

COVINGTON PLAZA

3660 WEST JEFFERSON BLVD // FORT WAYNE, IN 46804



OWNED GLA
166,595 SF

DEMOGRAPHICS
Population
Avg Income

| | 1 Mile | 3 Mile | 5 Mile |
|------------|----------|-----------|----------|
| Population | 5,392 | 37,144 | 109,466 |
| Avg Income | \$94,199 | \$103,677 | \$91,227 |

Covington Plaza is situated on the southwest quadrant of the intersection between Jefferson Boulevard and Covington Road in Fort Wayne, Indiana. Located in northeastern Indiana, Fort Wayne is 18 miles west of the Ohio border and 50 miles south of the Michigan border. With an estimated metropolitan population of nearly 463,000 residents, Fort Wayne is Indiana's second-most populous city and MSA after Indianapolis.

The shopping center is situated along Jefferson Boulevard (28,573 VPD), a major thoroughfare that spans from downtown Fort Wayne to I-69 where it merges with US-24. Covington Plaza is ideally positioned five miles west of downtown Fort Wayne and five miles north of Fort Wayne International Airport. Covington Plaza enjoys a solid daytime population in excess of 131,000 people within a five-mile radius, 16.5% higher than the residential population within the same area.

Major Tenants: The Fresh Market, Office Depot, Planet Fitness, The Woodhouse Day Spa, Tequila Mexican Restaurant & Cantina



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION

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Available Coming Available Occupied Non-Controlled



| SUITE# | Tenant Name | GLA(SF) |
|--------|-------------|----------|
| G20A | AVAILABLE | 6,998 SF |

| SUITE# | Tenant Name | GLA(SF) |
|--------|--|-----------|
| A10A | THE FRESH MARKET | 22,496 SF |
| A10B | OFFICE DEPOT | 21,944 SF |
| B01A | PET SUPPLIES PLUS | 7,745 SF |
| B01B | THE WOODHOUSE DAY SPA - STORAGE | 2,700 SF |
| B02A | TEQUILA MEXICAN RESTAURANT & CANTINA | 7,946 SF |
| B05A | GNC | 2,160 SF |
| B06A | INDIANA ARMY NATIONAL GUARD RECRUITING | 3,926 SF |
| B07A | COPY SOLUTION | 2,456 SF |
| B08A | SUSAN'S | 2,000 SF |
| B09A | CLUB PILATES | 3,587 SF |
| B09B | LOCKED UP | 5,070 SF |
| D01A | PLANET FITNESS | 18,200 SF |
| D06A | CATABLU GRILLE | 4,959 SF |
| D08B | THE WOODHOUSE DAY SPA MASSAGE SCHOOL | 4,541 SF |
| D09A | MOO-OVER ICE CREAM | 1,500 SF |
| D09B | THE JOINT | 1,848 SF |
| D10A | FUSION YOGA | 4,720 SF |
| G02A | THE WOODHOUSE DAY SPA | 15,436 SF |
| G05A | MONOGRAM SHOPEE | 3,112 SF |
| G06A | MERLE NORMAN | 892 SF |
| G06B | THE WOODHOUSE DAY SPA (EXPANSION 2026) | 873 SF |
| G07A | OLIVE TWIST | 1,733 SF |
| G07B | THE SKI POLE | 1,788 SF |
| G09A | TAJ MAHAL | 2,926 SF |
| G09B | MERLE NORMAN (RELOCATION 2026) | 1,068 SF |
| G10A | THE HONEYBAKED HAM CO. | 2,550 SF |
| G11A | DEEMA TURKISH CUISINE | 4,115 SF |
| G12A | RIEGEL'S PIPE & TOBACCO | 813 SF |
| G14A | CHRISTOPHER JAMES MENSWEAR | 3,934 SF |
| G15A | TEAM REHAB | 2,961 SF |
| G15B | APRICOT LANE BOUTIQUE | 1,633 SF |
| G16A | CUNNINGHAM OPTICAL | 3,511 SF |
| G18A | CAP N' CORK | 6,100 SF |
| G20B | MONOGRAM SHOPE (RELOCATION 2026) | 2,800 SF |
| REA1 | FLAGSTAR BANK | |
| REA2 | BURGER KING | |
| REA3 | JERSEY MIKE'S | |
| REA4 | VERIZON | |

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



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