



FOR SALE / LEASE

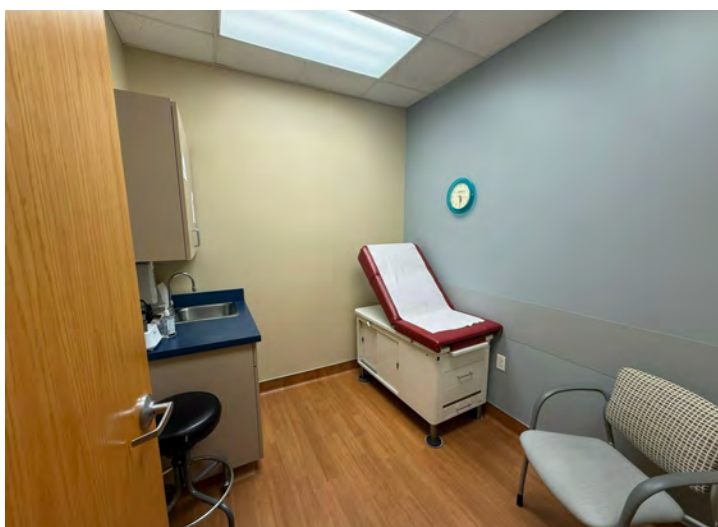
OFFICE PROPERTY

10020 Dupont Circle Court
Fort Wayne, IN 46825

4,659 SF Premium Office Near Dupont Hospital

About The Property

- 4,043 SF main level, 616 SF upper level
- Landlord incentives available
- Close proximity to Dupont Hospital, Dupont Office Centers and DeBrand Fine Chocolates
- Convenient location near traffic light and I-69
- Flexible layout with multiple exam rooms, administrative offices, breakroom, reception and waiting area
- Lease Rate: \$16.00 SF/yr NNN
- Sale Price: \$650,000



the
Zacher
company

EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL

BUILDING LOCATION/SIZE/ZONING

Street Address	10020 Dupont Circle Court
City, State, Zip	Fort Wayne, IN 46825
Total Building Size	30,623 SF
Zoning	C1/Professional Offices and Personal Services

BUILDING DATA

Date of Construction	2005
Building Type	Office
Number of Stories	2

POPULATION DEMOGRAPHICS

1 Mile	4,432
3 Miles	54,503
5 Miles	121,601

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

PRICE/AVAILABILITY

Suite 110	4,659 SF
Sale Price	\$650,000.00
Sale Price/SF	\$21.23
Lease Rate	\$16.00 SF/yr
Lease Type	NNN
Available	Immediately

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

**Pro-rata share based on SF/area*



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ADDITIONAL PHOTOS

4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL



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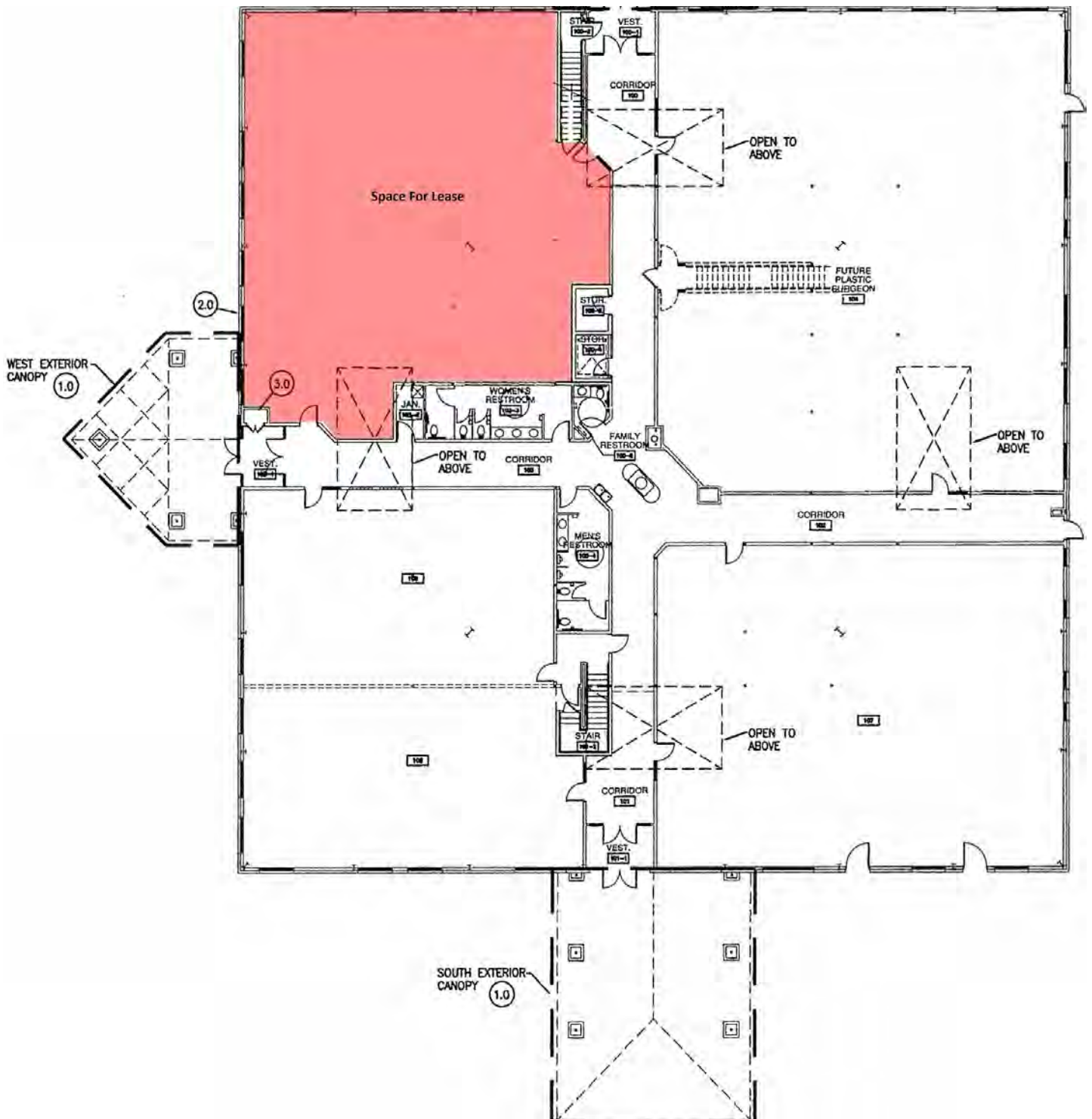
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MAIN LEVEL

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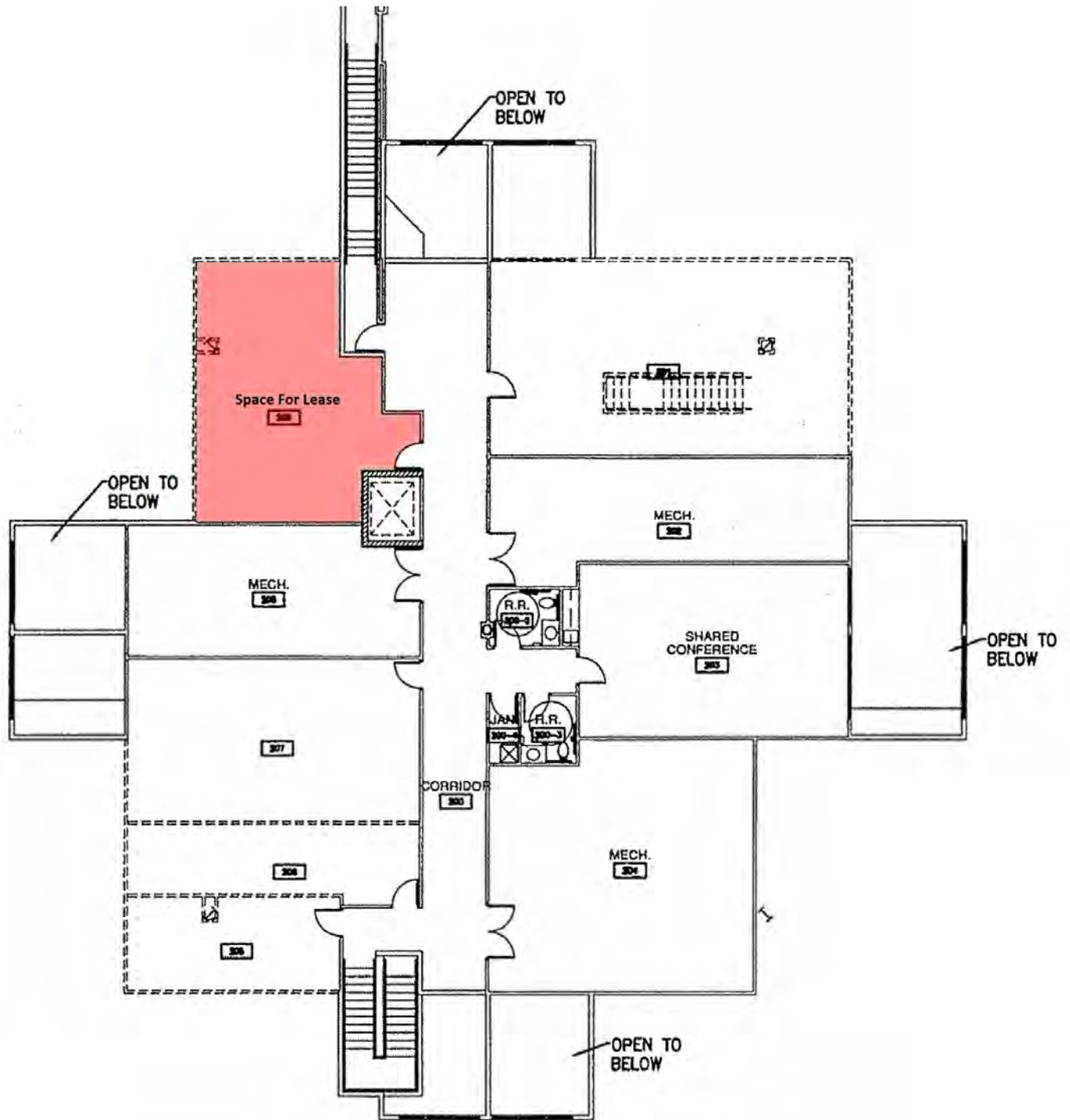
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UPPER LEVEL

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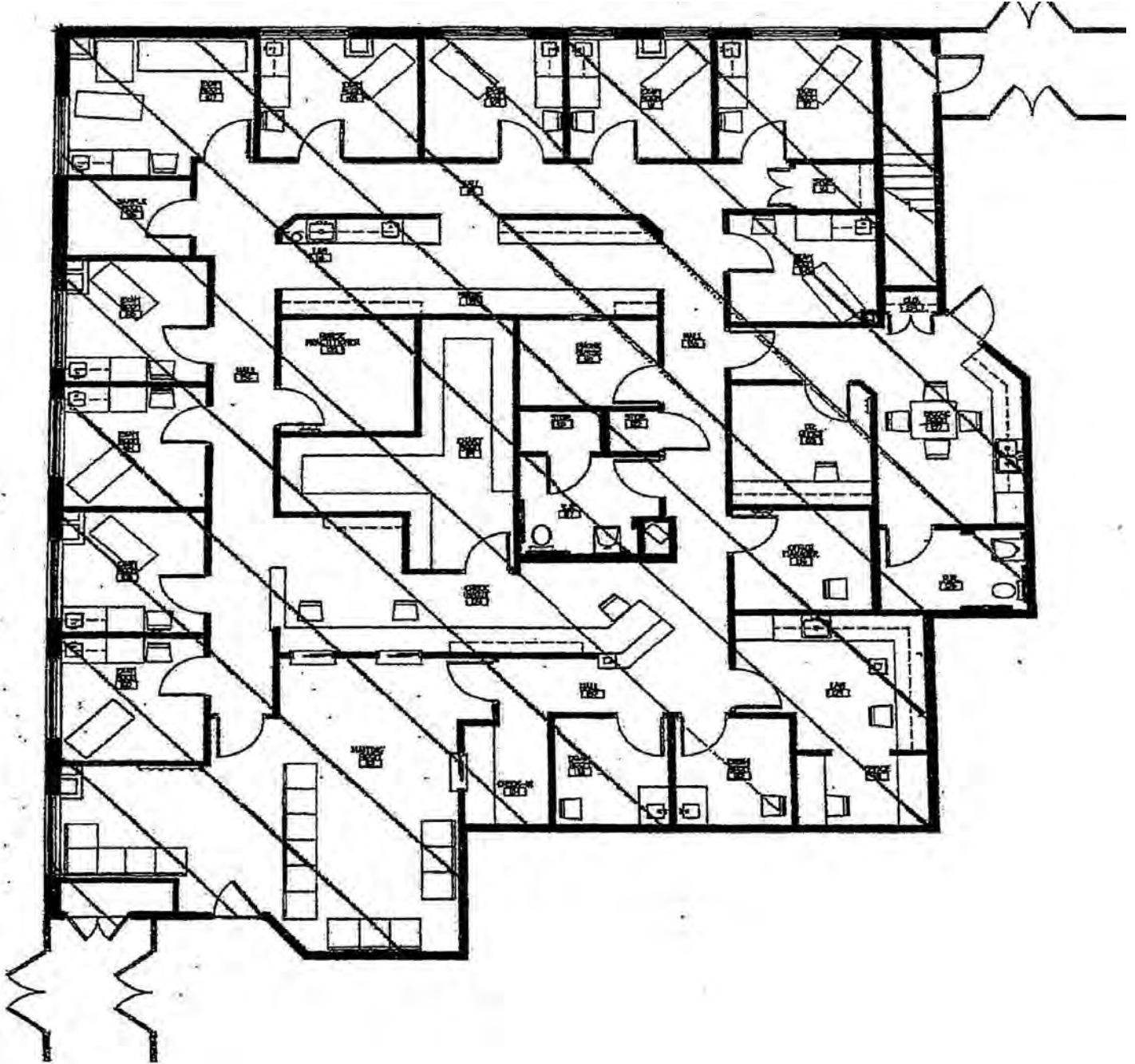
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MAIN LEVEL

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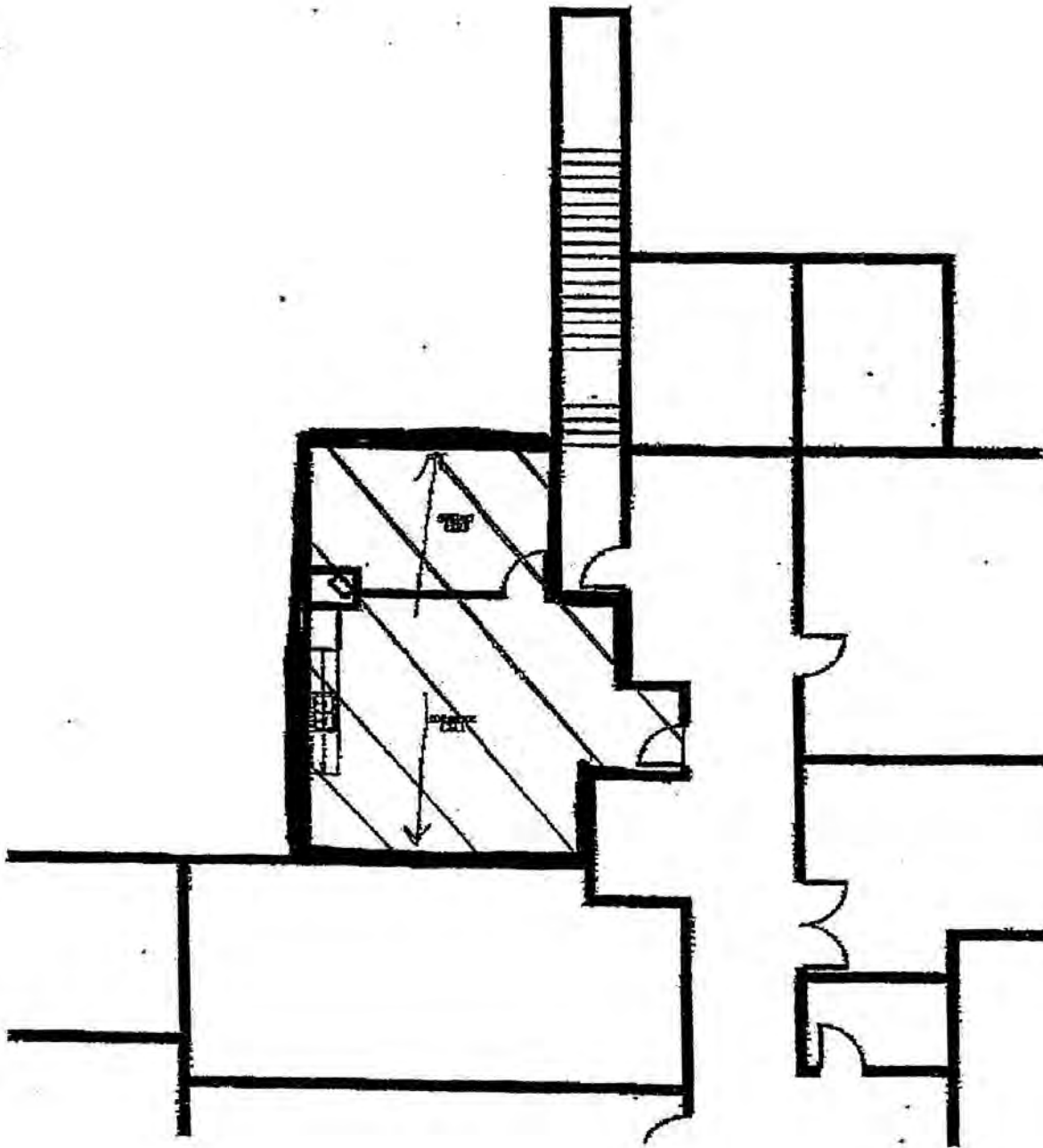
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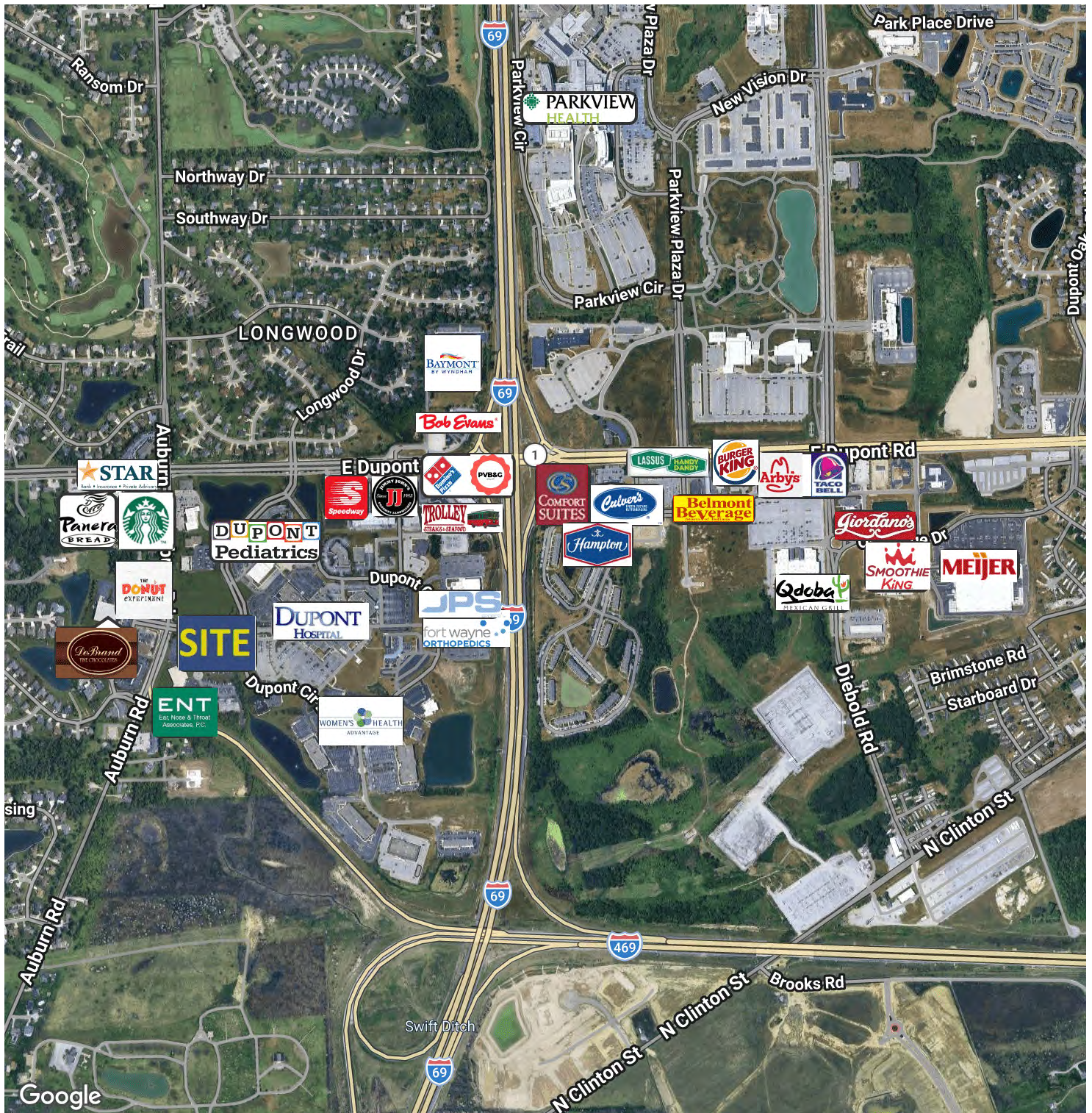
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RETAILER MAP

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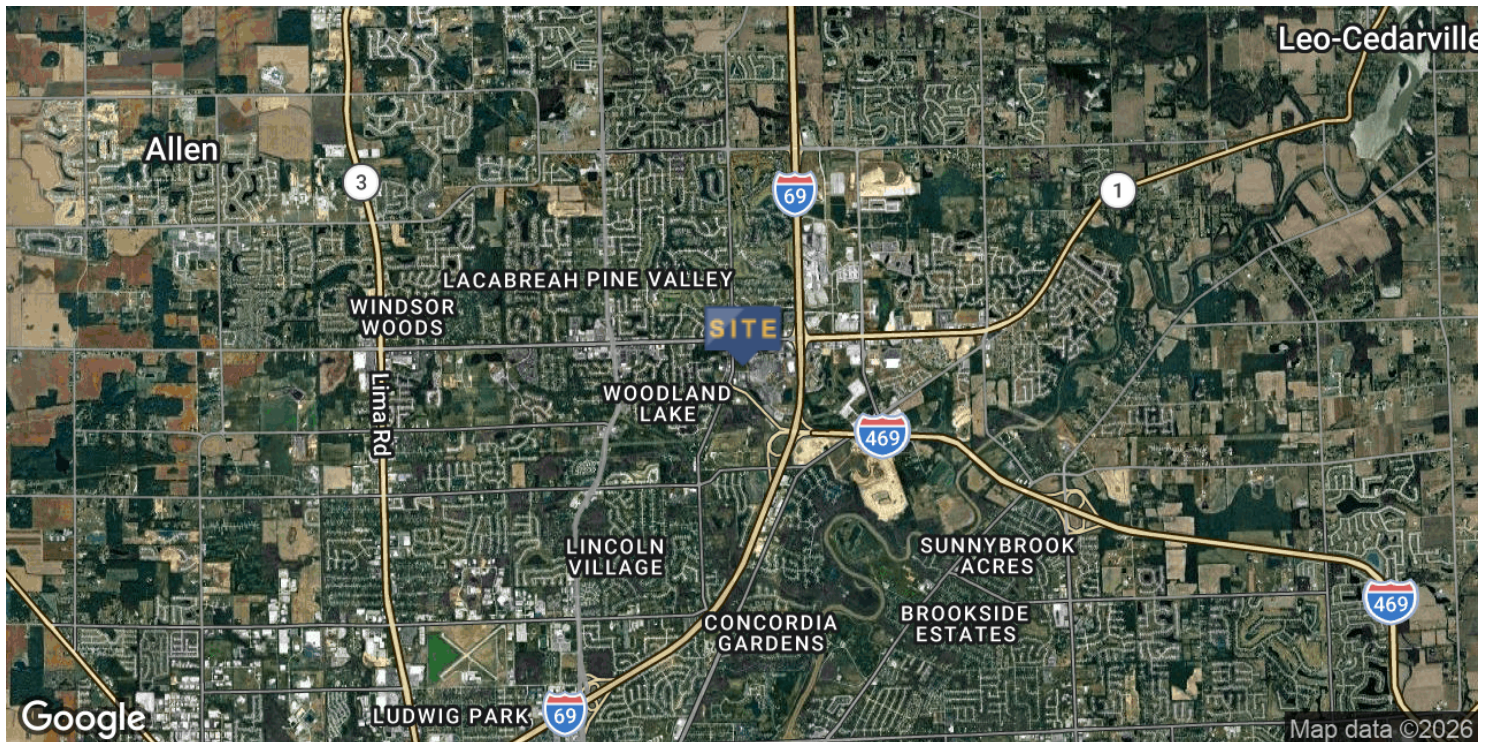
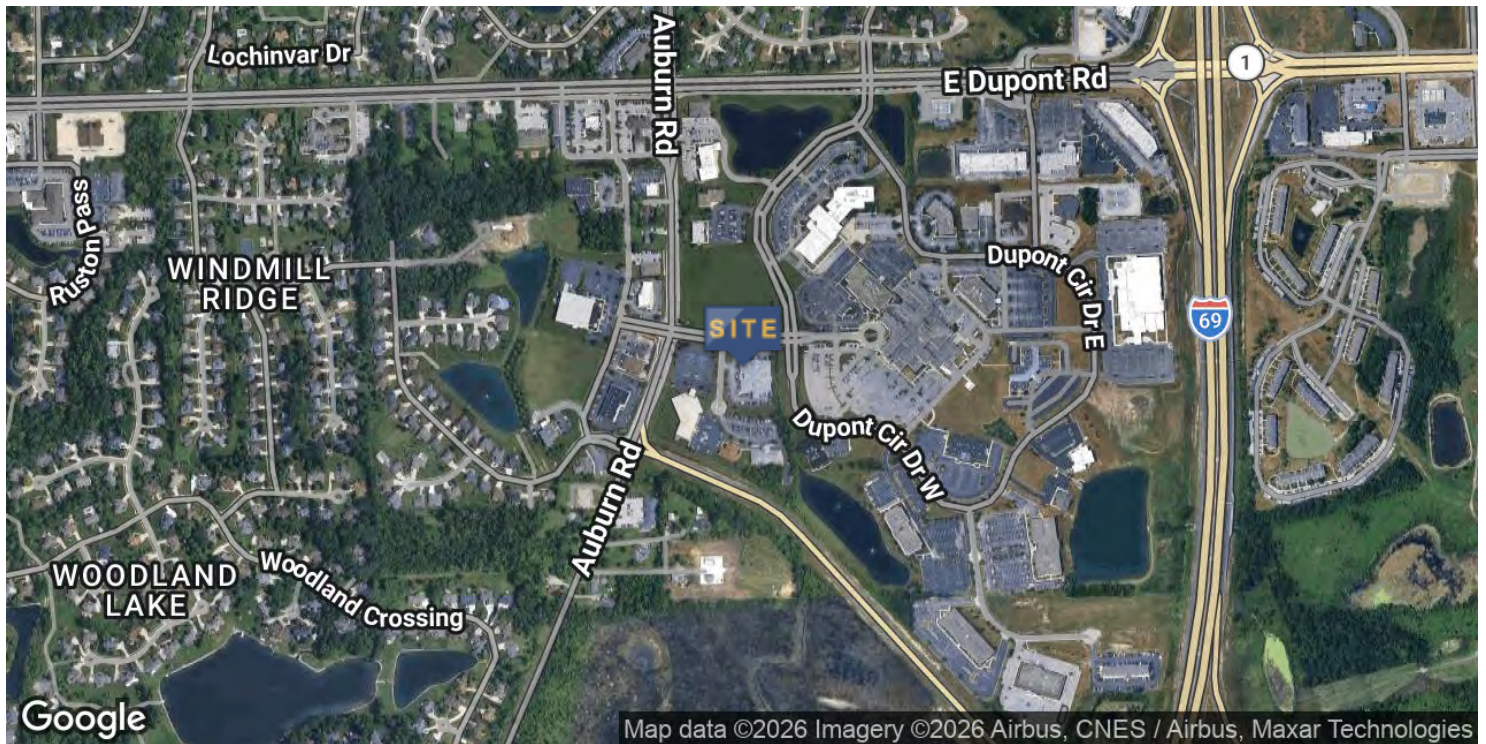
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LOCATION MAP

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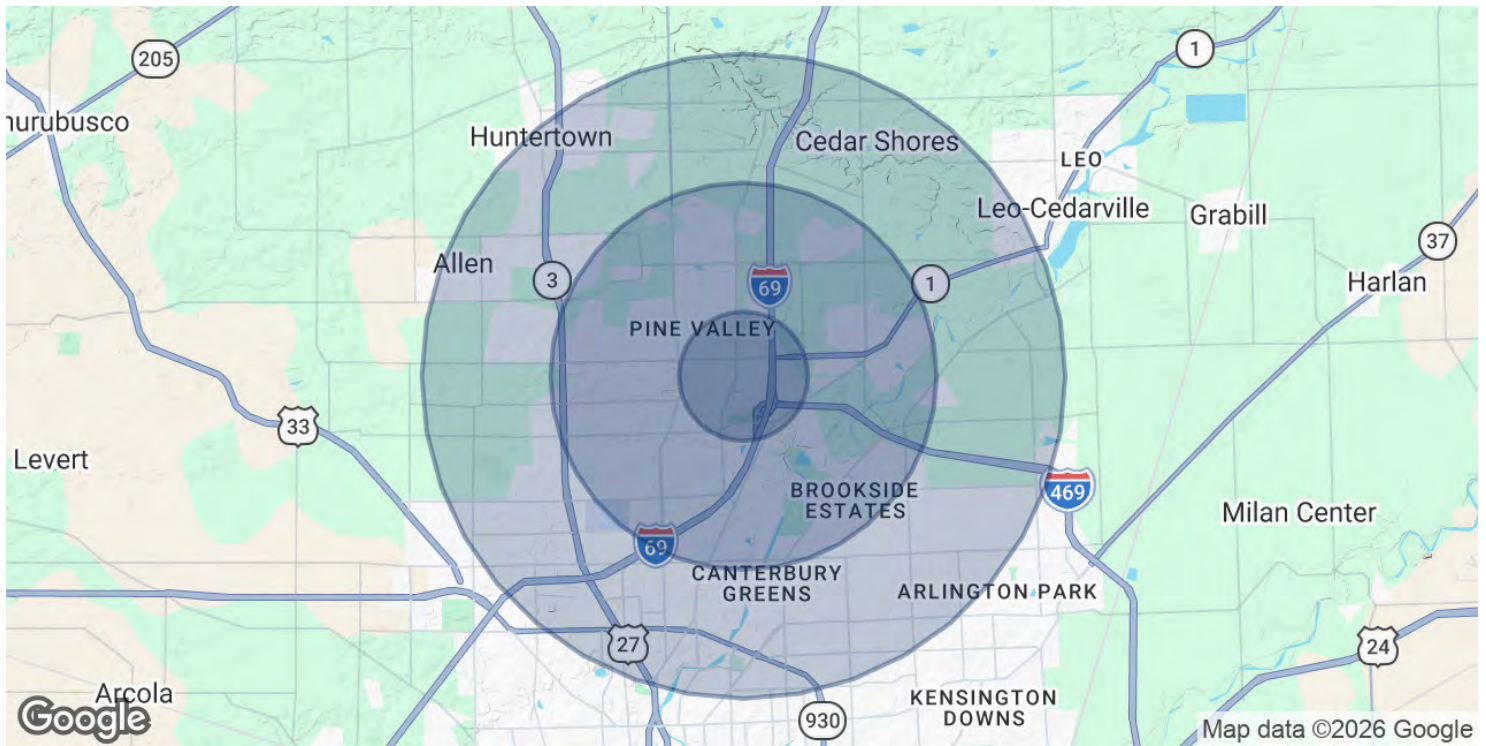
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,432	54,503	121,601
Average Age	43	40	39
Average Age (Male)	42	39	38
Average Age (Female)	45	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,741	22,176	48,359
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$119,183	\$108,819	\$103,332
Average House Value	\$297,809	\$275,256	\$256,642

2020 American Community Survey (ACS)



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