

COVINGTON PLAZA - BUILDING A

6248 W JEFFERSON BLVD, FORT WAYNE, IN 46804



KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

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PROPERTY SUMMARY



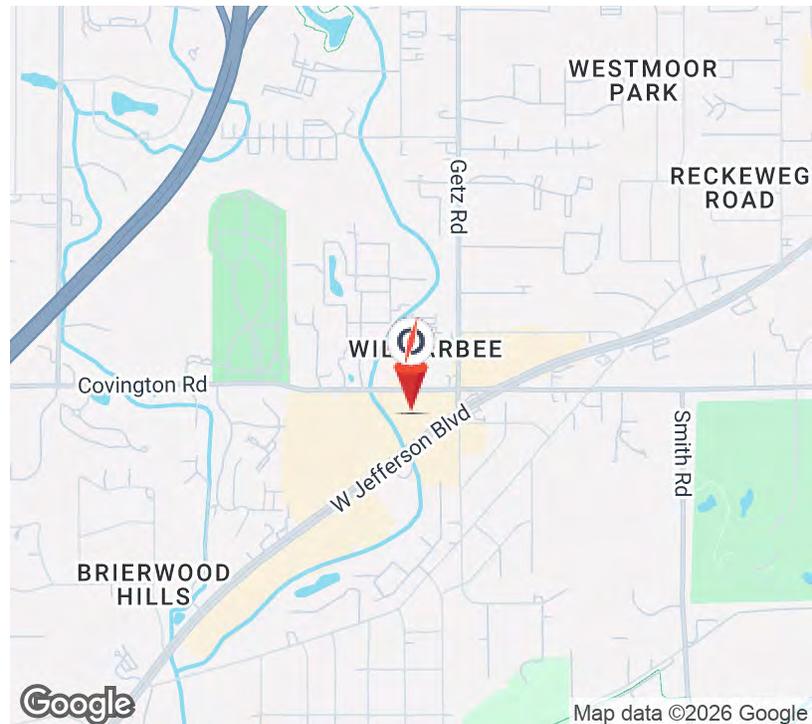
TENANT TRIPLE NET EXPENSES

- Utilities - Tenant
- Lawn & Snow - Tenant
- Real Estate Taxes & Building Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	1,200 SF
Building Size:	9,680 SF

SPACES	LEASE RATE	SPACE SIZE
6248 W Jefferson Blvd	\$19.50 SF/yr	1,200 SF

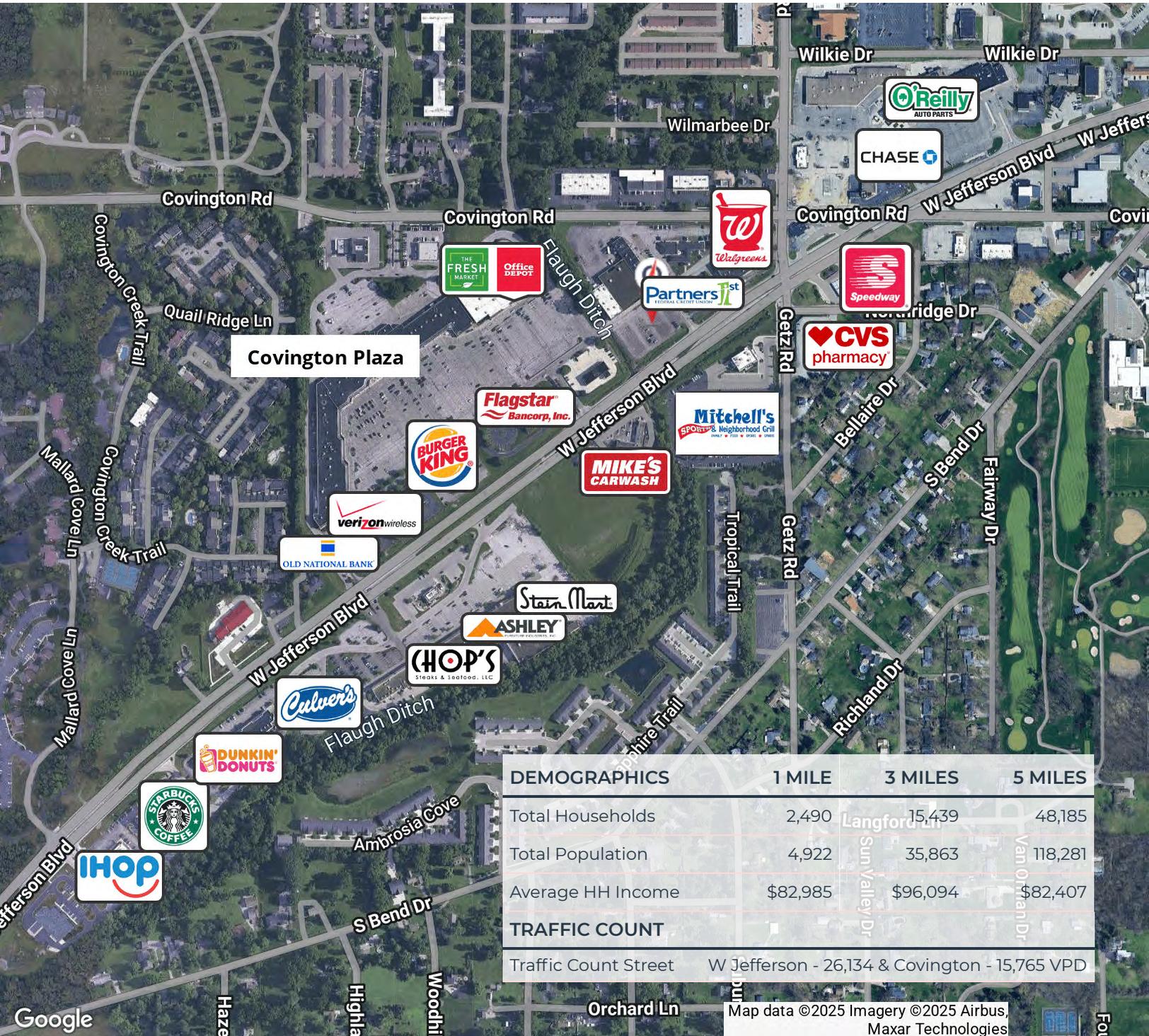


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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,490	15,439	48,185
Total Population	4,922	35,863	118,281
Average HH Income	\$82,985	\$96,094	\$82,407
TRAFFIC COUNT			
Traffic Count Street	W Jefferson - 26,134 & Covington - 15,765 VPD		

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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PROPERTY DETAILS

LEASE RATE **\$19.50 SF/YR**
LEASE TYPE **TRIPLE NET**

LOCATION INFORMATION

Building Name Covington Plaza - Building A
Street Address 6248 W Jefferson Blvd
City, State, Zip Fort Wayne, IN 46804
County/Township Allen
Market Southwest Fort Wayne
Cross Streets W Jefferson Blvd & Getz Rd
Retail Clientele General

BUILDING INFORMATION

Building Size 9,680 SF
Price / SF \$19.50 SF/YR
Occupancy % 88%
Tenancy Multiple
Condition Good

PROPERTY DETAILS

Property Type Retail
Property Subtype Neighborhood Center
Zoning C-2 (Limited Commercial)
APN# 02-12-18-127-002.000-074
Submarket W Jefferson Retail Corridor
Traffic Count Street W Jefferson Blvd - 26,134 VPD
Getz Rd - 14,443 VPD
Covington RD - 15,765 VPD

PARKING & TRANSPORTATION

Parking Type Surface
Number Of Parking Spaces 40+