



AVAILABLE FOR LEASE

# COVINGTON PLAZA - BUILDING A

6244-6282 W JEFFERSON  
BLVD FORT WAYNE, IN  
46804

## KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

## JOE ERNST

Associate Broker

M: 574.250.0665

E: jernst@xplorcommercial.com

919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

**AVAILABLE** 1,080 SF  
**LEASE RATE** \$16.00 SF/YR (NNN)

### PROPERTY HIGHLIGHTS

- PRIME Fort Wayne retail at the well known Covington Plaza - only 1 space left!
- 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, The Pink Poodle, Spectrum Virtual Reality, K Spa, and Bijoux Boutique.



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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

LANDLORD or TENANT EXPENSE

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



## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	10
Available SF:	1,080 SF
Lot Size:	4.27 Acres
Building Size:	17,336 SF

SPACES	LEASE RATE	SPACE SIZE
6246 W Jefferson Blvd	\$16.00 SF/yr	1,080 SF

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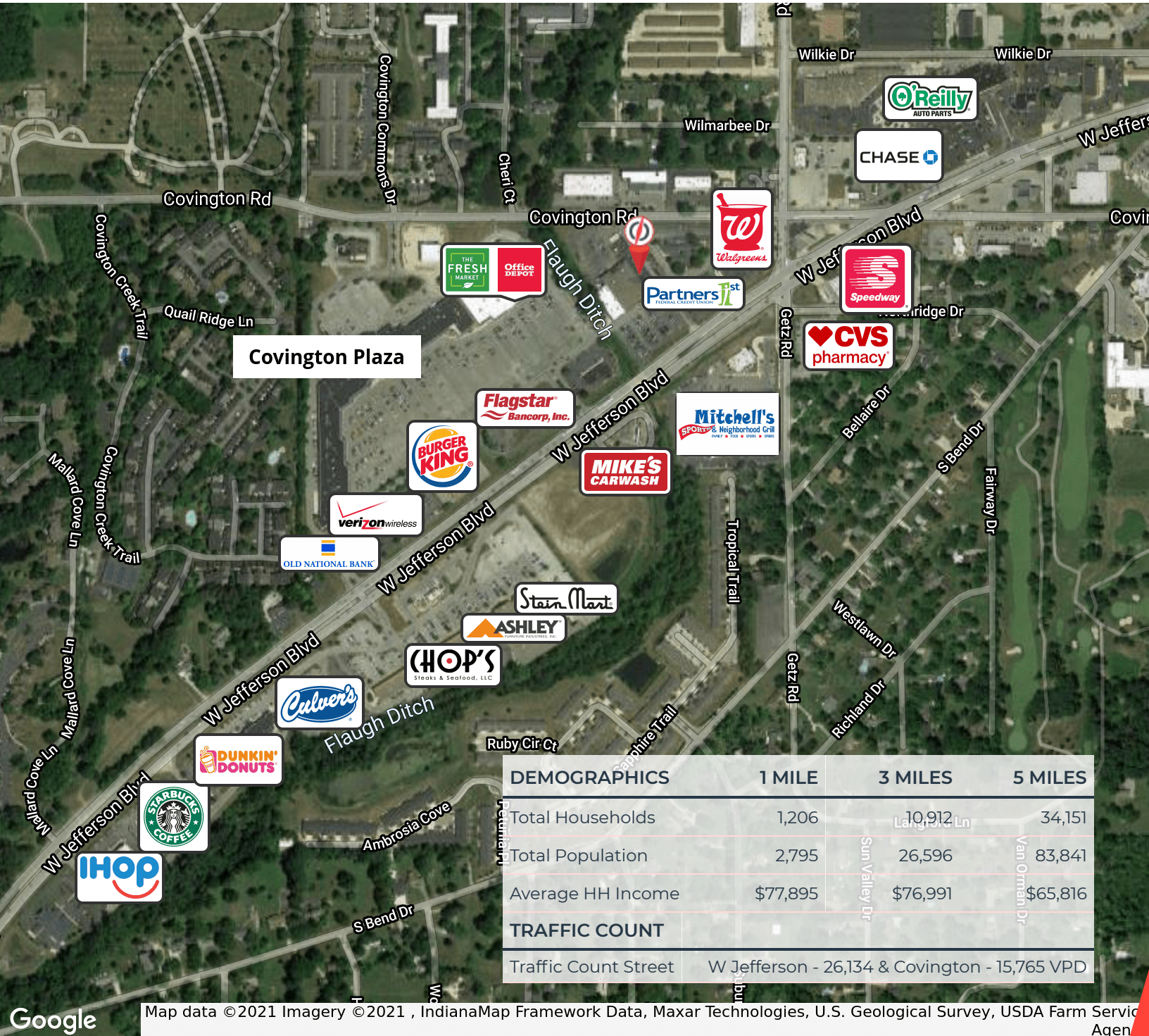


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## RETAILER MAP



Google Map data ©2021 Imagery ©2021, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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## PROPERTY DETAILS

### LEASE RATE

**\$16.00 SF/YR**

#### LOCATION INFORMATION

Building Name	Covington Plaza - Building A
Street Address	6244-6282 W Jefferson Blvd
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen
Market	W Jefferson Retail Corridor
Submarket	Covington Plaza
Cross Streets	W Jefferson Blvd &
Retail Clientele	General

#### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	C-2 (Limited Commercial)
Lot Size	4.27 Acres
APN#	02-12-18-127-002.000-074
Submarket	Covington Plaza
Traffic Count Street	W Jefferson Blvd - 26,134 Getz Rd - 14,443 Covington RD - 15,765 VPD

#### BUILDING INFORMATION

Building Size	17,336 SF
Price / SF	\$16.00 SF/YR
Occupancy %	88%
Tenancy	Multiple
Dimensions	27' x 40'
Condition	Good

#### PARKING & TRANSPORTATION

Parking Type	Surface
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