STURGES PROPERTY GROUP

Dupont Place Shopping Center

2868 - 2898 East Dupont Road
Fort Wayne, IN 46825



Premier Outparcel 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. The building is fully leased, but there is one outparcel perfect for an ATM available.

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
- ATM outparcel space for lease: 0.05 AC
- **FOR LEASE: $2,000/month**

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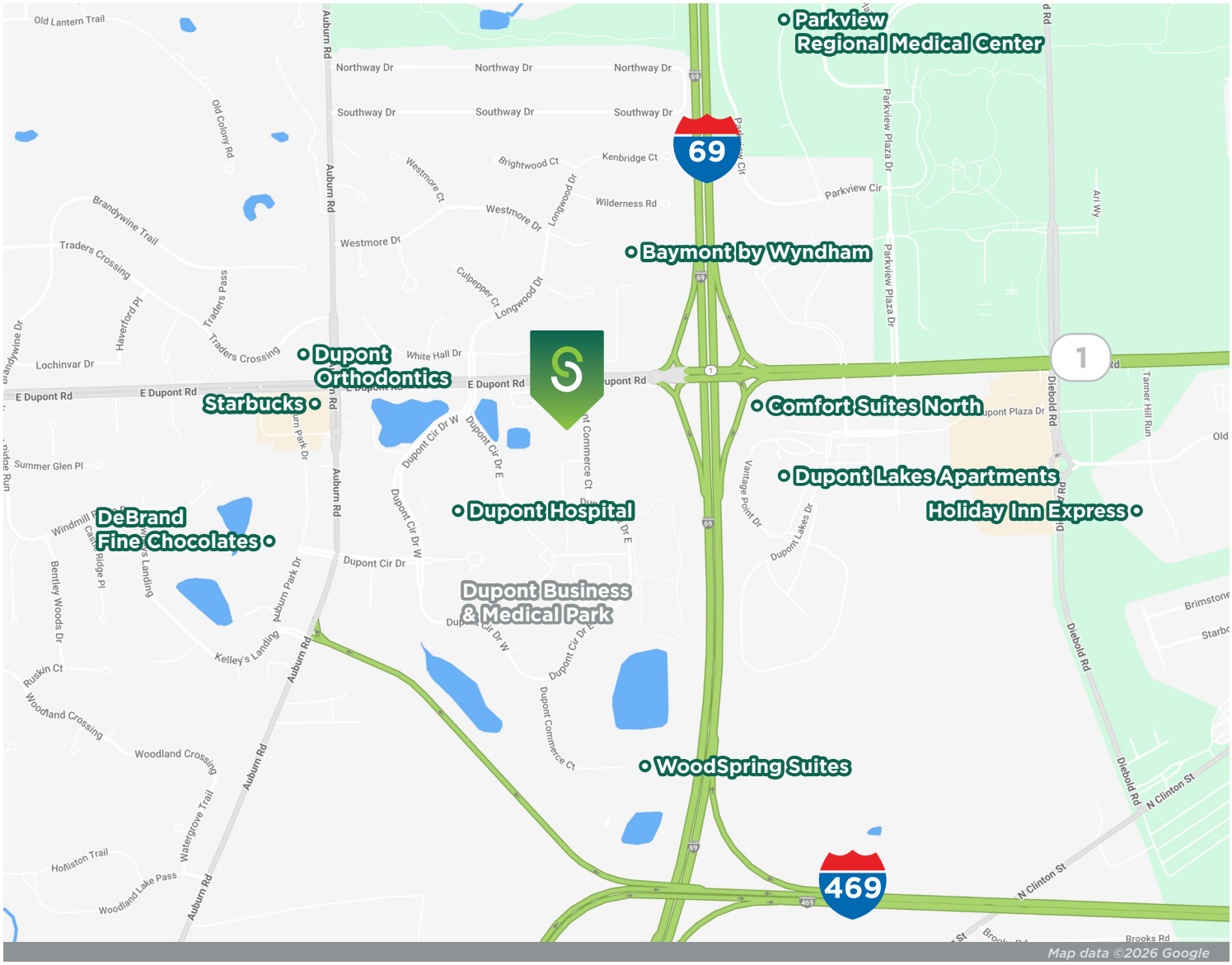
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Excellent Location

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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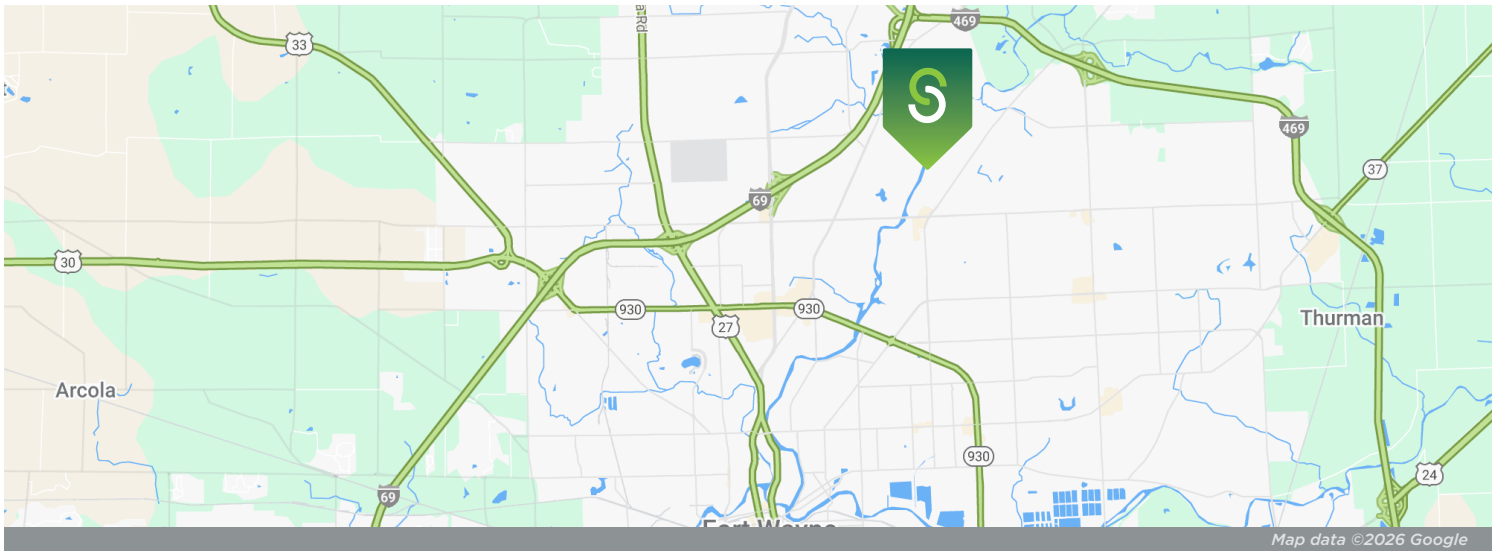
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PROPERTY INFORMATION

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	$2,000/mo
Terms	1-2 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	47,525 SF
Total Available	0.05 AC
Max Contiguous	0.05 AC

Units Available	RSF	Monthly Rate
• 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 ATM outparcel space for lease: 0.05 AC
- Affluent demographics
- Well-maintained and professionally managed

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