



7501 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			
Name	Engle Pointe	Parcel Number	02-11-24-129-002.000-038
Address	7500-7575 Jefferson Blvd	Total Building SF	9,850 SF
City, State, Zip	Fort Wayne, IN 46804	Acreage	2.09
County	Allen	Year Built	1996
Township	Aboite	Zoning	C2
Parking	Paved Surface	Parking Spaces	58

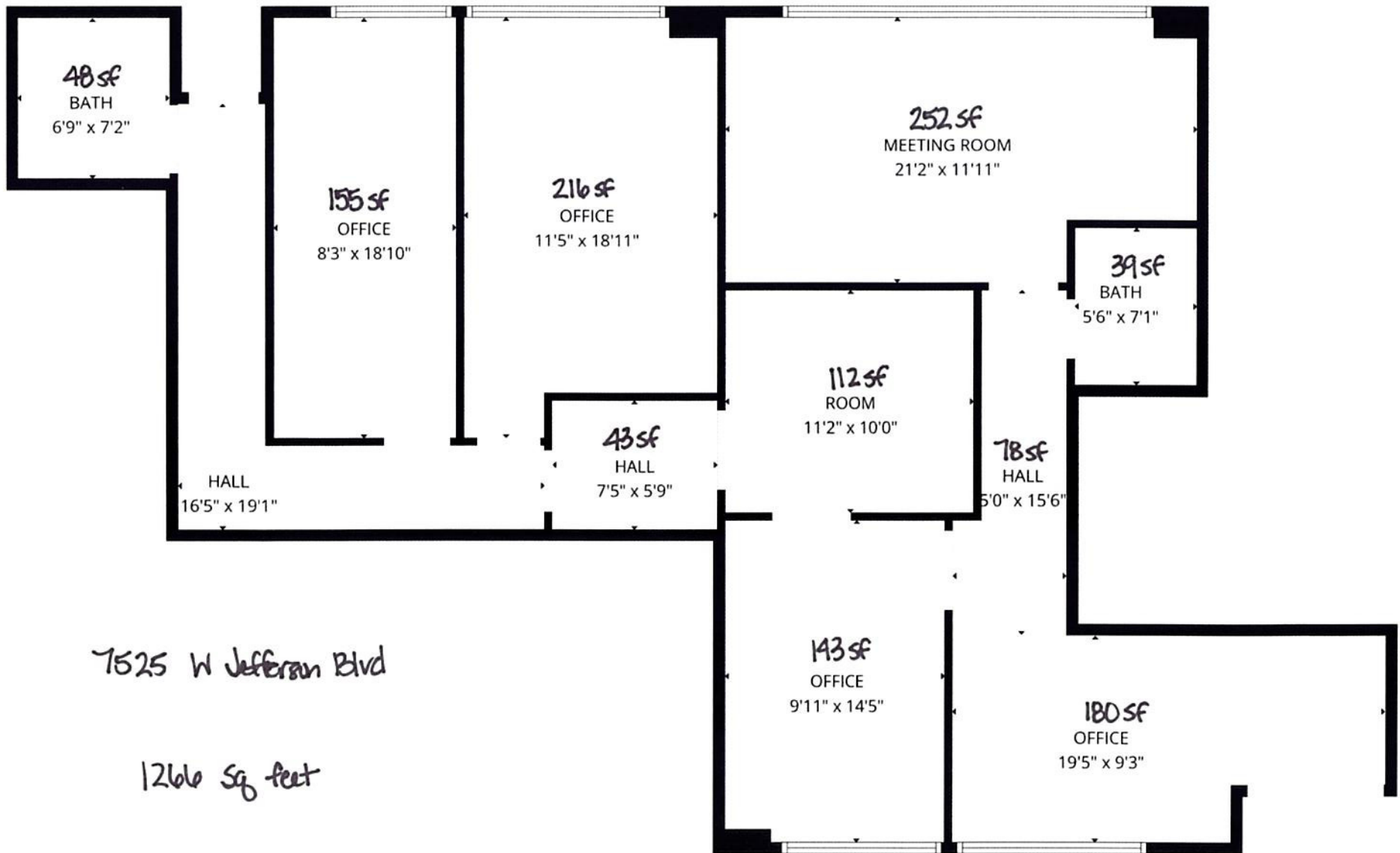
Property Features			
Construction	Masonry	# of Floors	1
Roof	Metal	Restrooms	1
Heating	Standard	Central Air	Yes
Signage	Façade	Traffic Counts	25,903 VPD

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

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

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7525 W Jefferson Blvd

1266 Sq feet



verizon

Honey Howies

BURGER KING

OLD NATIONAL

THE FRESH MARKET

THE WOODHOUSE

HONEY BAKED Ham

BLACK DOG Pub

Mitchell's

THE HAN DYNASTY Fine Chinese Cuisine

CHOP'S STEAKS & SEAFOOD

SPYRO'S

Calver's

BUFFALO WINGS

THE JOINT

Meat Market

DUNKIN'

First Merchants Bank

Jack's DONUTS

PAPA JOHN'S

Lake City Bank

IHOP

PhoShi

Starbucks

Long John's

DQ

SUBWAY

WOMEN'S HEALTH ADVANTAGE

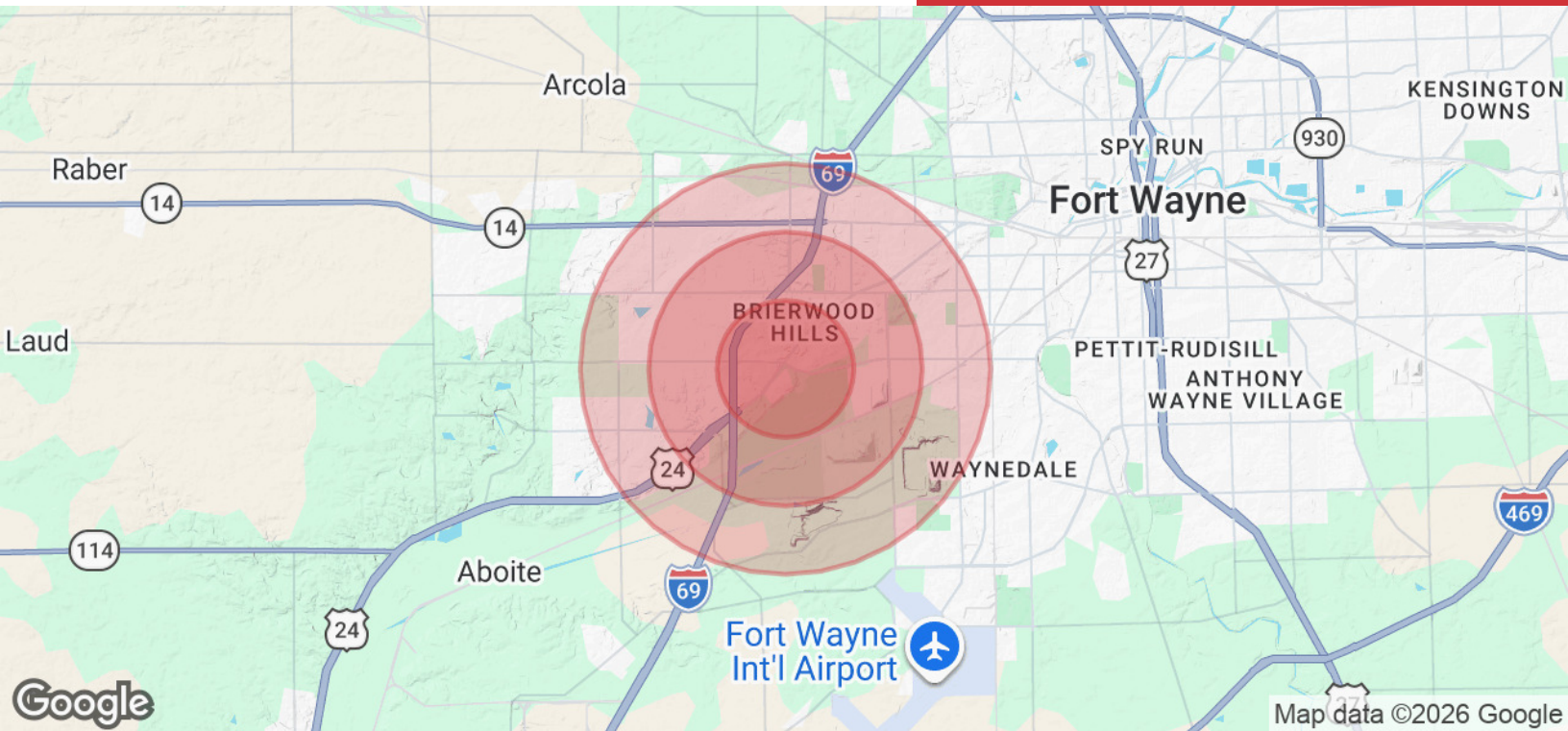
Lutheran Health Network
Lutheran Hospital

3 RIVERS

CASA RISTORANTI ITALIANO

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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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