

1,296 SF OF SPACE AVAILABLE IN ENGLE POINT, A DESIRABLE SOUTHWEST CENTER



7500-7529 W. Jefferson Blvd., Fort Wayne, IN 46804

- 1,296 SF retail/office space available
- Building exterior updated in 2020
- 3 private offices, large conference room and break-room
- Current tenants include Edward Jones, Elliott Insurance, Beltone, Erika's Spa and Casa! Ristorante



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	7513 Jefferson Blvd.
City, State, Zip	Fort Wayne, IN 46804
City Limits	Inside
Zoning	SC/Shopping Center
Total Building Size	9,850 SF
Total Space Available	1,296 SF

BUILDING DATA

Date of Construction	1996
Heat	Central

POPULATION DEMOGRAPHICS

1 Mile	2,607
5 Miles	32,789
10 Miles	81,560

TRANSPORTATION/PARKING

Parking Lot	Surface
Major Road Nearest Site	Jefferson Blvd.Us Hwy 24
Distance to Interstate	1.5 Miles I-69

PROPERTY TAXES

Parcel Number	02-11-24-129-002.000-038
Assessment: Land	\$409,700
Improvements	\$455,200
Total Assessment	\$864,900
Annual Taxes	\$13,369.82 (1.35 psf)
Tax Year	2019 Payable 2020

PRICE/AVAILABILITY

Lease Rate	\$11.00/SF/Yr
Base Rent	\$1,188.00
Lease Type	NNN
Available	Immediately

FINANCIAL RESPONSIBILITIES

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

*Pro-rata share based on SF/area

UTILITIES

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

OPERATING COSTS

7500-7529 W. Jefferson Blvd.

	Cost (SF)
Taxes	\$1.35
Insurance	\$0.18
CAM	\$2.25
Total	\$3.78



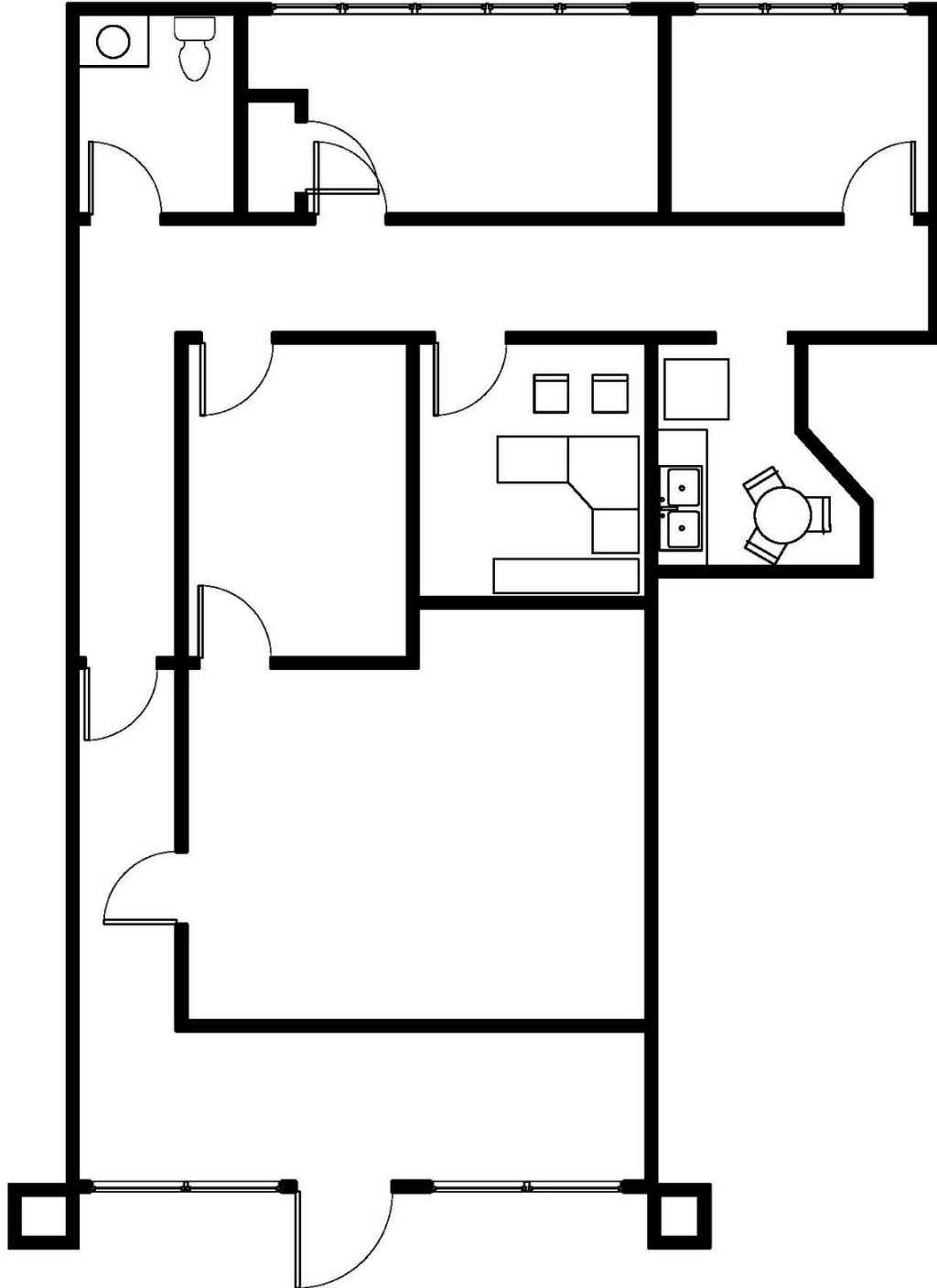
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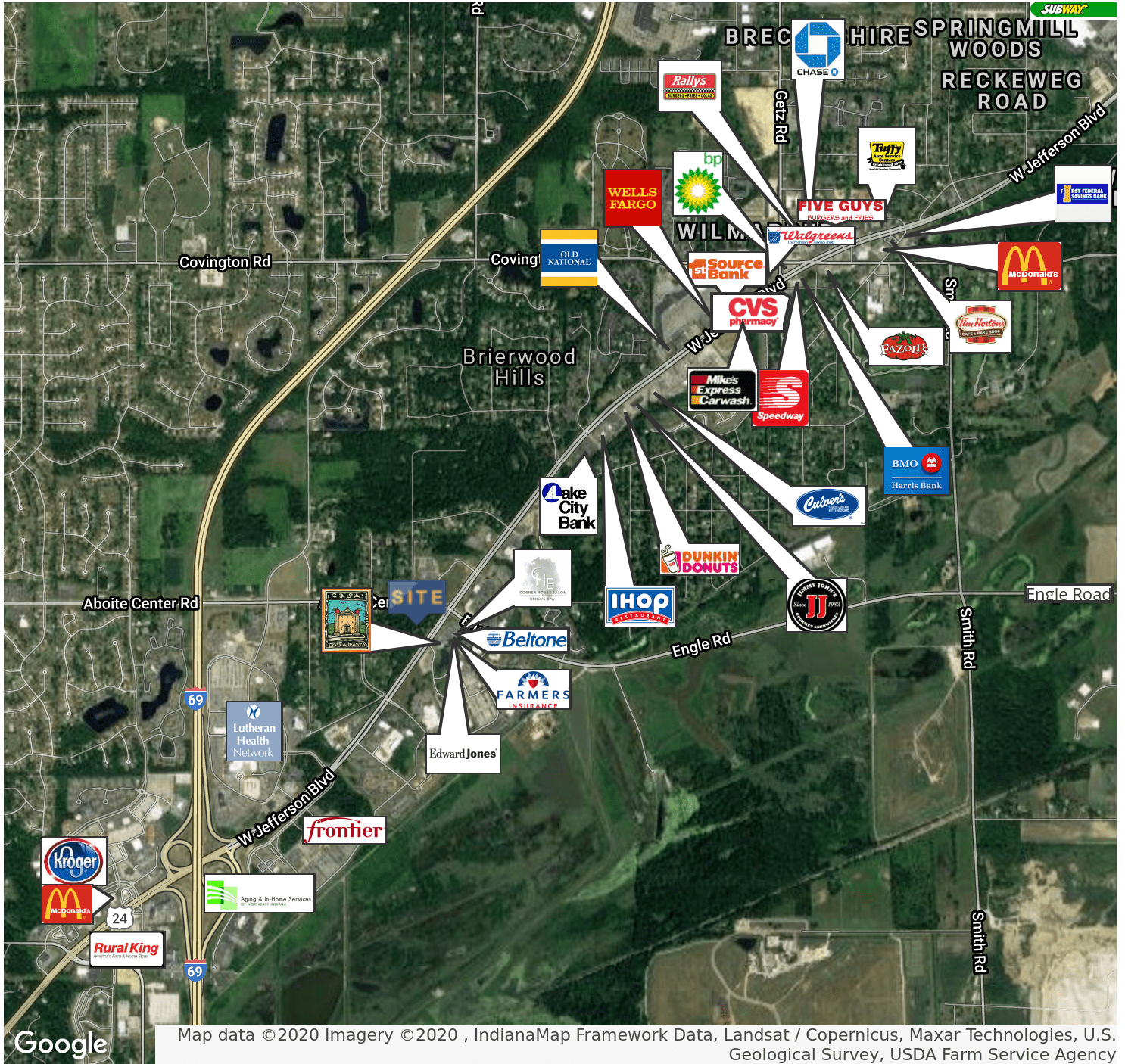
ADDITIONAL PHOTOS



FLOOR PLAN - 7513 W. JEFFERSON BLVD.



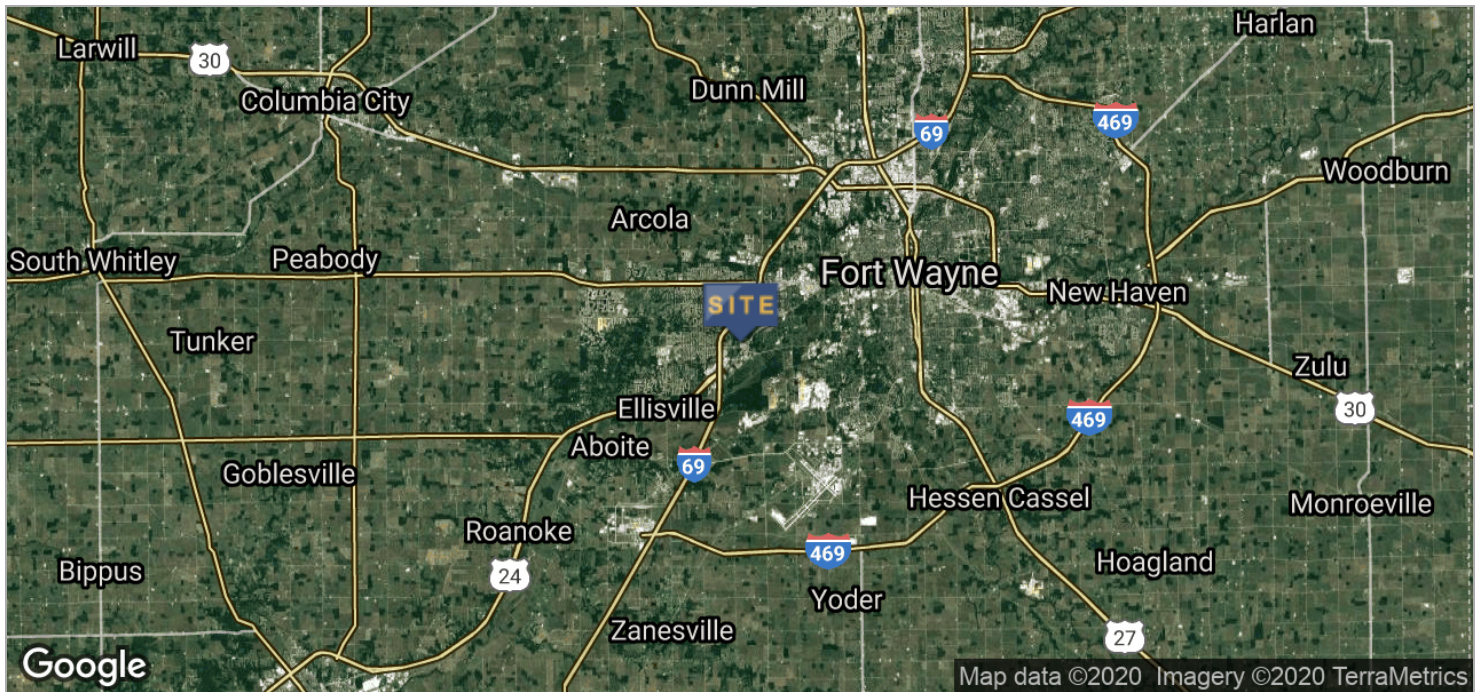
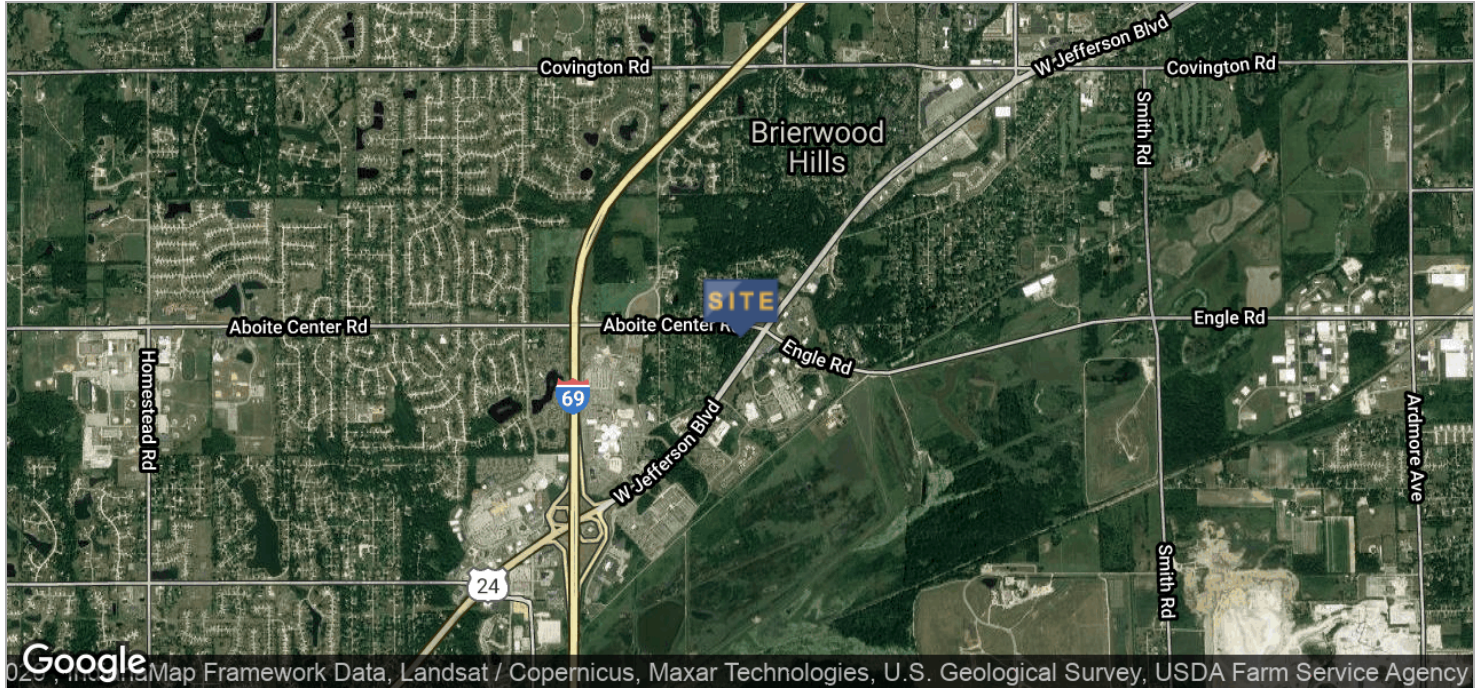
RETAILER MAP



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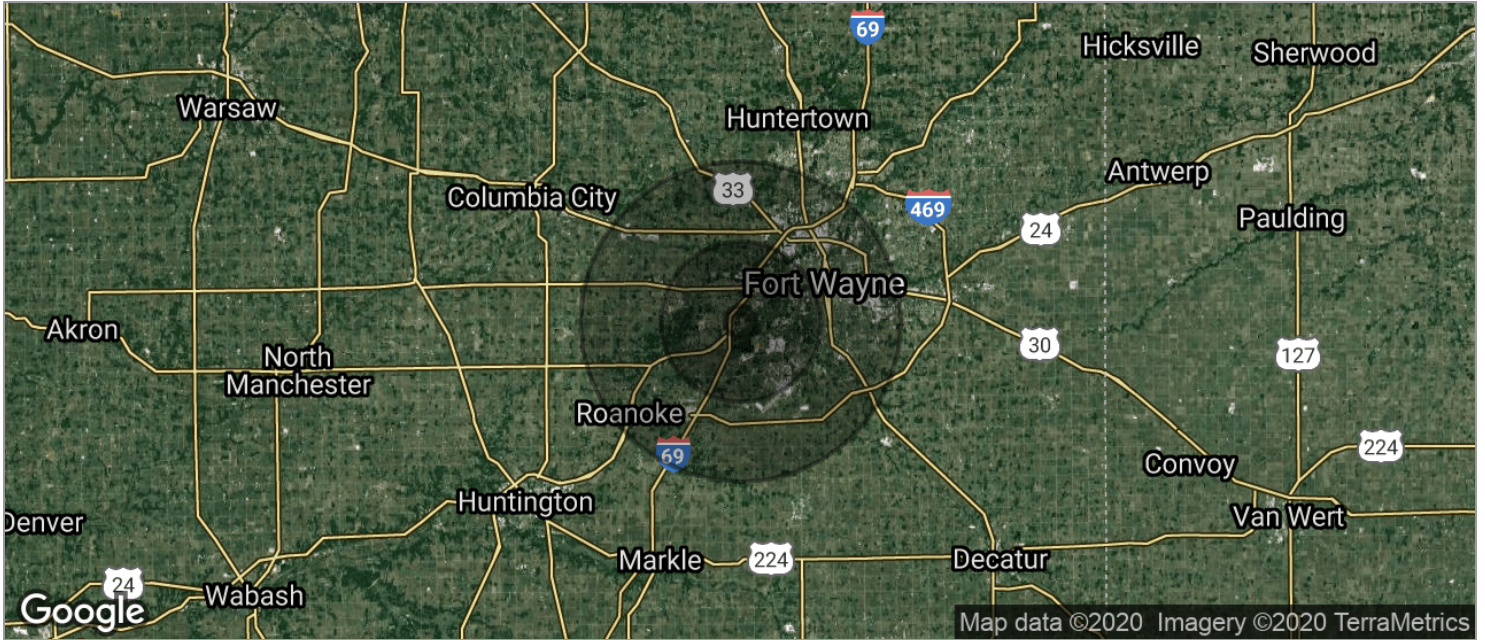
LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,607	32,789	81,560
MEDIAN AGE	43.8	38.5	34.5
MEDIAN AGE (MALE)	42.2	37.0	33.3
MEDIAN AGE (FEMALE)	45.0	39.4	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,338	13,620	32,900
# OF PERSONS PER HH	2	2.4	2.5
AVERAGE HH INCOME	\$97,465	\$81,041	\$57,361
AVERAGE HOUSE VALUE	\$205,755	\$169,999	\$126,159

* Demographic data derived from 2010 US Census



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