STURGES PROPERTY GROUP

Kroger Anchored Retail Development

5601 Coventry Lane
Fort Wayne, IN 46804



Conceptual rendering. Final design may vary.

New Construction Retail Building Available Q3 2027

New ±9,800 SF retail building for lease, designed to accommodate up to five tenants. The building offers flexible suite configurations with spaces that can be combined to accommodate larger users. Two drive-thru lanes on each side of the building provide convenient access and added flexibility for retail, service, and food-oriented users. Construction is anticipated for completion in Q3 2027.

Property Highlights

- ±9,800 SF
- Up to five tenant suites
  - Suites can be combined for larger users
- Convenient access to I-69
- Located within Village at Coventry retail trade area, surrounded by many national businesses
- Expected completion in Q3 2027
- **FOR LEASE: $35.00/SF/Yr NNN**

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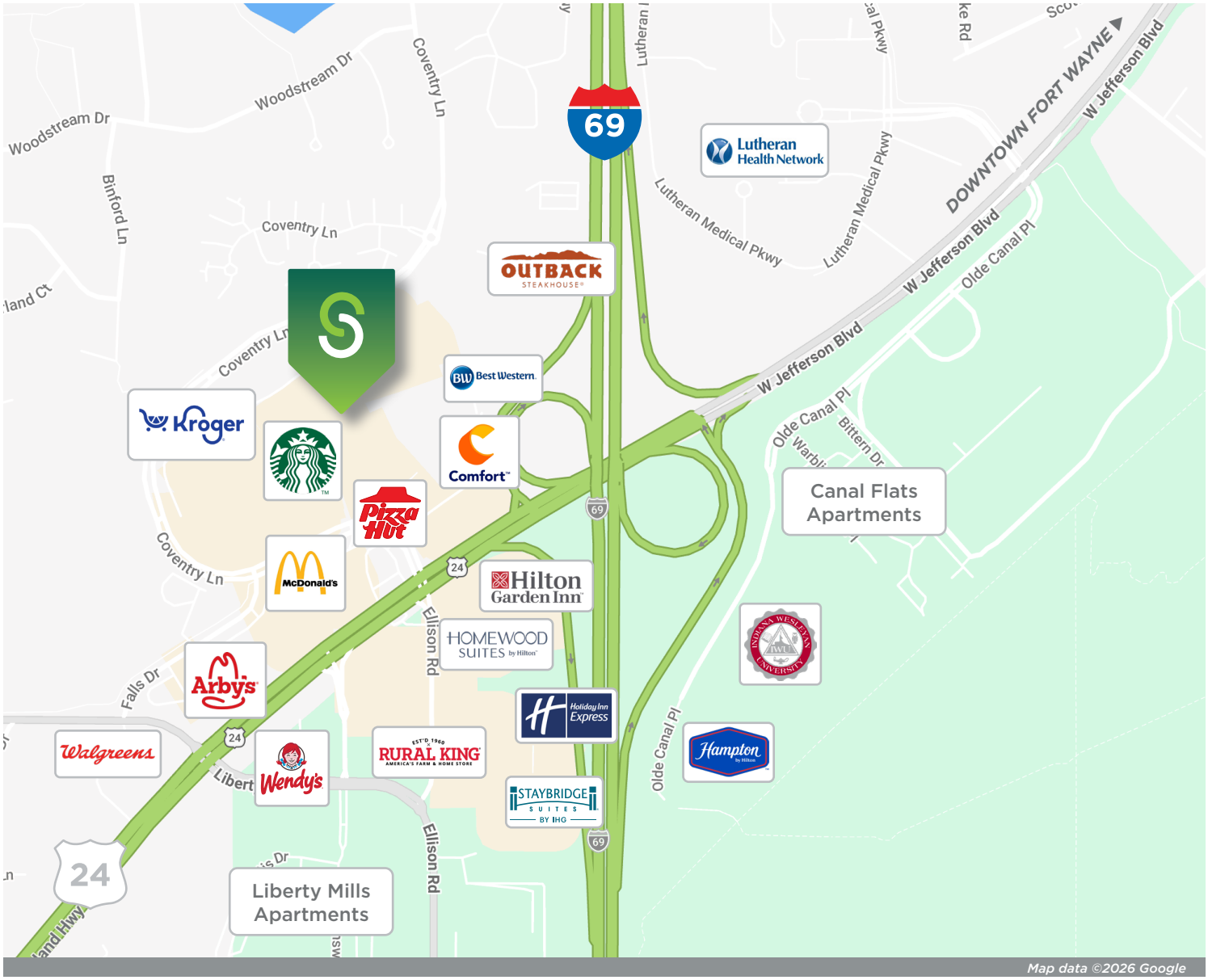

I-69 & US 24 Retail Area

This site offers great connectivity to major regional transportation routes. It is surrounded by several national quick-service restaurants, banks, retail centers, hotels, and apartment complexes, as well as the Lutheran Hospital campus to the east.

US 24/West Jefferson Boulevard leads to Huntington southbound and downtown Fort Wayne northbound. I-69 provides access to the rest of Fort Wayne and leads to Auburn and Angola northbound and Indianapolis southbound.

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Site Plan - ±1.18 AC





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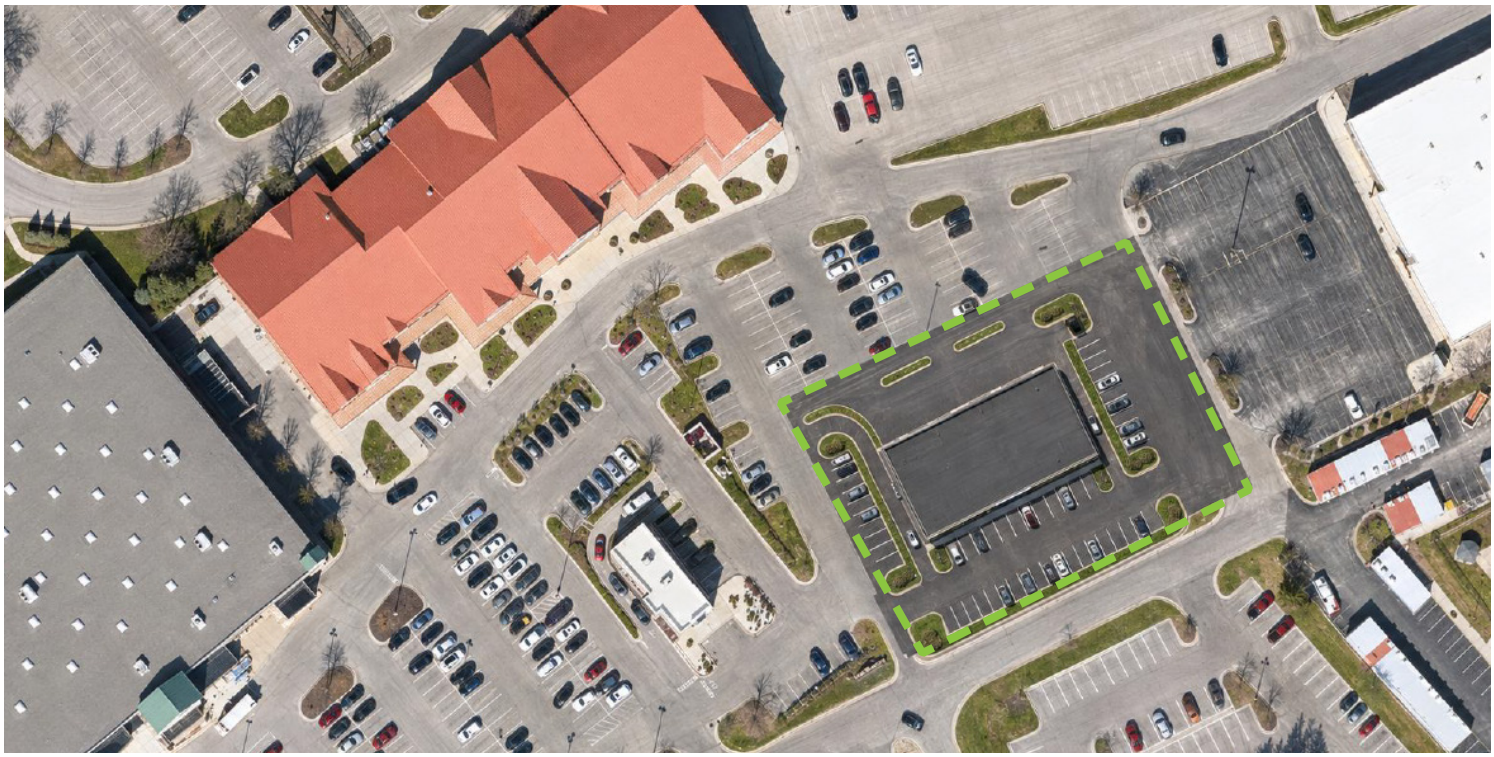
Renderings





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PROPERTY INFORMATION

Address	5601 Coventry Lane
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-23-328-001.002-075



LEASE INFORMATION

Lease Rate & Type	$35.00/SF/Yr NNN
Terms	TBD
Availability	Q3/Q4 2027

AVAILABLE UNITS

Total Building Area	±9,800 SF
Total Available	±9,800 RSF
Max Contiguous	±9,800 RSF

Units Available	RSF	Monthly Rate
• Bay 1 (end cap)	2,100 SF	$6,125.00
• Bay 2	1,750 SF	$5,104.17
• Bay 3	2,100 SF	$6,125.00
• Bay 4	1,750 SF	$5,104.17
• Bay 5 (end cap)	2,100 SF	$6,125.00

ADDITIONAL INFORMATION

- Surrounded by many national businesses, including Kroger, Starbucks, and Pizza Hut
- Easy access to I-69 and US 24
- Excellent visibility

BUILDING INFORMATION

Building Type	Pre-engineered metal
Eave Height	14’ rear; 16’11” front
Parapet	20’ - 24’
Interior	Shell
Frontage	25’ - 30’

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage	±1.18 AC
Zoning & Description	NC - Neighborhood Center
Nearest Interstate	I-69, 0.3 miles
Traffic Count	8,000 (Coventry Lane) 36,000 (US 24) 51,000 (I-69)

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

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