

**+/- 86,252 SF RETAIL BUILDING ON +/- 12.41 ACRES  
AVAILABLE FOR LEASE OR GROUND LEASE**

**VERITAS**  
REALTY



**FOR LEASE OR  
GROUND LEASE**

**3930 E Dupont Rd, Fort Wayne, IN 46825**

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# FREESTANDING BIG BOX

## PROPERTY OVERVIEW

### PROPERTY OVERVIEW:

- +/- 86,252 SF Freestanding Retail Box
- +/- 12.41 Acres
- For Lease or Ground Lease

### PROPERTY HIGHLIGHTS:

- Situated in Fort Wayne's fastest growing corridor with over 1,000 new homes or multifamily units approved or under-construction within +/- 2 miles of the site
- Located directly off of I-69 interchange (67,433 VPD) at Dupont Road (35,161 VPD)
- Conveniently accessible to two different stoplights along Dupont Road
- Adjacent to Parkview Regional Medical Center which employs 6,250+ people and sees 9,000+ visitors each day
- Shared roundabout entrance with the new Meijer store which opened May 2022



### DEMOGRAPHICS



1 MILE      3 MILE      5 MILE

Population:	5,202	49,697	123,640
Average HH Income:	\$98,486	\$89,448	\$84,348
Daytime Population:	5,841	29,476	85,622



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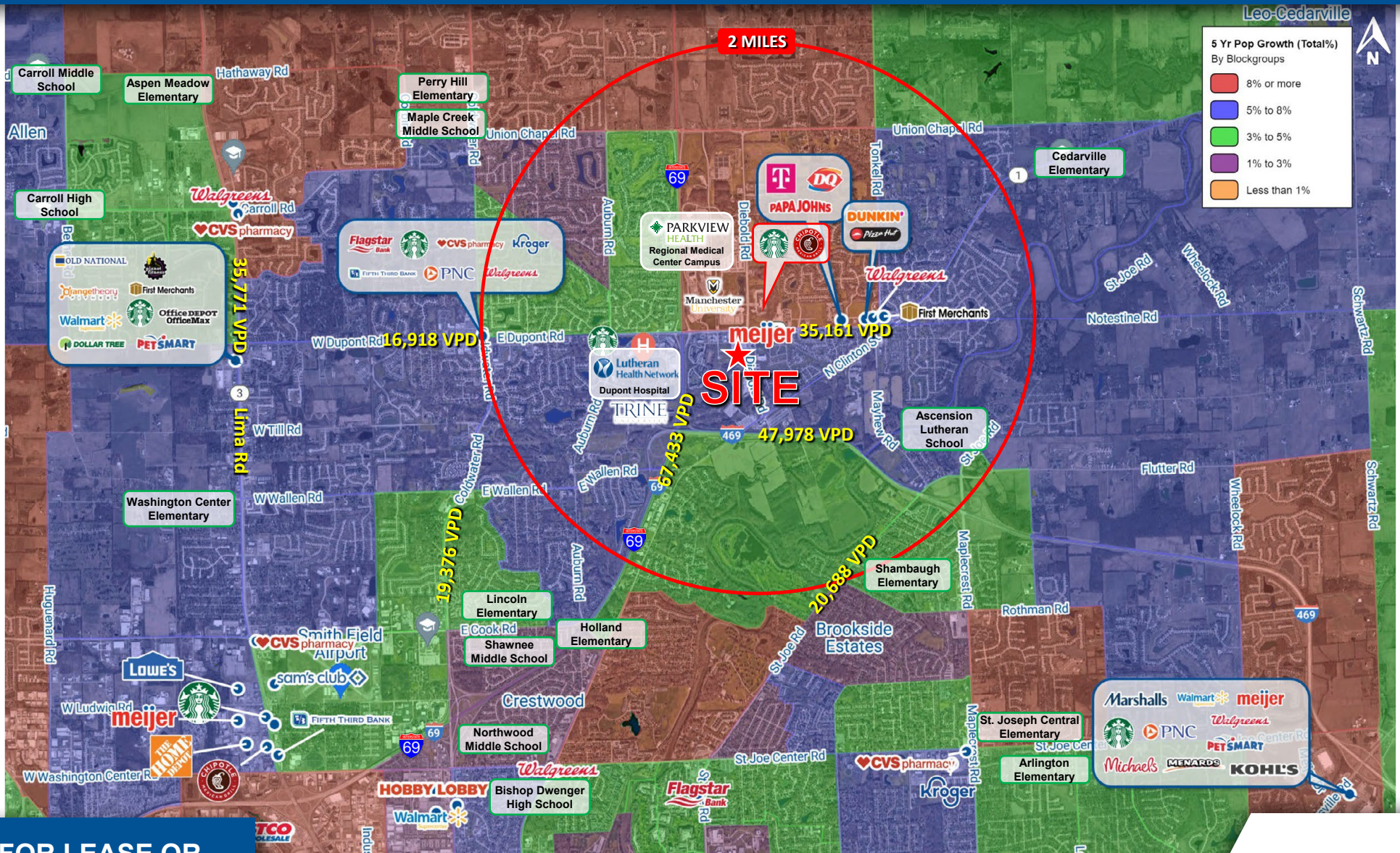
PROPERTY  
OVERVIEW AERIAL





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**FREESTANDING BIG BOX**

**MARKET GROWTH  
 AERIAL**



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