

Village at Coventry

5633-5699 Coventry Lane, Fort Wayne IN 46804

FOR LEASE

Retail/Office Space for Lease



Prepared By:

Whitney Peterson

AVI Commercial

Broker

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HIGHLIGHTS

- Monument signage
- Easy access to US-24 and I-69
- Adjacent to Kroger Marketplace
- Office and retail options
- Ample parking

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
5633	Suite 5633	2	1,636	\$12.00	Modified Gross	Office or retail space accessible on the back side of the shopping center. Has direct access off the back parking lot. Can be used for retail or office.
5655	Suite 5655	1	1,982	\$16.00	NNN	Former Travel Leaders space has an open retail area with a single office, kitchenette and restroom. Also has access to a rear service hallway for deliveries.

PROPERTY FEATURES

BUILDING SF	71,386
LAND ACRES	9.24
YEAR BUILT	1988
ZONING TYPE	NC
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Ample
NEAREST INTERSTATE	I-69
DISTANCE TO INTERSTATE	Less than 1/2 mile
DISTANCE TO AIRPORT	Approx. 6 miles

MECHANICAL

HVAC	Gas Forced/Central Air
FIRE SPRINKLERS	Yes
LIGHTING	Fluorescent

CONSTRUCTION

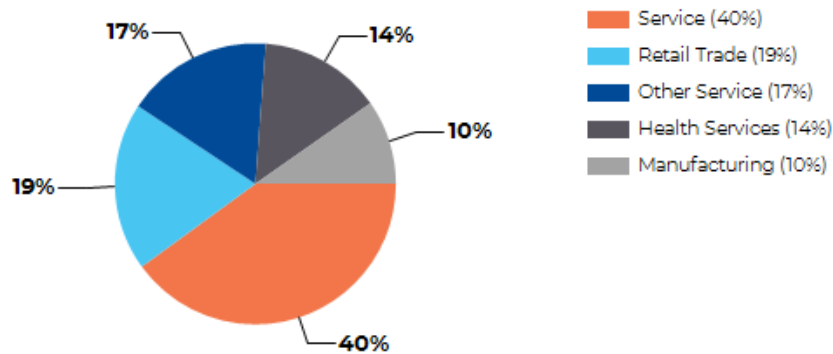
FOUNDATION	Concrete
FRAMING	Steel
EXTERIOR	Concrete/Brick
PARKING SURFACE	Paved
ROOF	Standing seam metal

TENANT INFORMATION

MAJOR TENANT/S	Children's Autism Center
LEASE TYPE	NNN
2025 NNN ESTIMATE	\$6.45/SF



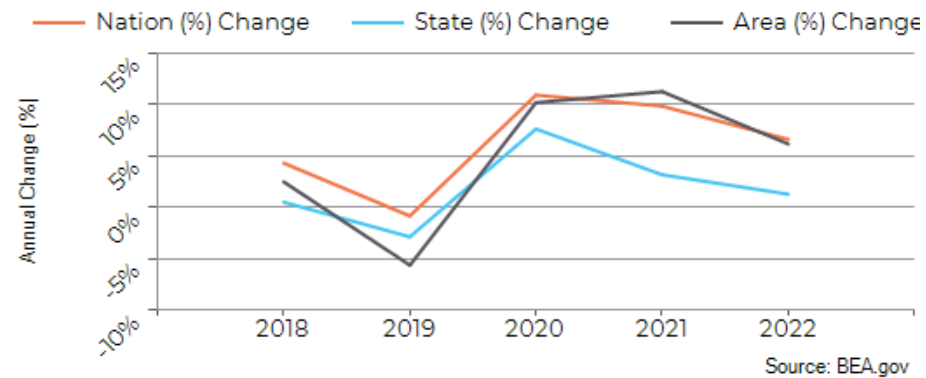
Major Industries by Employee Count

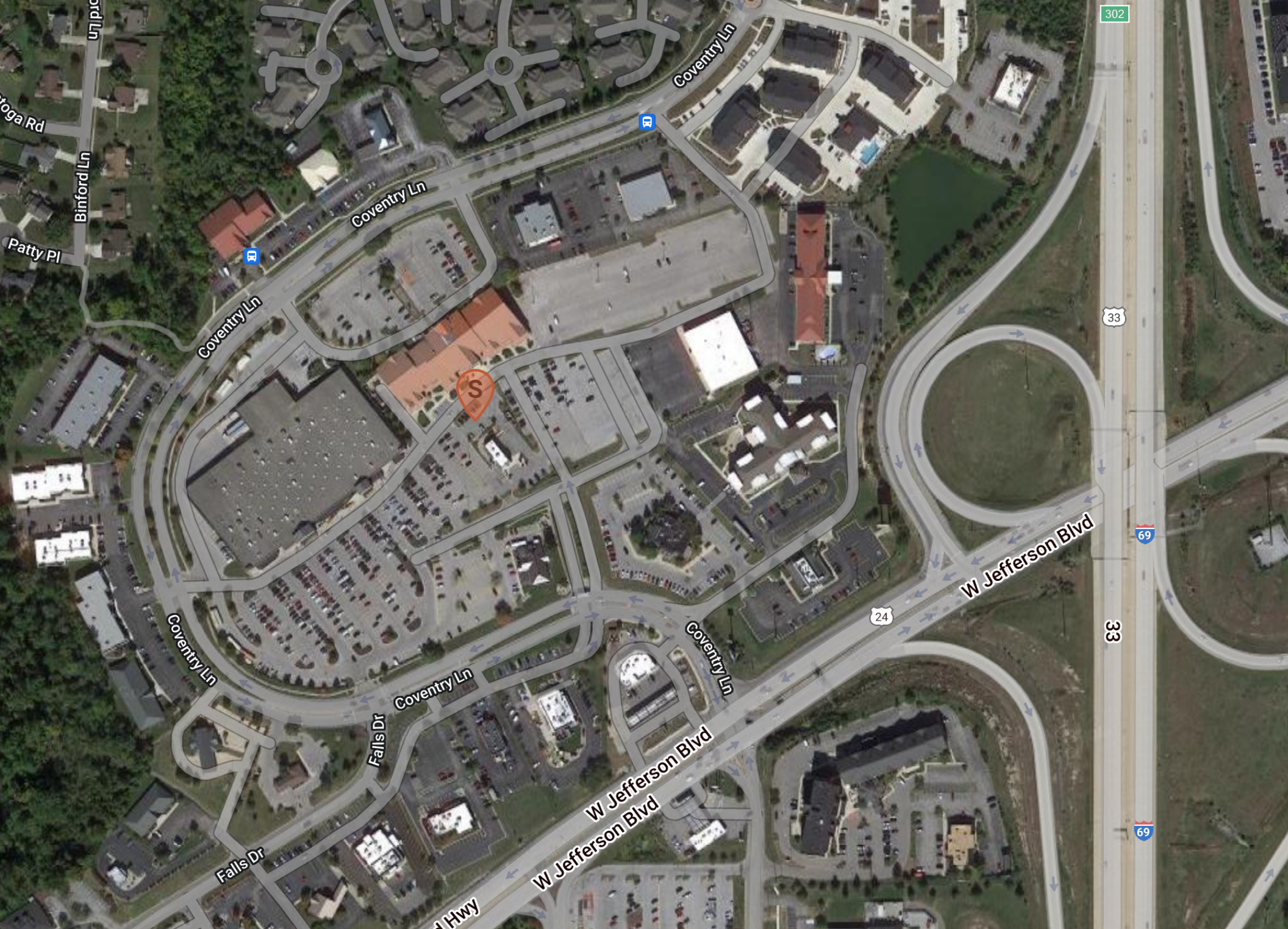


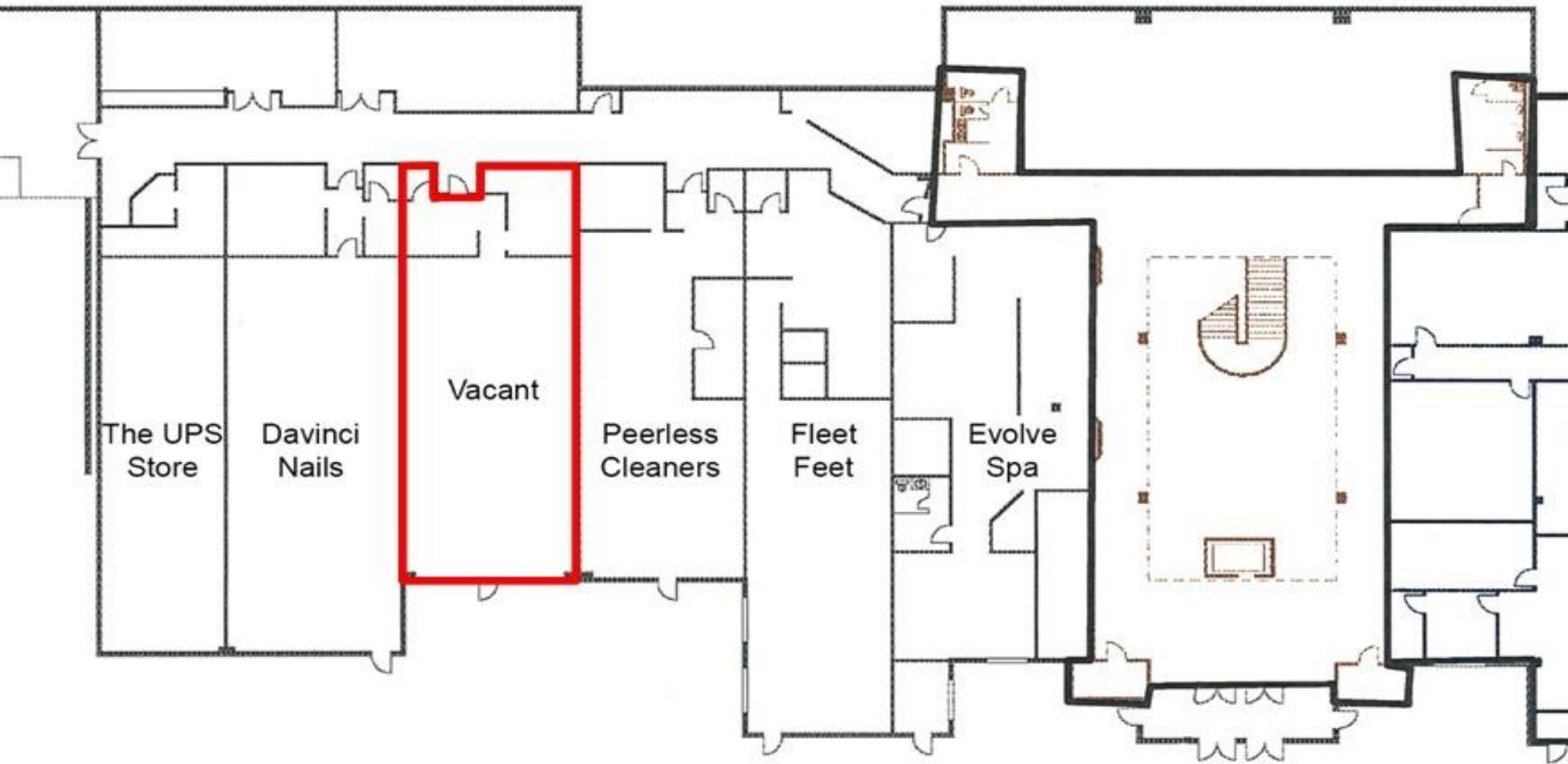
Largest Employers

Parkview Health	16,000
Lutheran Health Network	7,000
General Motors	4,360
Fort Wayne Community Schools	4,003
Steel Dynamics	2,902
Sweetwater Sound	2,011
Lincoln Financial Group	1,954
BFGoodrich	1,500

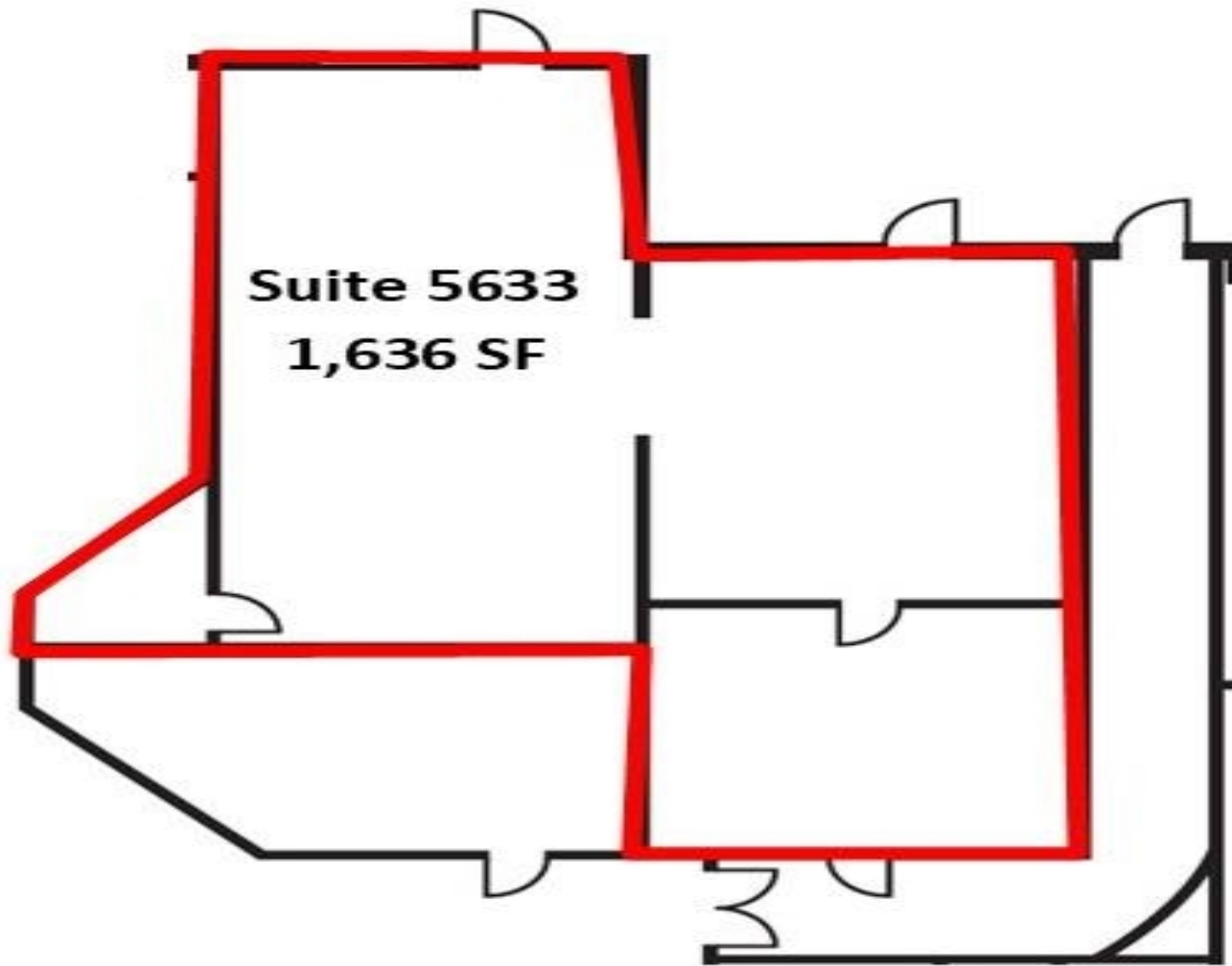
Allen County GDP Trend







Suite 5655 - 1,982 SF





Whitney Peterson
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to AVI Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. AVI Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:

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