



AVAILABLE FOR LEASE

# COVINGTON PLAZA - BUILDING A

6234-6248 W JEFFERSON  
BLVD FORT WAYNE, IN  
46804

## KIENAN O'ROURKE

Vice President/Broker

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## NEAL WORDEN

Broker

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127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

**AVAILABLE** 1,080 SF  
**LEASE RATE** \$19.50 SF/YR

### PROPERTY HIGHLIGHTS

- PRIME Fort Wayne retail at the well known Covington Plaza!
- This power center offers heavy foot traffic located next to Fresh Market and Office Depot
- Clear visibility from two heavily traveled roads of W Jefferson and Covington Rd with accessibility from a third heavily traveled road, Getz Rd
- Current tenants include: Black Dog Pub, Goodwill, K Spa, and Chiropractic Acupuncture & Weight Loss
- \$15 PSF tenant improvement allowance for qualified tenants and acceptable lease terms



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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:	1,080 SF
Building Size:	9,680 SF

SPACES	LEASE RATE	SPACE SIZE
6246 W Jefferson Blvd	\$19.50 SF/yr	1,080 SF



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## RETAILER MAP



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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	6234-6248 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		
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+		
BUILDING INFORMATION			
Building Size	9,680 SF		
Price / SF	\$19.50 SF/YR		
Occupancy %	76%		
Tenancy	Multiple		
Condition	Good		