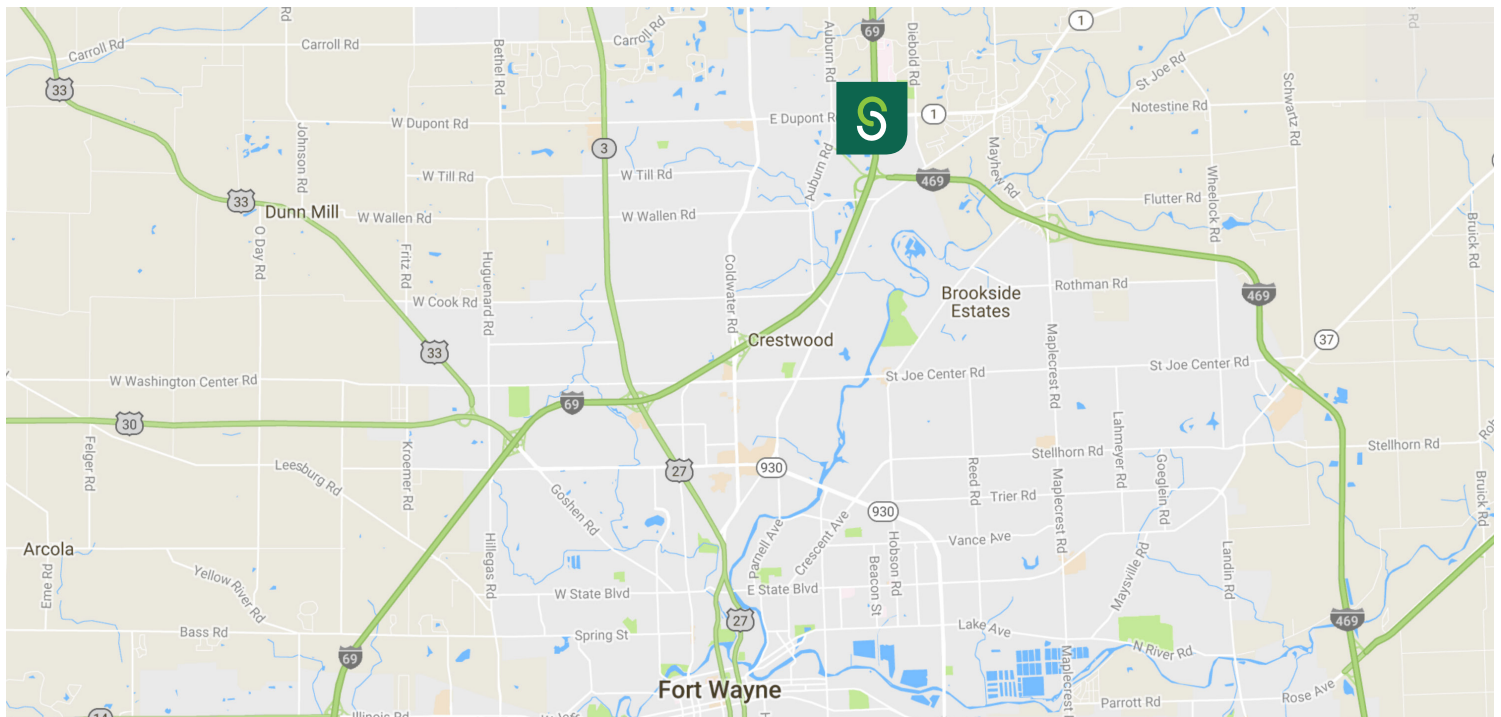
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View Facing South



View Facing North



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COMMERCIAL IMPROVED/OUTPARCEL FOR LEASE

Property Name	Dupont Place Shopping Center
Address	2886 Dupont Road
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	St. Joe
Parcel No.	02-08-06-200-009.000-072



LEASE INFORMATION

Lease Rate	\$22/SF/Yr
Lease Type	NNN
Terms	5 year minimum
Availability	Immediate

AVAILABLE SUITES

Total Building Area	47,525 SF	
Total Available	2,542	
Max. Contiguous Available	2,542	
Space Available	Size	Monthly Rate
- Suite 2890	2,542	\$4,660.33
- ATM Space	0.05 AC	\$1,000.00

SITE DATA

Site Acreage	7.34 AC
Zoning & Description	C2 - General Commercial
Parking Description	Surface
Parking Count/Ratio	Ample
Traffic Count	23,500 VPD

ADDITIONAL INFORMATION

- Outparcel in Dupont Place Shopping Center
- Connected to Dupont Hospital business and medical park.
- Affluent demographics and high daytime population.
- Surrounded by commercial, medical, and residential complexes.

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

(Information below for Buildings 1 & 2)

Property Type	Multi-tenant shopping center
Year Built	2004
No. of Stories	1
Construction Type	Metal
Roof	Slab
Heating	Gas forced air
A/C	Yes
Sprinklered	No
ADA Compliant	Yes
Signage	Pylon and storefront

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities

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