STURGES PROPERTY GROUP

Village at Coventry

5601 - 5699 Coventry Lane
Fort Wayne, IN 46804



Prime Space Next to Kroger Off I-69

Village at Coventry is shadow anchored by a 124,000 SF Kroger Marketplace and Starbucks, two of the busiest stops in southwest Fort Wayne. The center sits on Jefferson Boulevard (US 24), minutes from I-69 Exit 302, with plenty of parking and strong signage. Suites from 1,871 to 12,857 SF are available now: $10.00 - $13.00/SF/Yr NNN.

Property Highlights

- Shadow anchored by a 124,000 SF Kroger Marketplace and Starbucks
- Frontage on West Jefferson Boulevard (US 24), close to I-69 Exit 302
- Suites from 1,871 SF to 12,857 SF, with up to 54,496 SF contiguous
- Pylon, monument, and façade signage available
- NC - Neighborhood Center zoning, which allows retail, office, and service uses
- Fully sprinklered two-story masonry and steel building with an elevator

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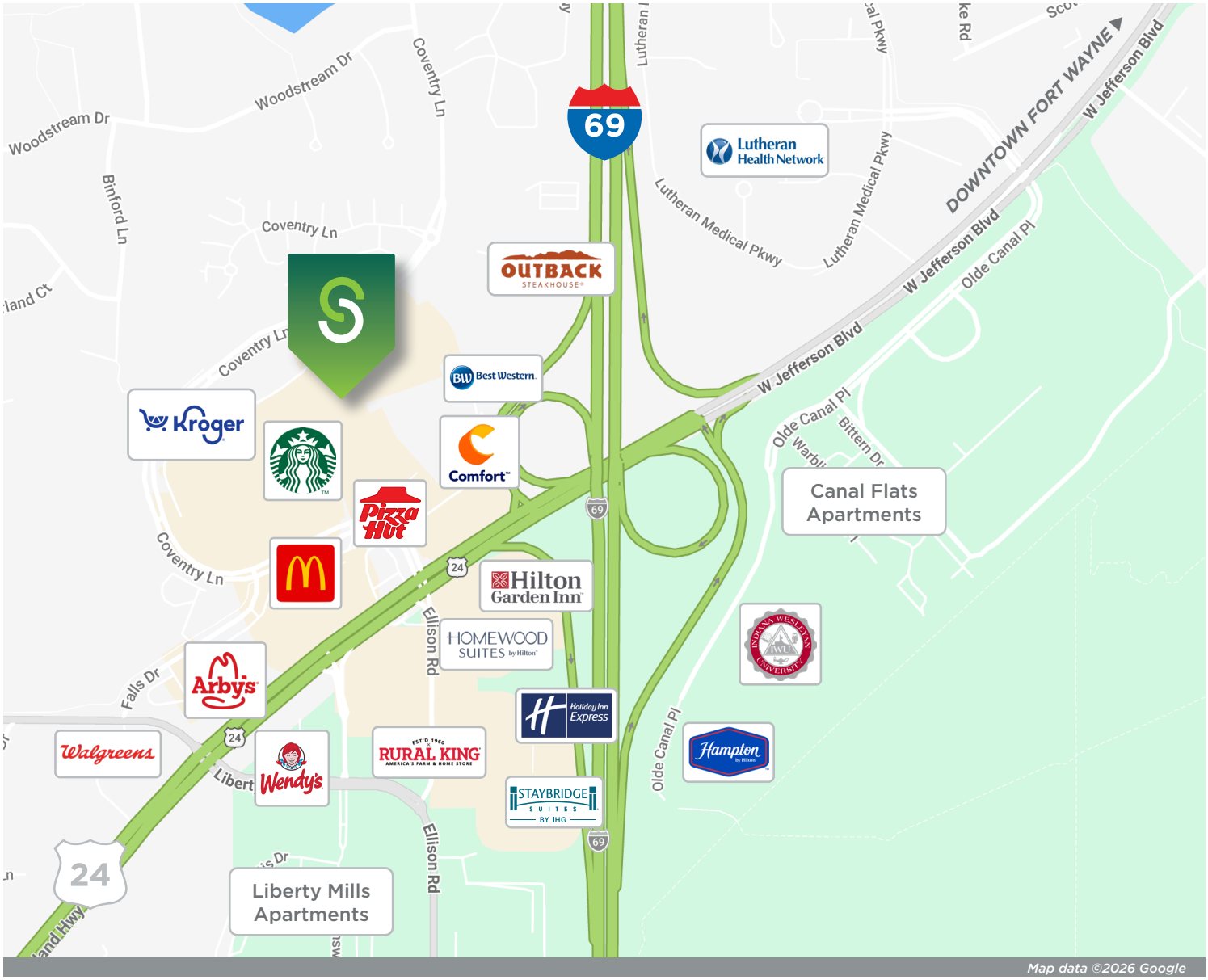

I-69 & US 24 Retail Area

Village at Coventry is in affluent southwest Fort Wayne, with easy access from I-69 and US 24. Lutheran Hospital and nearby medical offices bring steady daytime traffic, and area hotels and Canal Flats apartments add visitors and residents. Kroger, Walgreens, Rural King, and restaurants like Buffalo Wild Wings and Outback keep the area busy from morning into the evening.

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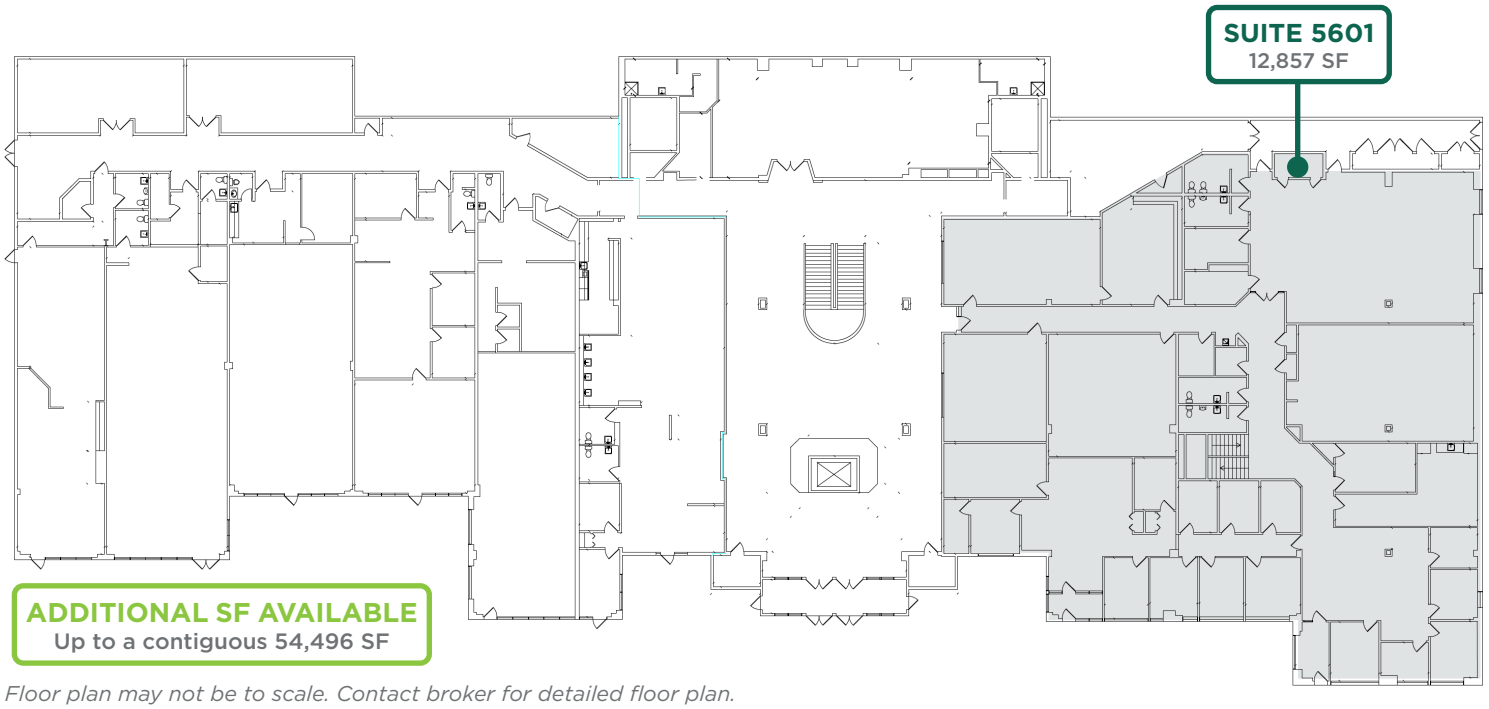
Available Units - Level 1



Floor plan may not be to scale. Contact broker for detailed floor plan.



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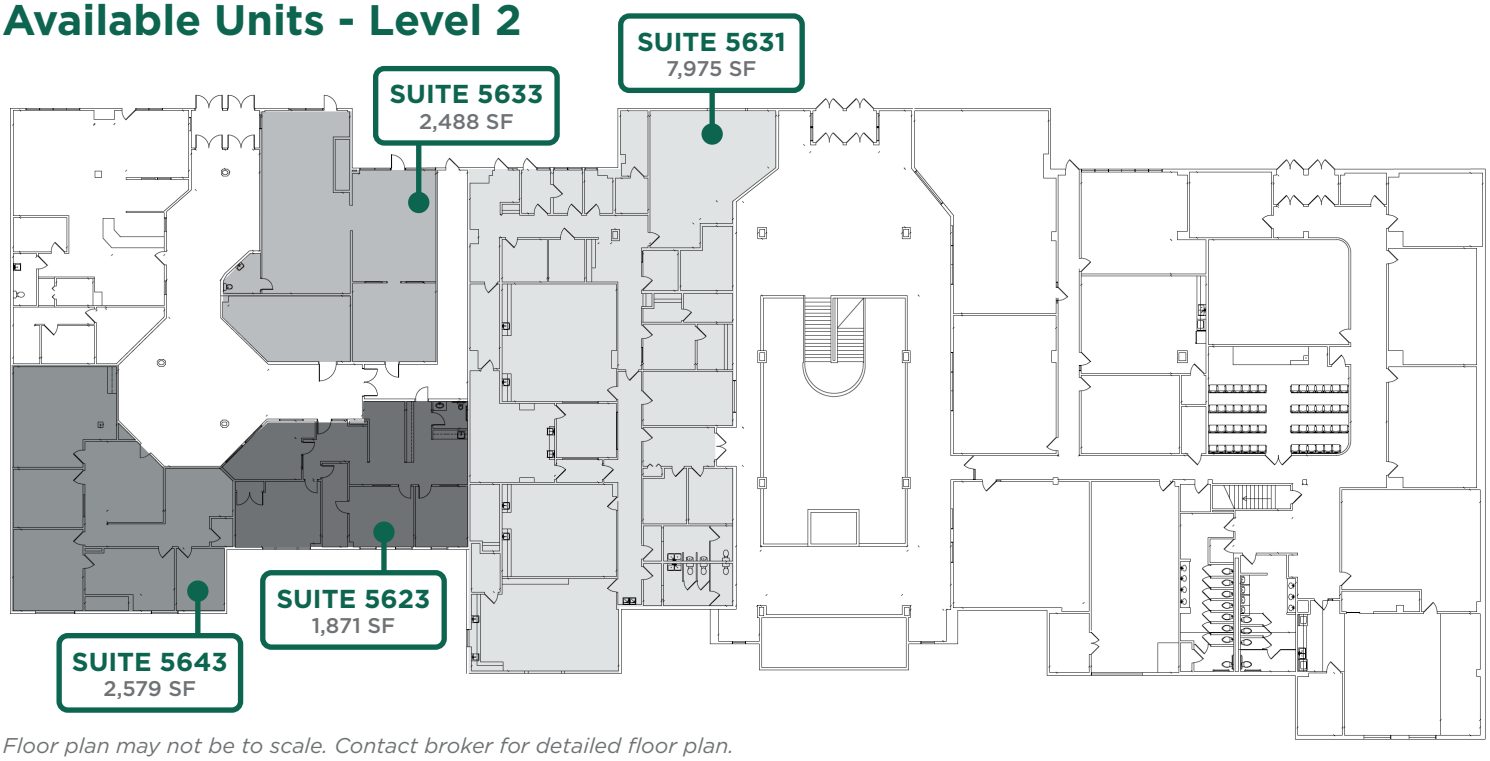
Available Units - Level 2



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Aerial View



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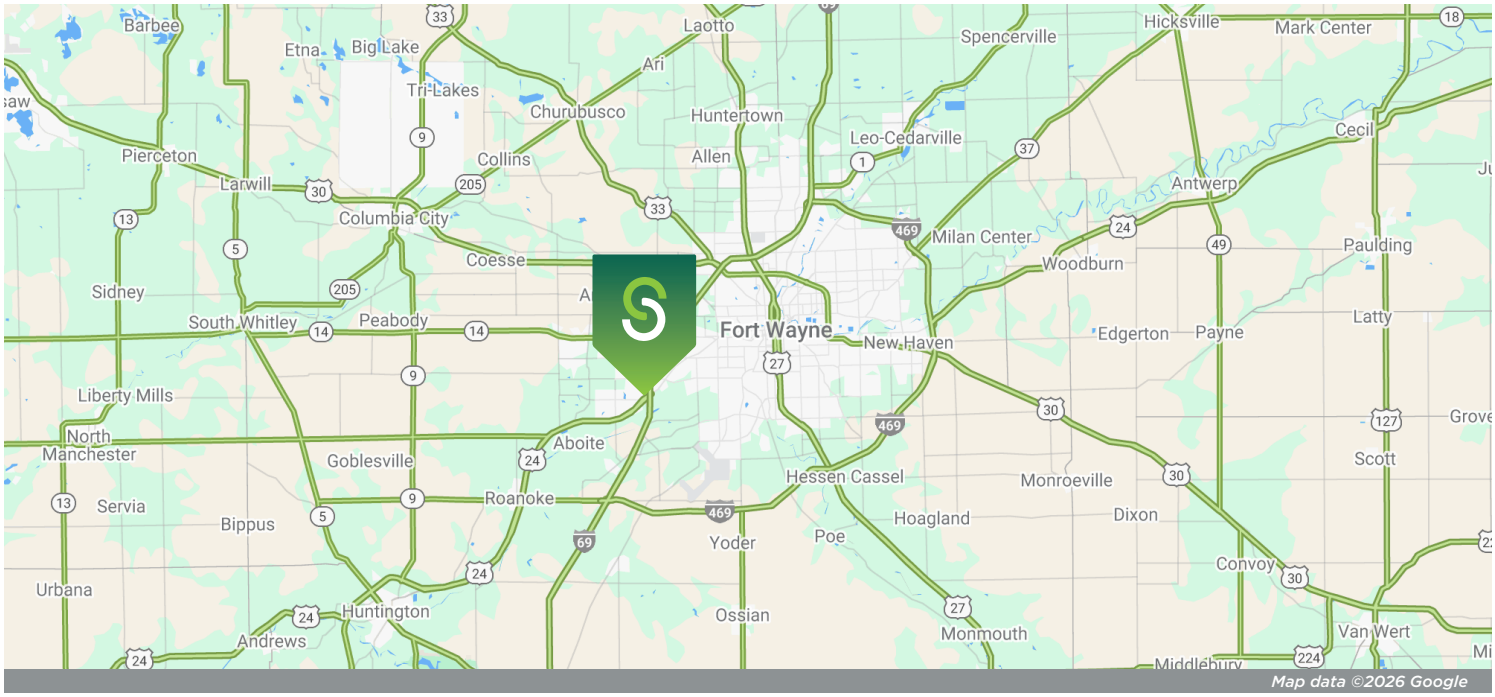

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PROPERTY INFORMATION	
Address	5601 - 5699 Coventry Lane
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-23-328-001.002-075



LEASE INFORMATION	
Lease Rate & Type	$10.00 - $13.00/SF Yr NNN
Terms	3 year minimum
Availability	Immediate

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

AVAILABLE UNITS		
Total Building Area	74,700 SF	
Total Available	54,496 RSF	
Max Contiguous	54,496 RSF	
Units Available	RSF	Rate PSF
• 5601	12,857	$13.00
• 5623	1,871	$10.00
• 5631	7,975	$10.00
• 5633	2,488	$10.00
• 5643	2,579	$10.00

BUILDING INFORMATION	
Property Type	Office/retail
Year Built	1988
# of Stories	2
Construction Type	Masonry/steel
Roof	Pitched/metal roof
Heating	Boilers & electric forced air
A/C	Chillers & electric forced air
Sprinkler	Yes
Elevators	1
Signage	Pylon, façade, monument

UTILITIES	
Electric Provider	REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne/Aqua Indiana
High Speed Data	Frontier

SITE DATA	
Site Acreage	10.51 AC
Zoning & Description	NC - Neighborhood Center
Nearest Interstate	I-69, 0.1 miles
Traffic Count	7,971 - Coventry Lane 36,200 - W Jefferson Blvd/US 24 51,829 - I-69

ADDITIONAL INFORMATION

- Shadow anchored by a 124,000 SF Kroger Marketplace and Starbucks
- Minutes from I-69 Exit 302 with frontage on US 24/W Jefferson Blvd
- Flexible suites from 1,871 SF up to 54,496 SF contiguous

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