



## Dupont Commons Outlot

10633 Dupont Oaks Blvd

Fort Wayne, IN 46845



### Prime C3 Zoning Site

Dupont Commons Outlot is a 2-acre commercial land site in northeast Fort Wayne, Indiana. The zoning for the property is C3 - General Commercial, which allows for retail or commercial use. It is situated in a highly sought-after area of Allen County, with a busy location on Dupont Road that sees a traffic count of 31,800 VPD. This makes it an ideal opportunity for businesses looking to establish or relocate in Fort Wayne.

### Property Highlights

- ▶ High-demand area with new retail and medical developments
- ▶ Near two interchanges (Dupont Rd and Union Chapel Rd) and close to I-469 Interchange
- ▶ Minutes to Parkview Regional Medical Center and Dupont Hospital
- ▶ **FOR SALE: \$1,500,000**

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Map data ©2020 Google

- |   |   |  |
|---|---|--|
| <b>1.</b> Parkview Mirro Center                     | <b>8.</b> McDonald's                    | <b>16.</b> Berger Auto                   |
| <b>2.</b> Manchester University Fort Wayne          | <b>9.</b> Dunkin'                       | <b>17.</b> Taco Bell                     |
| <b>3.</b> Hilton Garden Inn                         | <b>10.</b> Walgreens                    | <b>18.</b> Arby's                        |
| <b>4.</b> Grey Stone Health & Rehabilitation Center | <b>11.</b> First Merchants Bank         | <b>19.</b> 3 Rivers Federal Credit Union |
| <b>5.</b> Panda Express                             | <b>12.</b> Leo Crossing                 | <b>20.</b> Shell                         |
| <b>6.</b> Mocha Lounge                              | <b>13.</b> Meijer                       | <b>21.</b> Lassus Handy Dandy            |
| <b>7.</b> Fort Financial Credit Union               | <b>14.</b> Midwest Federal Credit Union | <b>22.</b> Culver's                      |
|   | <b>15.</b> Holiday Inn Express          | <b>23.</b> Dupont Place                  |

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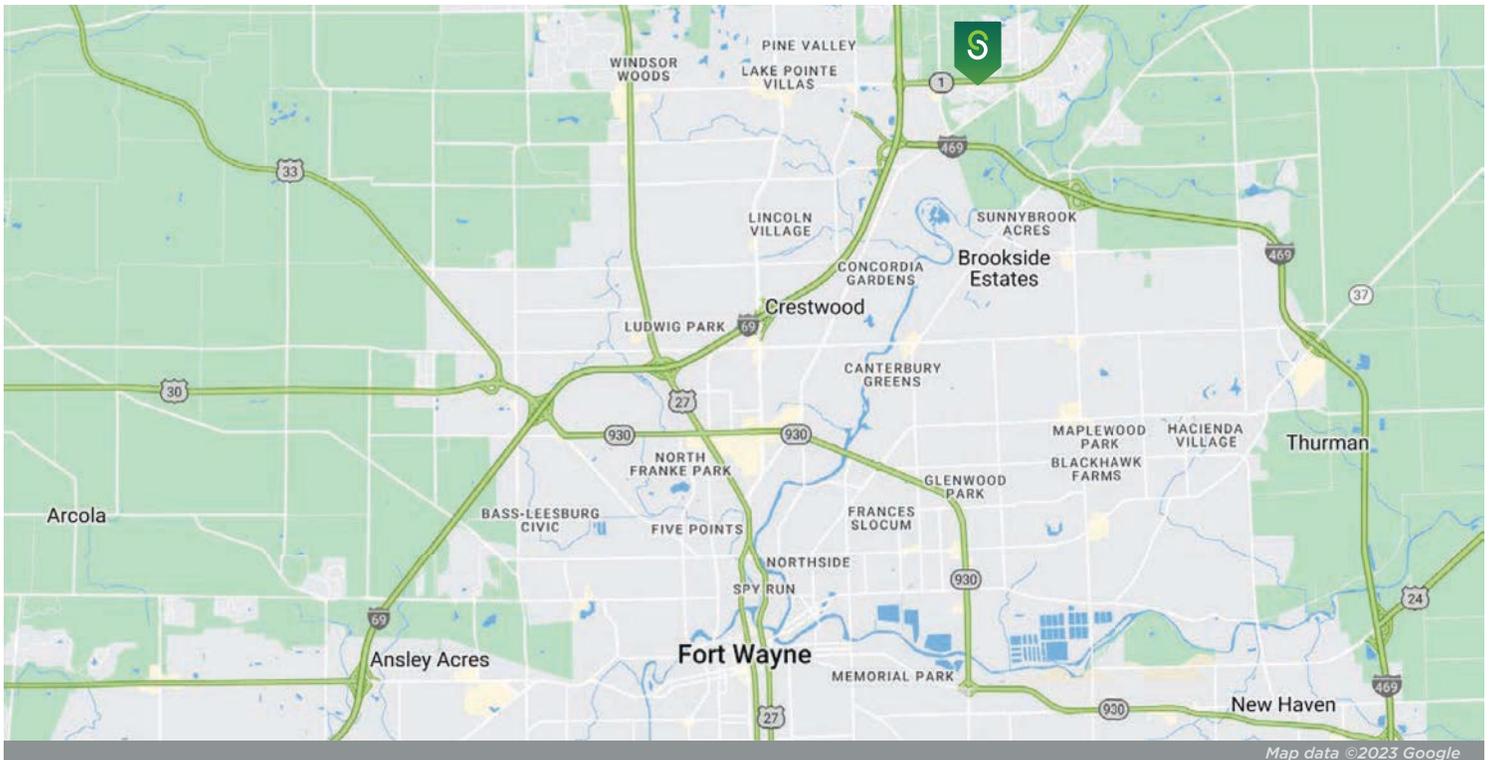
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### Excellent Location

This two-acre parcel is ready for retail or office use on Fort Wayne's north side. The neighboring businesses include Grey Stone Health Rehabilitation, Panda Express, 1st Source Bank, and In Touch Salon/Mocha Lounge. It is also near Parkview Medical Center and across the street from national hotels, retail stores including the new Meijer development, and nearby Dupont Hospital. Area traffic counts are over 31,800 VPD on E. Dupont Road and over 73,000 VPD on I-69.



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### PROPERTY INFORMATION

Address	Dupont Oaks Blvd
City, State, Zip	Fort Wayne, IN 46845
County	Allen
Township	Perry
Parcel Number	02-02-36-376-001.003-057



### SALE INFORMATION

Price	\$1,500,000
Terms	Cash at Closing

### SITE DATA

Site Acreage	2.0
Zoning & Description	C3 - General Commercial
Nearest Interstate	.5 mi to I-69
Traffic Counts	31,800 VPD - E Dupont Rd 26,900 VPD - W Dupont Rd 73,000 VPD - I-69 & Dupont Rd

### AVAILABLE LOTS

Lot Number	Acres	Rate	Total
• 1	2.00	\$750,000/AC	\$1,500,000

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

### ADDITIONAL INFORMATION

- Excellent visibility
- Rapidly expanding retail corridor
- Perfect location for a professional office, medical office, bank, hotel, restaurant, and so many more!

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## WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN 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 area 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 and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



**7** Million Visitors Annually

**#1** Voted Best Place to Move (Reader's Digest, 2022)

**#2** Second Largest City in Indiana

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.

***We look forward to having you in Fort Wayne!***



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
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**Andrew Eckert**  
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**Robert Doyle**  
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**Philip Hagee**  
Listing Manager



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Project Coordinator

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**260 424 8448**  
**SturgesProperty.com**



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 424 8448

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

SturgesDevelopment.com

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