



AVAILABLE FOR LEASE

CLASS A RETAIL/OFFICE

6511-6515 COVINGTON RD
FORT WAYNE, IN 46804

KIENAN O'ROURKE

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127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 1,260 SF
LEASE RATE \$22.00 SF/YR NNN

PROPERTY HIGHLIGHTS

- NEW Class A retail/office strip center in Southwest Fort Wayne!
- Ample parking available with two reputable co-tenants
- Located in desirable shopping center, Covington Plaza, adjacent to another popular shopping center, Times Corners
- Shopping center is anchored by Fresh Market, Planet Fitness, and Office Depot
- Close to I-69 with easy access via W. Jefferson Blvd/US 24



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PROPERTY SUMMARY



TRIPLE NET LEASE EXPENSES

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

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,260 SF
Lot Size:	0.95 Acres
Building Size:	5,770 SF

SPACES	LEASE RATE	SPACE SIZE
6513 Covington Rd	\$22.00 SF/yr	1,260 SF



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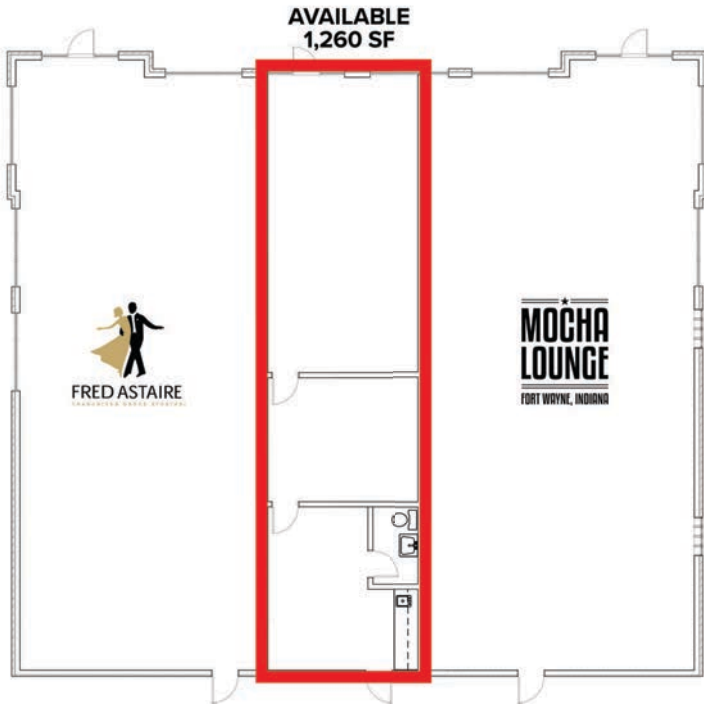
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ADDITIONAL PHOTOS



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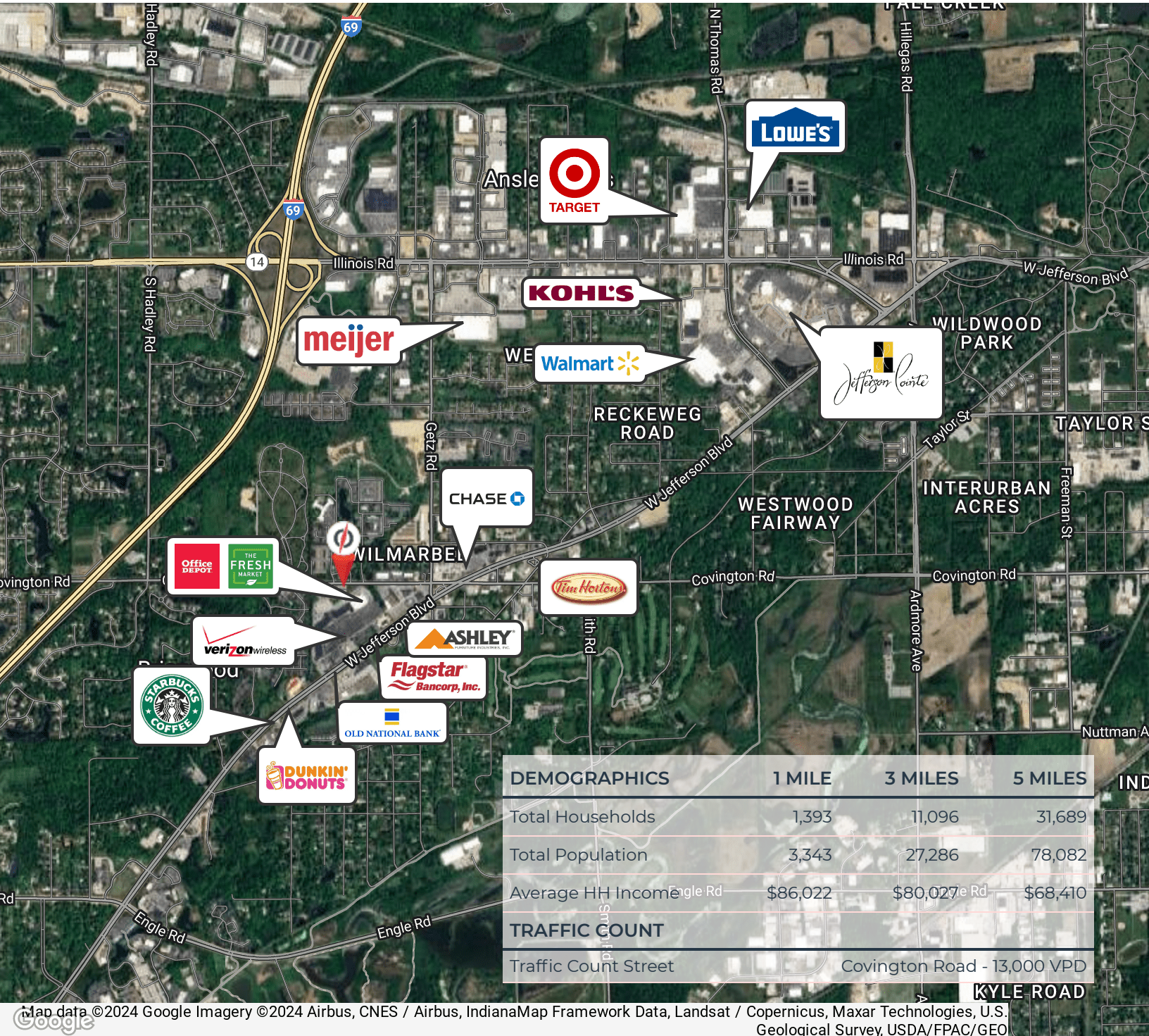
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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,393	11,096	31,689
Total Population	3,343	27,286	78,082
Average HH Income	\$86,022	\$80,027	\$68,410
TRAFFIC COUNT			
Traffic Count Street	Covington Road - 13,000 VPD		

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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PROPERTY DETAILS

LEASE RATE **\$22.00 SF/YR**
LEASE TYPE **TRIPLE NET**

LOCATION INFORMATION

Building Name Class A Retail/Office
Street Address 6511-6515 Covington Rd
City, State, Zip Fort Wayne, IN 46804
County/Township Allen

BUILDING INFORMATION

Building Size 5,770 SF
Available 1,260 SF
Year Built 2018
Tenancy Multiple
Condition Excellent

PROPERTY DETAILS

Property Type Retail
Property Subtype Office
Zoning SC
Lot Size 0.95 Acres
APN# 02-12-18-101-003.001-074
Lot Frontage 188
Traffic Count Street Covington Road - 13,000 VPD

PARKING & TRANSPORTATION

Parking Type Surface
Parking Description Ample parking

UTILITIES

Utilities Description Electricity: AEP
Gas: NIPSCO
Water/Sewer: City of Fort Wayne