



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

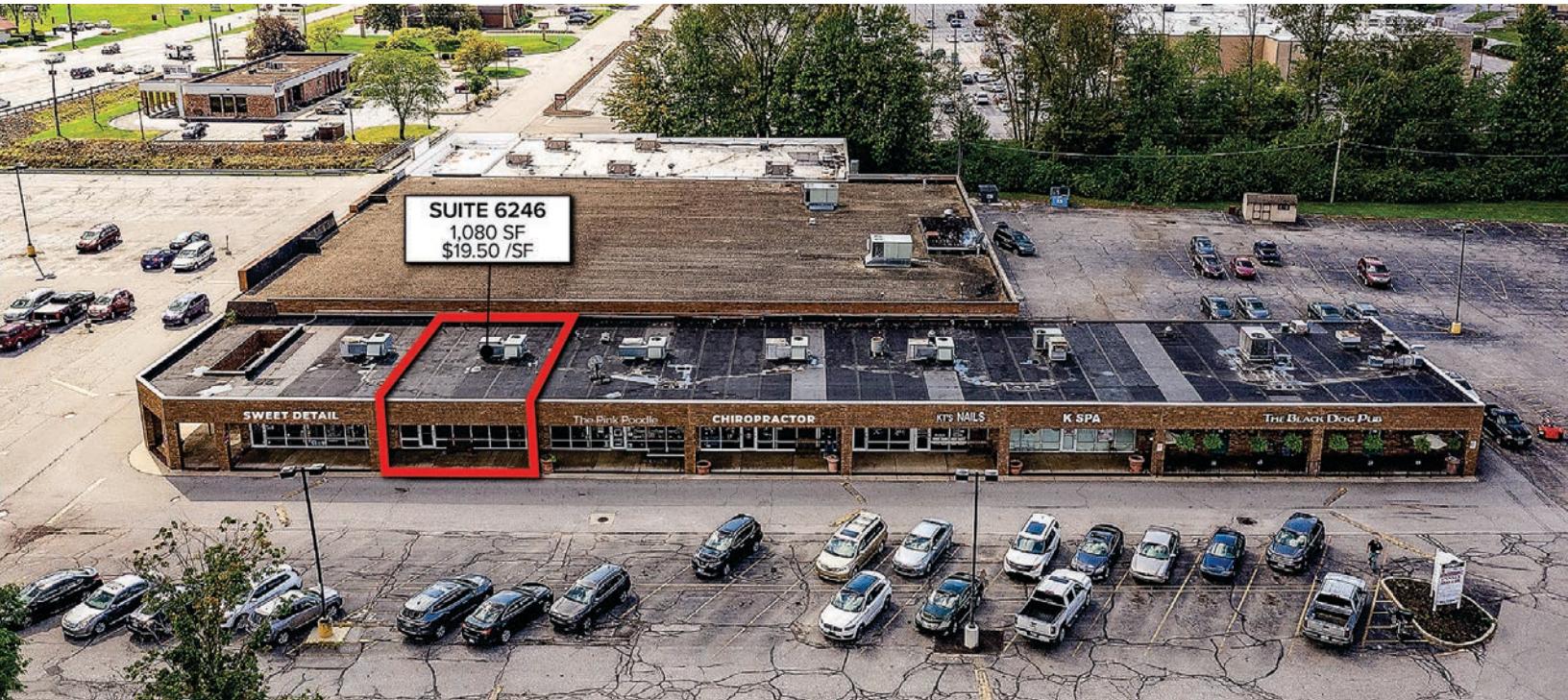


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PROPERTY SUMMARY



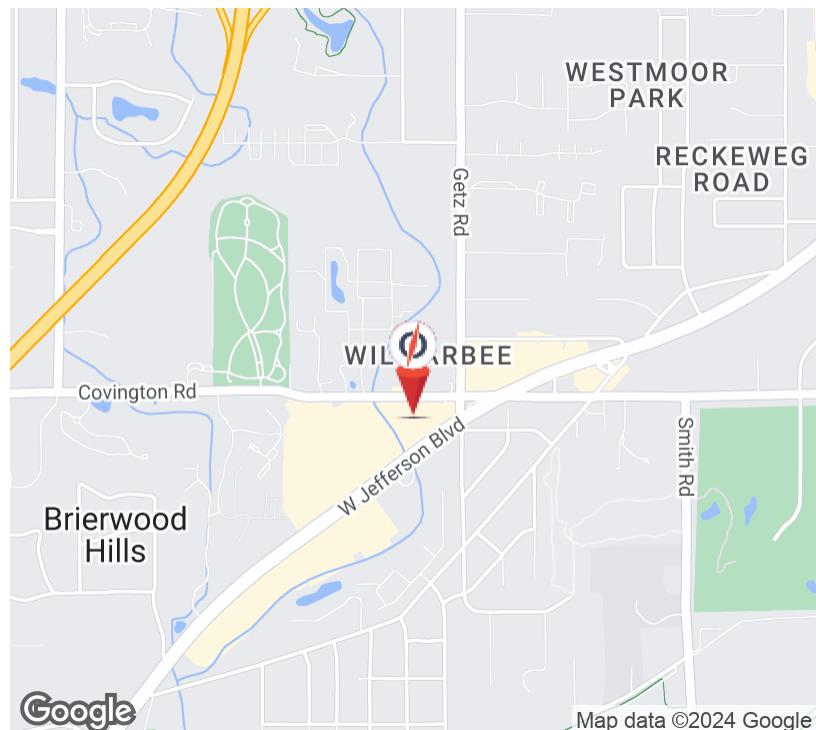
TENANT TRIPLE NET EXPENSES

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

BUILDING INFORMATION

Building Size	9,680 SF
Price / SF	\$19.50 SF/YR
Occupancy %	76%
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+

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