



## 7525 WEST JEFFERSON BOULEVARD

FORT WAYNE, INDIANA 46804

### PROPERTY HIGHLIGHTS

- 1,266 SF space ideal for office or retail users
- Highly visible and accessible business center located on the corner of W. Jefferson Blvd and Engle Rd.
- Current tenants include: Farmers Insurance, Senior Insurance Center, Ena's European Day Spa, and Personal Care Medical Supplies
- Traffic counts of 25,903 Vehicles Per Day



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**RACHEL ROMARY**  
Broker  
rromary@naihb.com  
260.341.0230

General Property Information			
<b>Name</b>	Engle Pointe	<b>Parcel Number</b>	02-11-24-129-002.000-038
<b>Address</b>	7500-7575 Jefferson Blvd	<b>Total Building SF</b>	9,850 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46804	<b>Acreage</b>	2.09
<b>County</b>	Allen	<b>Year Built</b>	1996
<b>Township</b>	Aboite	<b>Zoning</b>	C2
<b>Parking</b>	Paved Surface	<b>Parking Spaces</b>	58

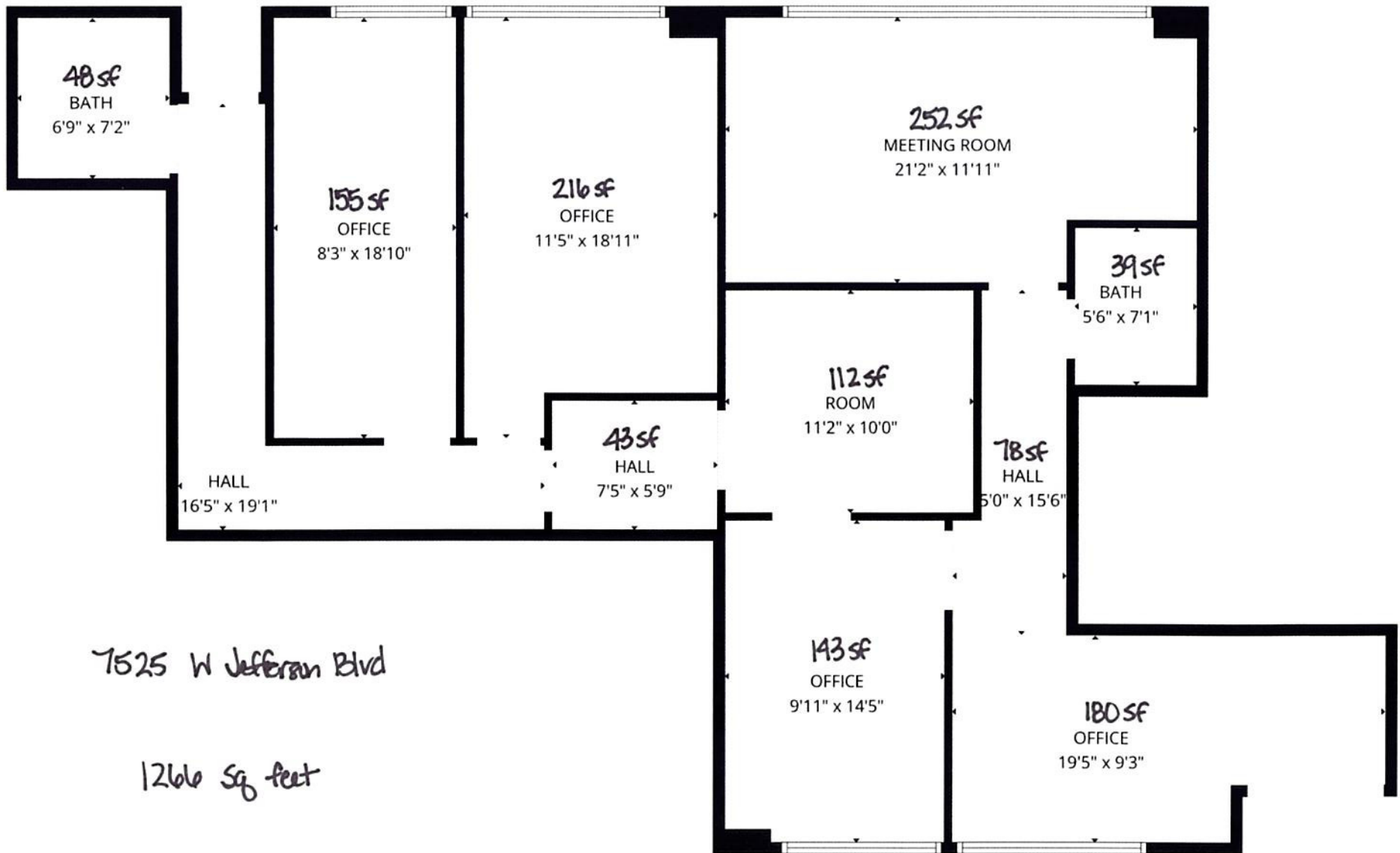
Property Features			
<b>Construction</b>	Masonry	<b># of Floors</b>	1
<b>Roof</b>	Metal	<b>Restrooms</b>	1
<b>Heating</b>	Standard	<b>Central Air</b>	Yes
<b>Signage</b>	Façade	<b>Traffic Counts</b>	25,903 VPD

Utilities		Nearest Major Roads	
<b>Electric</b>	AEP	<b>Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	1 Mile
<b>Water</b>	City of Fort Wayne	<b>Highway</b>	US-24
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	2.6 Miles

Lease Information			
<b>Unit</b>	<b>SF</b>	<b>Lease Rate</b>	<b>Lease Type</b>
7525	1,266 SF (Available July 1, 2026)	\$18.00/SF/YR	NNN
Expenses			
<b>Type</b>	<b>Price/SF (Estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes/CAM/Ins.</b>	\$447.17/month	Tenant	
<b>Maint/Repairs</b>		Tenant	
<b>Roof/Structure</b>		Landlord	
<b>Utilities</b>		Tenant	

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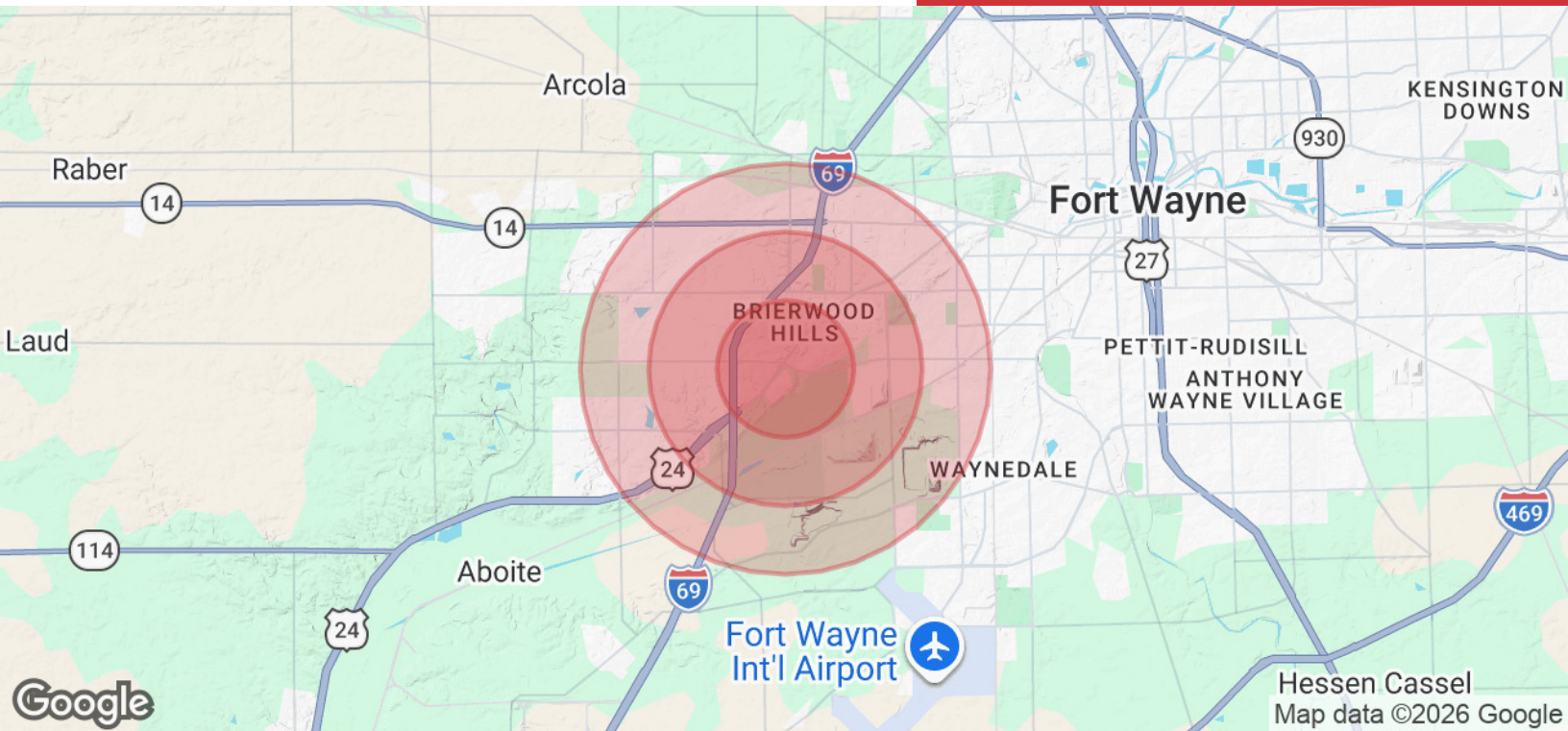
7525 W Jefferson Blvd

1266 Sq feet



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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,668	14,998	32,666
Average Age	48.8	43.0	41.4
Average Age (Male)	47.2	40.4	39.0
Average Age (Female)	50.0	45.9	43.7

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,242	6,710	14,018
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$107,221	\$109,650	\$109,803
Average House Value	\$246,175	\$252,694	\$261,962

2023 American Community Survey (ACS)

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