

LEASE

RETAIL



DUPONT LANDING



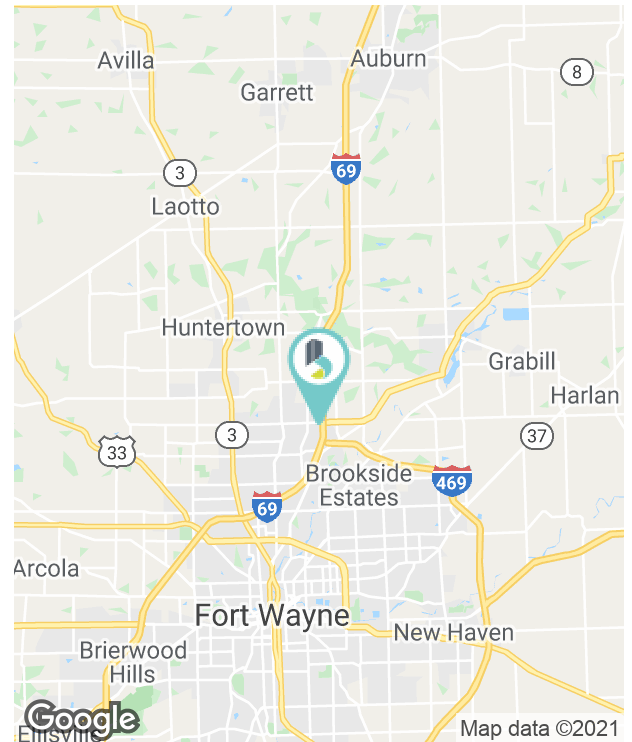
2910-2936 E. DUPONT RD., FORT WAYNE, IN 46825

PROPERTY HIGHLIGHTS

- 2,012 SF available for lease
- Located in an expanding retail corridor adjacent to I-69 near Dupont Medical/Business Park
- Less than one mile from two major hospitals
- Pylon signage and billboard signage available

LEASE RATE **\$15.50 SF/YR (NNN)**

Available SF:	2,012 SF
Lot Size:	2.92 Acres
Zoning:	C-2
NNN Charges:	\$4.96



BRADLEY COMPANY
 127 W. Wayne St., Suite 400
 Fort Wayne, IN 46802
 260.423.4311

DAVE HORACEK
 Broker
 260.755.7824
 dhoracek@bradleyco.com

STANLEY C. PHILLIPS
 Executive Vice President
 260.423.4311
 sphillips@bradleyco.com



BRADLEYCO.COM



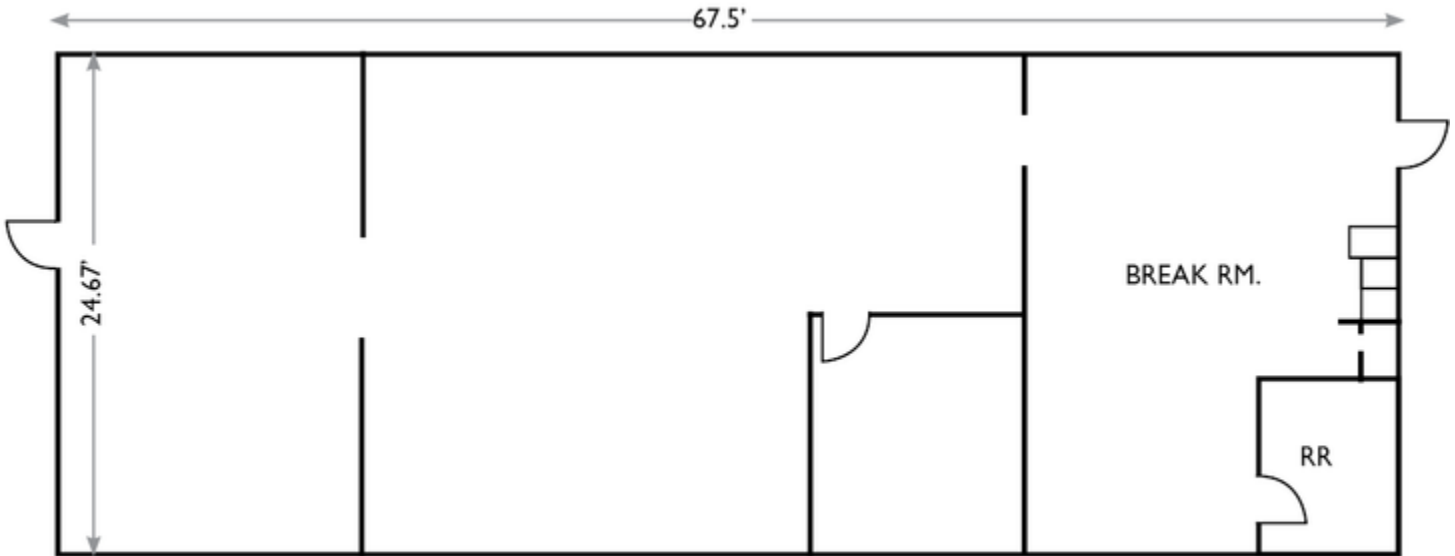
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Site Plan



Suite 2930 Floor Plan

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PROPERTY INFORMATION

Property Type	Retail/Strip Center
Zoning	C-2
Lot Size	2.92 Acres
Signage	Building

BUILDING INFORMATION

Ceiling Height	10'
Bay/Column Size	25'
Condition	Good
Roof	EPDM Membrane
Year Built	2005
Heating	Gas Forced Air
A/C	Roof Top
Sprinkler System	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	143

TAXES & ASSESSMENTS

Taxes 2020 Pay 2021	\$62,419.48
Assessments	\$2,104,700

TRAFFIC

E. Dupont Rd.	21,436 VPD
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,753	51,091	111,607
Total Households	1,534	20,118	43,715
Average Household Income	\$97,382	\$90,633	\$85,098

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