



Covington Road Retail Center

5825 Covington Rd
Fort Wayne, Indiana 46804



High Visibility Retail Site

This retail strip center is in the high traffic Southwest retail submarket, which has the strongest income demographics in Fort Wayne and quick access to Interstate 69. Unit 5825-D is 1,010 square feet with an office, storage area, and restroom in the rear. The space offers ample storefront parking and excellent visibility to Covington Road and W. Jefferson Blvd., suitable for retail or office endeavors. Lease rate is \$14.00/SF NNN.

- 1,010 SF retail space for lease at the desirable W. Jefferson and Covington Road intersection
- Excellent traffic counts and visibility
- Store front parking
- Less than 2 miles to Interstate 69
- Located in strong retail submarket with robust demographics

NEAL BOWMAN

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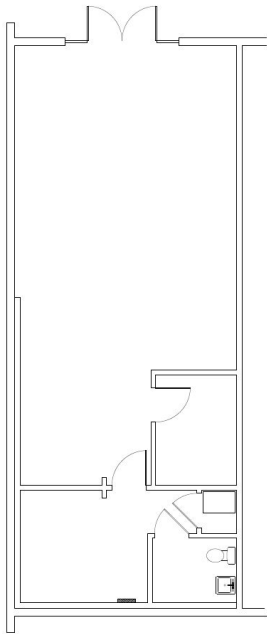
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Units Available - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale

1,010 SF

Unit 5825-D



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Estimated Demographics

1 Mile 3 Miles 5 Miles

Total Population	4,641	34,589	116,491
Households	2,368	14,474	46,945
Average HH Income	\$59,619	\$79,341	\$67,646



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COMMERCIAL IMPROVED FOR LEASE

Property Name Covington Road Retail Center
Address Covington Rd. - 5825
City, State, Zip Fort Wayne, IN 46804
County Allen
Township Wayne
Parcel No. 02-12-18-203-003.000-076



LEASE INFORMATION

Lease Rate \$14.00/RSF/Yr
Lease Type Triple Net
Terms 3 Years
Availability Immediate

AVAILABLE SUITES

Total Building Area 5,450 SF
Total Available SF 1,010 RSF
Max. Contiguous Available 1,010 RSF

Suites Available	RSF	Monthly Rate
5825 - D	1,010	\$1,178.33

RESPONSIBLE PARTIES

Utilities Tenant
Property Taxes Tenant
Property Insurance Tenant
Maintenance & Repairs Tenant
Common Area Tenant
Roof & Structure Landlord
Janitorial Tenant

SITE DATA

Site Acreage .55 AC
Zoning & Description C2, Limited Retail and Commercial
Parking Description Store Front
Parking count/ratio 20 Spots
Traffic Count Jefferson Blvd: +/- 26,000 VPD
Covington Rd: +/- 15,000 VPD

BUILDING INFORMATION

Property Type Multi-Tenant Retail
Year Built 1988
No. of Stories 1
Construction Type Wood Joist
Roof Shingle
Heating Package System
A/C Package System
Sprinklered None
ADA Compliant Yes
Elevators None
Signage Building Signage Available

UTILITIES

Electric Supplier AEP
Natural Gas Source NIPSCO
Water & Sewer Source City Utilities

ADDITIONAL INFORMATION

Excellent visibility on Covington Road, near West Jefferson Boulevard.

CONTACT US

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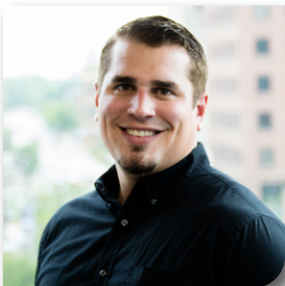
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