COVINGTON PLAZA

3660 WEST JEFFERSON BLVD // FORT WAYNE, IN 46804

OWNED GLA
166,595 SF

TRAFFIC COUNTS
Covington Rd : 11,400 VPD
Jefferson Blvd : 28,500 VPD

DEMOGRAPHICS	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. With an estimated metropolitan population of nearly 463,000 residents, Fort Wayne is Indiana's second-most populous city and MSA after Indianapolis. 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 Mex Rest & Cantina

ZRP

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	WOODHOUSE DAY SPA (STO)	2,700 SF
B02A	TEQUILA MEX REST & CANTINA	7,946 SF
B05A	IVX HEALTH	2,160 SF
B06A	IN ARMY NAT'L GUARD	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	WOODHOUSE 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	WOODHOUSE DAY SPA (EXP '26)	892 SF
G06B	WOODHOUSE DAY SPA (EXP '26)	873 SF
G07A	OLIVE TWIST	1,733 SF
G07B	THE SKI POLE	1,788 SF
G09A	TAJ MAHAL	2,926 SF
G09B	MERLE NORMAN	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 (RELO '26)	2,800 SF

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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