



TIME
CORNERS



UNANCHORED CONVENIENCE-ORIENTED SHOPPING CENTER WITH VALUE-ADD OPPORTUNITY



NORTHWEST CORNER OF JEFFERSON BOULEVARD & COVINGTON ROAD
FORT WAYNE, INDIANA



INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in Time Corners, an 84% leased shopping center located in Fort Wayne, Indiana. The subject offering is an attractive real estate investment based on the following attributes:

Location:	5826-5992 West Jefferson Boulevard Fort Wayne, Indiana
GLA:	80,353 SF
Occupancy:	84.4%
Tenants:	Dollar Tree, Anytime Fitness, O'Reilly Auto Parts, Sola Salons, and Five Guys Burgers and Fries
Year Built:	1960 and 1974
Year Renovated:	2015
Traffic Counts:	Jefferson Boulevard (26,526 VPD) Covington Road (11,699 VPD)



Asking Price:	\$9,550,000
Cap Rate:	7.5%
In-Place Net Operating Income:	\$716,083
Stabilized Net Operating Income:	\$932,021

KEY FEATURES



Irreplaceable Location

Time Corners is situated at the northwest corner of Jefferson Boulevard (26,526 VPD) and Covington Road (11,699 VPD) in the heart of Fort Wayne's best retail and residential neighborhoods. The subject offering benefits from its convenient location just one mile southeast of a full interchange with Interstate 69 and Illinois Road. Interstate 69 is the major highway serving Fort Wayne, providing outstanding access to both a local and regional customer base throughout the Fort Wayne region.



Dynamic Tenant Mix

The subject offering is leased to a complementary mix of national and regional service, food, and specialty tenants including Dollar Tree, Anytime Fitness, O'Reilly Auto Parts, Sola Salons, Five Guys Burgers and Fries, Smoochie Pooch, Joseph's A&B Natural Foods, and Sakura Restaurant. Ten tenants at Time Corners, or 57% of the GLA, have a tenure of over 10 years. These tenants include Anytime Fitness, Belmont Beverage, Cebolla's, Five Guys Burgers and Fries, Joseph's A&B Natural Foods, Le Nails, O'Reilly Auto Parts, Pyromaniac Fireworks, Sakura Restaurant, and Sola Salon Studios.



Strong Retail Trade Area

The Jefferson Boulevard regional trade area is anchored by several large retail centers with traffic driving national and regional tenants. The trade area is anchored by Jefferson Pointe, located one mile northeast of Time Corners along Jefferson Boulevard. The open-air regional lifestyle center is anchored by Von Maur, Marshalls, Burlington, Sierra, Michaels, Old Navy, Trader Joes, and an 18-screen AMC Theatre. Jefferson Pointe also features a host of upscale national retailers such as Victoria's Secret, Vera Bradley, White House Black Market, Ann Taylor LOFT, and Chico's. Jefferson Pointe has also recently executed leases with Sephora, Hibbett Sports, Kendra Scott, and Carhartt, all in process for 2026 openings. The trade area is home to many big-box retailers including Walmart, Dick's Sporting Goods, Kohl's, Best Buy, Target, Lowe's, Meijer, Menards, The Fresh Market, Ashley, Ulta, and PetSmart, amongst others.



Healthy Secondary Market

As the economic anchor of Northeast Indiana, the Fort Wayne metro area is home to nearly 463,000 people and continues to expand rapidly. Affordability is a major draw — Fort Wayne ranks 7th in the U.S. for lowest cost of living and 6th among the best cities to buy a home in 2025, according to Niche. The state of Indiana also stands out, ranked 12th for business climate and 2nd for startup potential by Forbes. Time Corners is strategically located within one of the wealthiest zip codes in Indiana, providing a captive customer base with high household incomes and affordable yet high standard of living.



Strong Demographic Profile

WITHIN A 5 MILE RADIUS



115,775
POPULATION



138,746
DAYTIME POPULATION



49,090
HOUSEHOLDS



\$87,597
AVERAGE HH INCOME



\$224,462
MEDIAN HOME VALUE



37.0
MEDIAN AGE



KEY FEATURES



Value-Add Proposition

The 84% occupied subject property provides investors an opportunity to substantially enhance the asset's value by leasing up the remaining 12,565 square feet of small shop space, thereby increasing the gross income stream by nearly \$233,000 based on market leasing rates.



Recent Leasing Velocity

The center has experienced significant leasing velocity in recent years with new leases signed by Fuel Bar (2025), Sunny Spa (2025), Chillz Delights (2025), Dollar Tree (2024), and 20 Past 4 and More (2024). Recent renewals have been completed with Belmont Beverage (5 years) and Thai Metta (5 years) in 2026, Cebolla's (5 years), Sakura Restaurant (7 years), and Pyromaniac Fireworks (2 years) in 2025, along with Anytime Fitness (5 years), Five Guys Burgers and Fries (10 years), and Le Nails (5 years) in 2024. In addition to extending their leases, Anytime Fitness expanded its space by 2,252 square feet and 20 Past 4 and More expanded its space by 1,020 square feet.



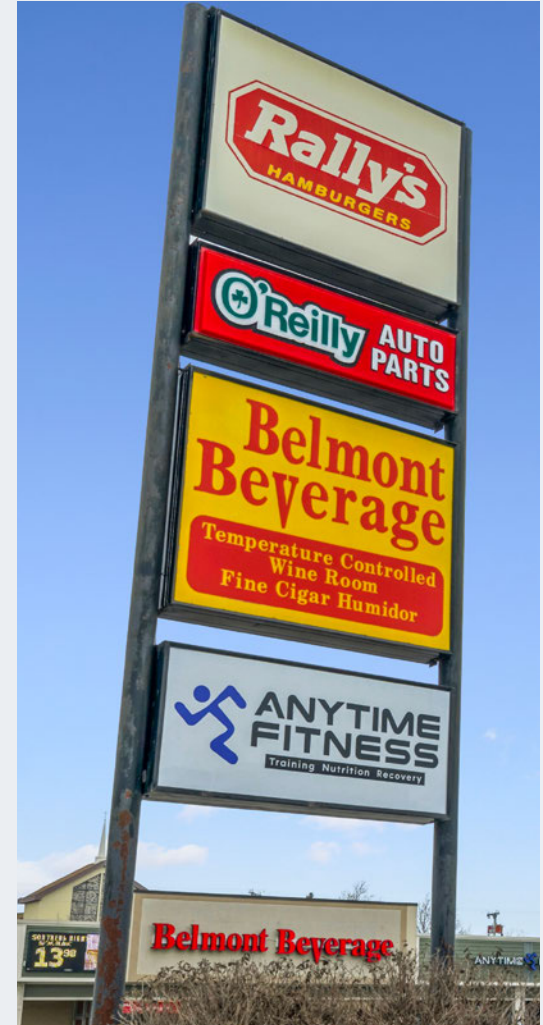
Exceptional Demographic Profile

There are 115,775 residents enjoying an average household income of \$87,597 within a five-mile radius of Time Corners. Additionally, the area sees a 20% increase in daytime population as a result of the nearby strong office density. The population within a one-mile radius of the center is expected to increase by 11.1% over the next five years, driven by major housing projects in the immediate surrounding area, such as the Flats at Walnut Ridge (322 new apartments), which opened in 2025.

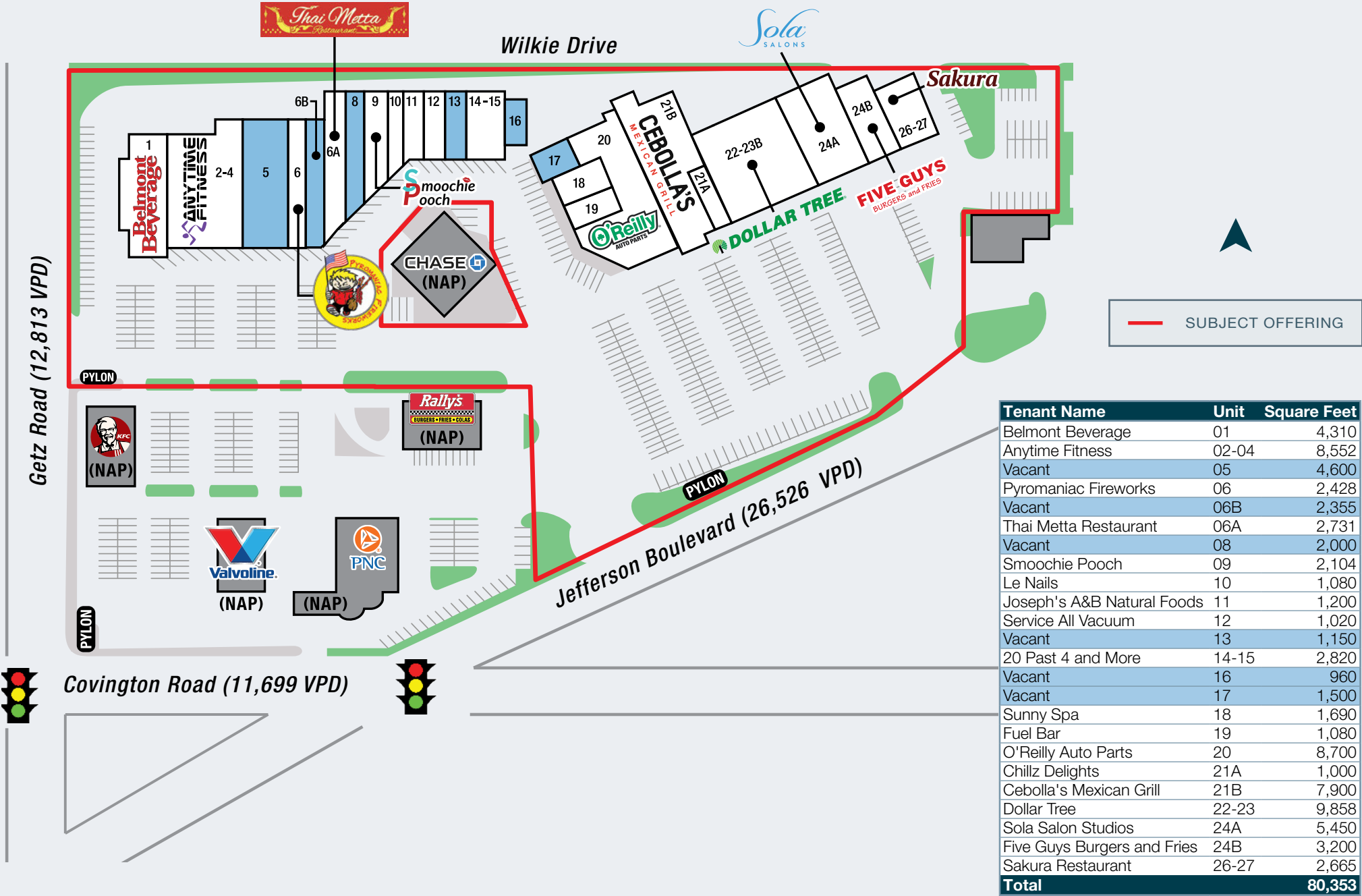


Below Replacement Cost Opportunity

The subject offering presents the rare opportunity to acquire the improvements at a low-cost basis. Time Corners offers an investor entry into a strong performing asset that cannot be replicated given the cost of new construction.



LEASING PLAN



NORTHEAST FACING AERIAL



ORCHARD CROSSING

- TARGET
- HOBBY LOBBY
- FIVE BELOW
- BARNES & NOBLE
- DOLLAR TREE
- Orangetheory FITNESS
- Kirkland's
- STARBUCKS

JEFFERSON POINTE SHOPPING CENTER

- VON MAUR
- VICTORIA'S SECRET
- Michaels
- Marshall's
- AMC THEATRES
- OLD NAVY
- SIERRA
- Burlington
- TRADER JOE'S

DOWNTOWN FORT WAYNE

Advance Auto Parts

ILLINOIS ROAD

LOWE'S

ALDI

APPLE GLEN CROSSING

- BEST BUY
- DICK'S SPORTING GOODS
- ULTA BEAUTY
- Walmart Supercenter
- PETSMART
- SHOE CARNIVAL
- KOHL'S

LINDLEY ELEMENTARY SCHOOL (295 STUDENTS)

COVENTRY COURT APARTMENTS (322 UNITS)

TIME CORNERS CROSSING APARTMENTS (96 UNITS)

meijer

TIME CORNERS

McDonald's

CANTERBURY SCHOOL (330 STUDENTS)

GETZ ROAD (12,813 VPD)

JEFFERSON BOULEVARD (26,526 VPD)

KFC

CHASE

Rally's
BURGERS • FRIES • COLAS

Valvoline

COVINGTON ROAD (11,699 VPD)

PNC BANK

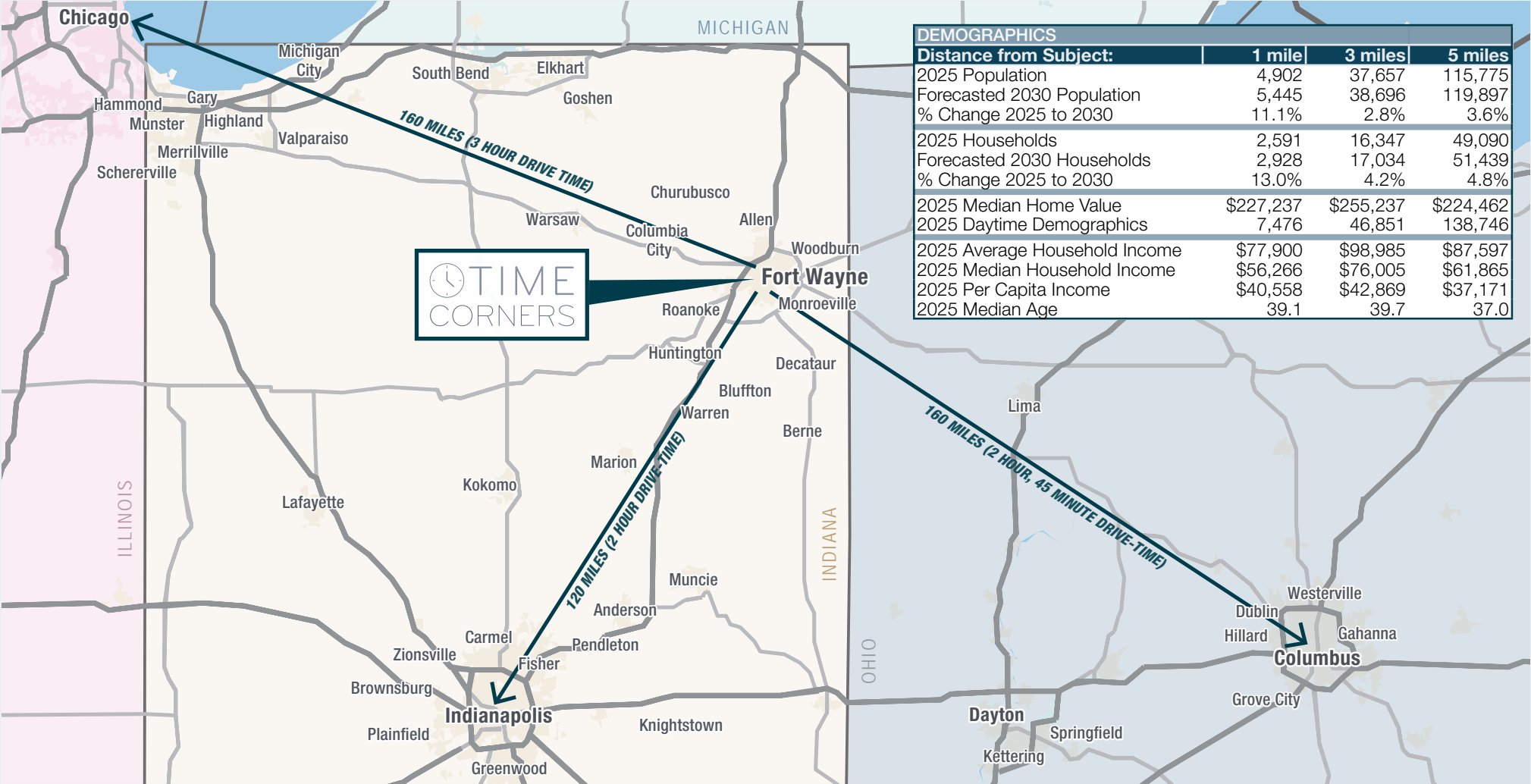
CVS

Walgreens

LOCATION & MARKET

- Time Corners is situated at the northwest corner of Jefferson Boulevard and Covington Road in Fort Wayne, Indiana. Located in northeastern Indiana, Fort Wayne is 18 miles west of the Ohio border and 50 miles south of the Michigan border. With an estimated MSA population of over 463,000 residents, it is the second-most populous city in Indiana after Indianapolis.
- The shopping center is situated along Jefferson Boulevard (26,526 VPD), a main thoroughfare that spans from downtown Fort Wayne to I-69 where it merges with US-24. Time Corners is ideally positioned three miles west of downtown Fort Wayne and five miles north of Fort Wayne International Airport.

- Time Corners enjoys a solid daytime population of nearly 139,000 people within a five-mile radius, 20% higher than the residential population within the same area. Major employers within the Fort Wayne MSA include Parkview Health Systems, Amazon, General Motors, Lutheran Health Network, Sweetwater Sound, and Lincoln Financial Group. Lutheran Hospital of Indiana, a 396-bed tertiary care facility is located two miles southwest of Time Corners along Jefferson Boulevard.



SOUTHWEST FACING AERIAL



PROPERTY DESCRIPTION

- Constructed in 1960 and 1974 and renovated in 2015, Time Corners features 80,353 square feet of retail space and is located on approximately 8.5 acres of land. There are five separately owned outlots that front the shopping center including Chase Bank, PNC Bank, Rally's, KFC, and Valvoline that are not included in the subject offering.
- The shopping center benefits from excellent access provided by a fully signalized intersection along Jefferson Boulevard, as well as curb cuts on Jefferson and Getz Road. Time Corners is conveniently located just one mile southeast of a full interchange with Interstate 69 and Illinois Road, providing access to local and regional customers throughout Fort Wayne.
- The shopping center features a solid parking ratio of 4.0 spaces per 1,000 square feet of space.



TENANCY

- Time Corners is an unanchored neighborhood shopping center leased to a convenience-oriented traffic-driving mix of national and regional credit tenants including Dollar Tree, Anytime Fitness, O'Reilly Auto Parts, Sola Salons, Five Guys Burgers and Fries, Sakura Restaurant, and Thai Metta Restaurant.
- Time Corners has recently experienced strong leasing velocity with 68% of the in-place tenancy based on square footage either renewing or signing new leases since 2022, including 20 Past 4 and More, Anytime Fitness, Belmont Beverage, Cebolla's, Dollar Tree, Five Guys Burgers and Fries, Le Nails, Pyromaniac Fireworks, Thai Metta Restaurant, and others.
- In 2024, Anytime Fitness expanded their space by 2,252 to the current 8,552 SF suite at their own expense, reflecting their ongoing growth and commitment to the shopping center, and in 2026, 20 Past 4 and More expanded into the neighboring suite, adding 1,020 square feet to their existing space.
- The subject offering also features a unique value-add opportunity. By leasing up the existing 12,565 square feet of vacancy, a buyer can potentially increase gross income by nearly \$233,000.

For further information contact owner's exclusive representatives.

The Wrigley Building
410 N Michigan Ave, Suite 1100
Chicago, Illinois 60611
Direct: 630.954.7300



Emily Gadomski
Vice President
Direct: 630.261.6962
egadomski@midamericagr.com

Joe Girardi
Principal
Direct: 630.954.7392
j.girardi@midamericagr.com

in cooperation with:



Rick Drogosz (Licensed Indiana Broker)
Principal
Direct: 630.954.7339
rdrogosz@midamericagr.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.