

Offering Memorandum

Pine Valley Crossing
1125 E. Dupont Rd., Ft. Wayne, IN

NAIHanning & Bean



Confidential Memorandum and Disclaimer

NAI Hanning & Bean (“Broker”) has been engaged as the exclusive agent for the sale of Pine Valley Crossing located at 1125 E. Dupont Road, Fort Wayne, Indiana (the “Property”).

Disclaimer

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property, as applicable. Independent estimates of proforma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/ or brokers, including but not limited to NAI Hanning & Bean and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

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The Property is being sold “as is,” “where is” and subject to all faults. Seller makes no representation or warranty with respect thereto other than a special warranty of title in the deed conveying the Property to the buyer. Buyer acknowledges that he is not relying on any representation or warranty of seller or of any agent or representative of seller. All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

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Executive Summary

Pine Valley Crossing

PRICE **\$3,450,000**

CAP RATE **7%**

Total Building Area 12,415 SF

Lot Size 1.4 Acres

Year Built 2006

Occupancy 100%

Number of Tenants 6

Net Operating Income \$241,323.54

Price Per Square Foot \$277.89

NAI Hanning & Bean



Property Overview



Dupont Road (21,491 VPD)

Tenancy Overview

Tenant Profiles



Occupancy - 3,157 SF; 5/31/2032 Lease Expiration

IVX Health is a rapidly growing national provider of outpatient infusion and injection therapy services, specializing in the treatment of chronic conditions. Founded in 2012, the company operates a nationwide network of ambulatory infusion centers and continues to expand in key markets across the United States. IVX partners with major health systems, physicians, and payors to deliver cost-effective alternatives to hospital-based care, positioning the company within a resilient and growing segment of the healthcare industry. Backed by institutional investment and focused on long-term site selection, IVX Health represents a stable and desirable tenant for investors seeking reliable occupancy within medical or retail environments.



Occupancy - 1,713 SF; 6/30/2029 Lease Expiration

Penn Station East Coast Subs is a fast-casual restaurant chain known for its fresh-grilled, made-to-order sub sandwiches. Founded in 1985 in Cincinnati, Ohio, Penn Station has expanded to hundreds of locations across the United States. The restaurant specializes in hot subs, including their signature Philly cheesesteak, along with freshly cut fries and hand-squeezed lemonade. Penn Station emphasizes quality ingredients and a simple, focused menu that highlights their grilled and cold subs. The atmosphere is casual and customer-focused, with an emphasis on quick service and freshly prepared food.



Occupancy - 1,384 SF; 1/31/2029 Lease Expiration

Great Clips is a well-known American hair salon franchise specializing in affordable, no-appointment haircuts. Founded in 1982 in Minneapolis, Minnesota, the company has grown to become one of the largest salon brands in North America, with over 4,400 locations across the United States and Canada. Great Clips focuses on providing convenient and consistent haircare services, offering haircuts for men, women, and children, as well as beard trims, shampoo services, and styling. Some locations also provide perms and other hair treatments. The brand is recognized for its customer-friendly approach, particularly through its Online Check-In app, which allows customers to view wait times and reserve their place in line remotely. Headquartered in Minneapolis, Great Clips continues to expand its franchise network by emphasizing quick, accessible, and quality haircuts in a casual and welcoming environment.

Tenancy Overview

Tenant Profiles



Occupancy - 3,157 SF; 12/31/2029 Lease Expiration

Sun Tan City is a large chain of tanning salons offering a variety of tanning services and skin care products. Founded in 1999, the company has expanded to over 250 locations across the United States. Sun Tan City specializes in both sunbed and spray tanning, providing clients with customizable options to achieve their desired tan. The salons offer different levels of tanning beds, as well as VersaSpa spray tanning booths for an instant, UV-free tan. In addition to tanning services, they carry a range of lotions and skincare products to enhance and maintain tanning results. Sun Tan City promotes a clean, comfortable, and professional environment, with membership options and packages designed for affordability and convenience. The company is headquartered in Elizabethtown, Kentucky.



Occupancy - 1,444 SF; 5/31/2028 Lease Expiration

Q House is a Chinese restaurant located in Fort Wayne, Indiana. They offer a variety of Chinese cuisine options, including organic dishes, quick bites, and a salad bar. The restaurant provides both dine-in and takeout services. While they do not offer delivery services, customers can enjoy their meals in a casual and welcoming atmosphere, highlighted by a cozy fireplace. Q House is known for its fast service, with most orders ready in under 10 minutes, and offers popular dishes like Szechuan chicken lunch specials, hot and sour soup, and white rice. The restaurant is wheelchair accessible and accepts credit cards and NFC mobile payments.



Occupancy - 1,344 SF; 11/30/2026 Lease Expiration

US Nails is a nail salon in Fort Wayne with a second location in New Haven, IN. They offer a range of nail services and are known for their friendly staff. The salon operates Monday through Friday from 9:30 AM to 6:30 PM, and Saturday from 9:30 AM to 6:00 PM; they are closed on Sundays. Customers have praised the cleanliness of the salon and the quality of service.

Area Overview



Subject Property

- Mattress Firm
- Any Lab Test
- The UPS Store

- Summit Hearing
- Greek's Pizzeria
- Men's Den

Martin Eye Clinic



Dupont Road (21,491 VPD)



Bojrab Kaufman & Company



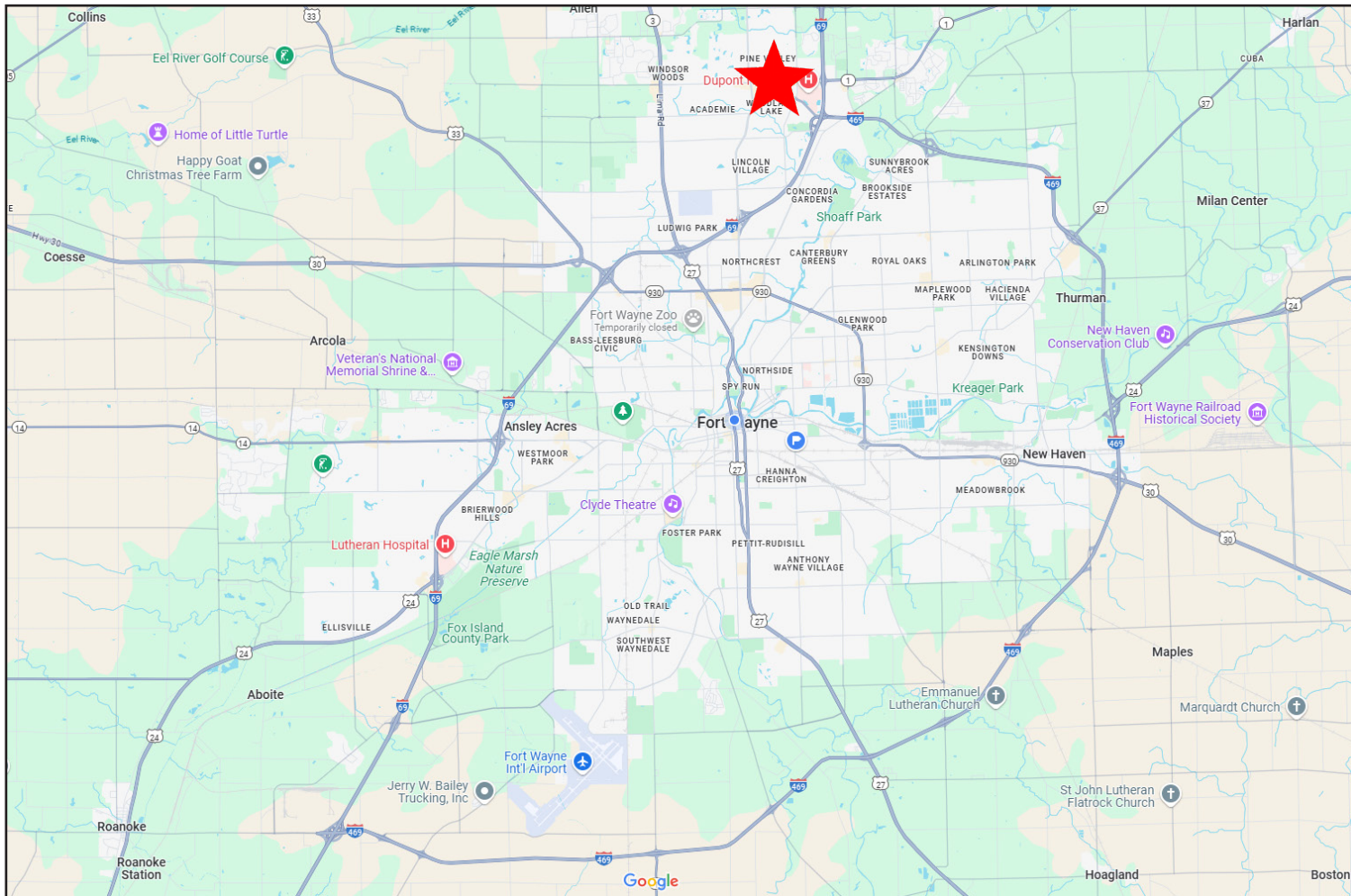
Orthodontic Specialty Services

Pathway Community Church Office



- Hideout 125
- Milan Laser
- Driving Academy
- Pine Valley BMW
- Sport Clips
- Sun Rise Cafe
- Fitness Studio
- Honey Baked Ham
- Salon Academy
- Back in Balance Spa





Area Overview

Dupont Road Area

The **Dupont Road area** in Fort Wayne, Indiana, is a vibrant and growing suburban corridor located in the northern part of the city. It's known for its family-friendly neighborhoods, excellent schools, and convenient amenities. The area stretches through parts of ZIP codes 46825 and 46845, offering a mix of established communities and newer residential developments.

Key Features:

Residential: You'll find a range of housing options, from affordable single-family homes to upscale subdivisions and gated communities.

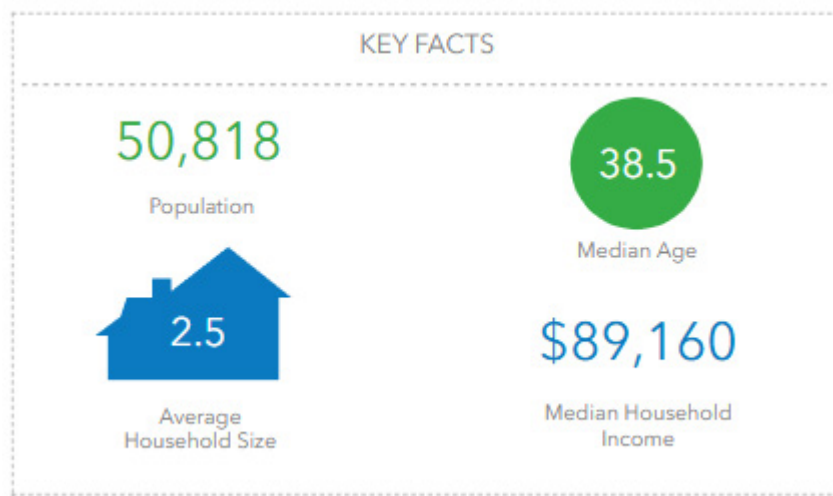
Schools: The area is served by Northwest Allen County Schools and Fort Wayne Community Schools, both highly regarded for their academic programs.

Shopping & Dining: Dupont Road is lined with shopping centers, restaurants, and essential services. Notable spots include Dupont Hospital, Parkview Regional Medical Center, grocery stores, and popular dining options.

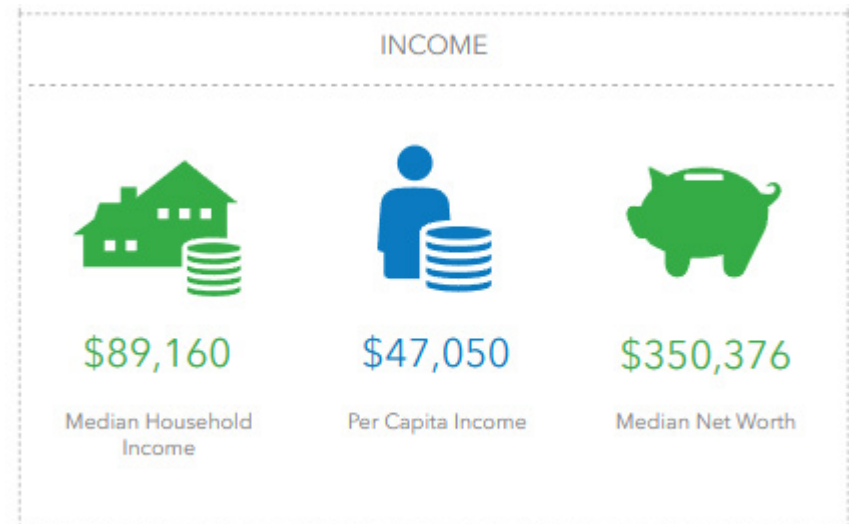
Recreation: Residents enjoy easy access to parks, trails, and recreational facilities. The Pufferbelly Trail and several nearby golf courses are local favorites.

Convenience: Proximity to I-69 makes it easy to get downtown or commute to other parts of Fort Wayne.

Overall, Dupont Road is seen as a desirable place to live, particularly for families and professionals looking for a suburban feel with urban conveniences.



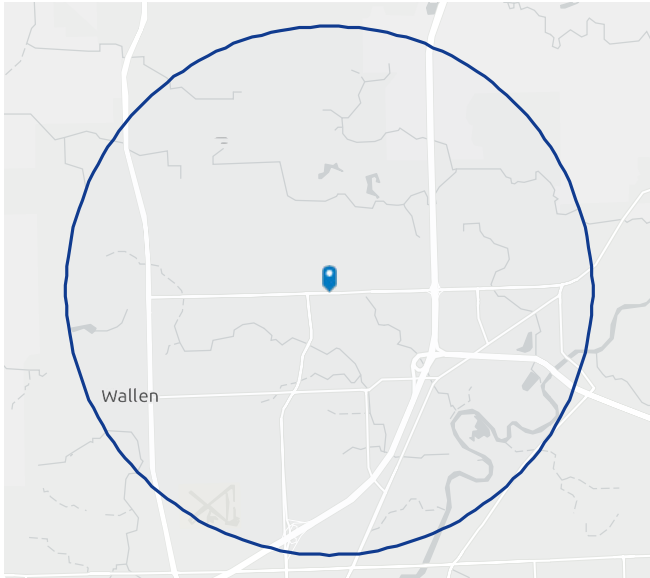
3 mile radius of subject property



3 mile radius of subject property

Area Overview

Dupont Road Area

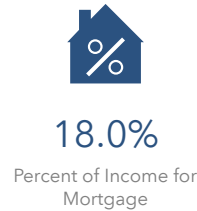


Population Trends and Key Indicators

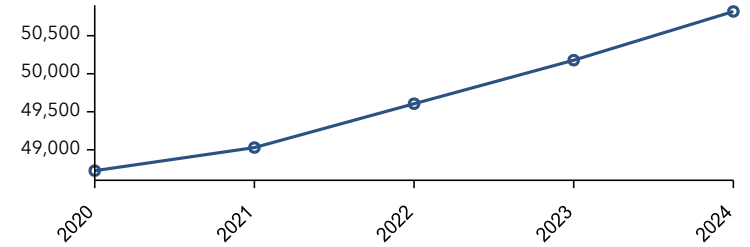
1125 E Dupont Rd, Fort Wayne, Indiana, 46825
Ring of 3 miles

50,818	20,055	2.50	38.5	\$89,160	\$256,205	108	138	42
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

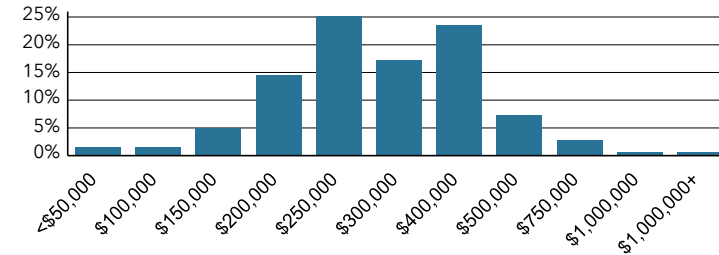
MORTGAGE INDICATORS



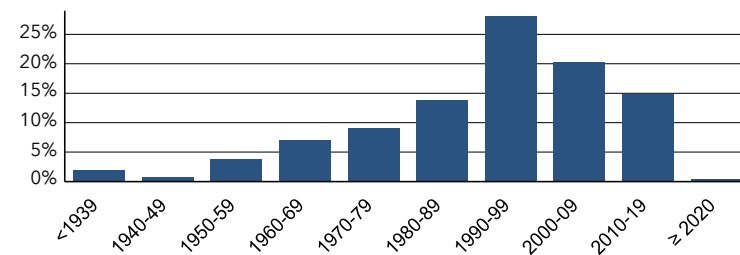
Historical Trends: Population



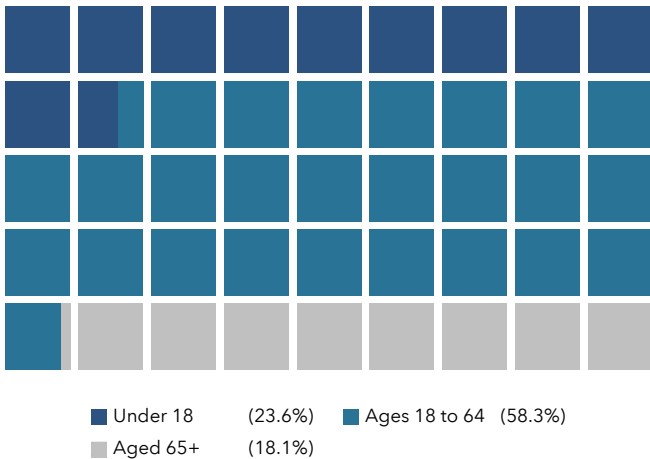
Home Value



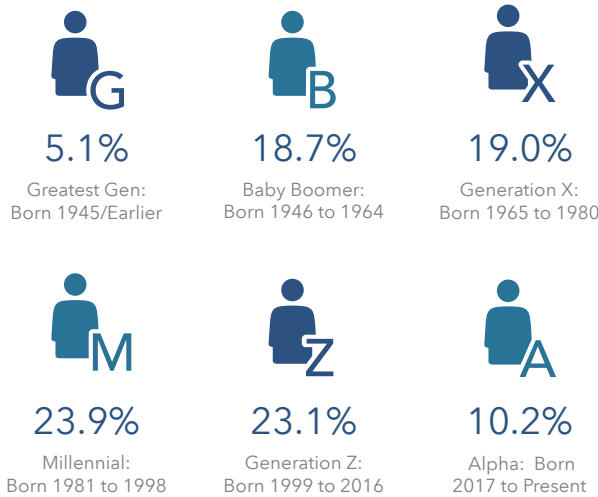
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri



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