

# Village at Coventry

5633-5699 Coventry Lane, Fort Wayne IN 46804

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Retail/Office Space for Lease



*Prepared By:*

**Whitney Peterson**

Via Developments

Broker

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# THE SPACE

Location	5633-5699 Coventry Lane Fort Wayne, IN, 46804
County	Allen

# HIGHLIGHTS

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



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,382	28,213	63,467



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$96,654	\$125,040	\$112,503



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,800	11,395	25,703

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
5655	Suite 5655	1	1,982	\$16	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.
5667	Suite 5667	1	2,577	\$16	NNN	Former salon space in highly populated Village at Coventry.

## 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

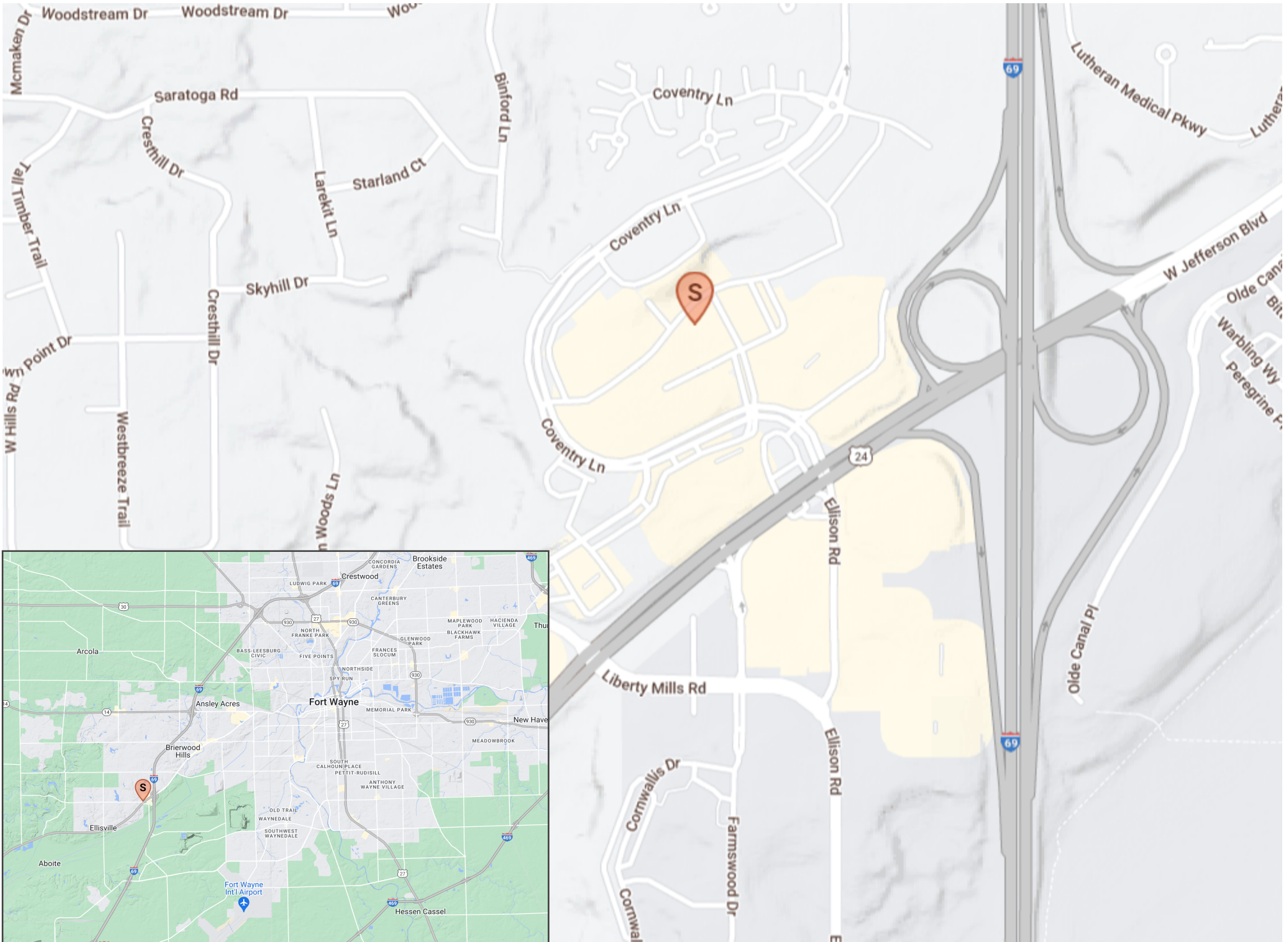
## CONSTRUCTION

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

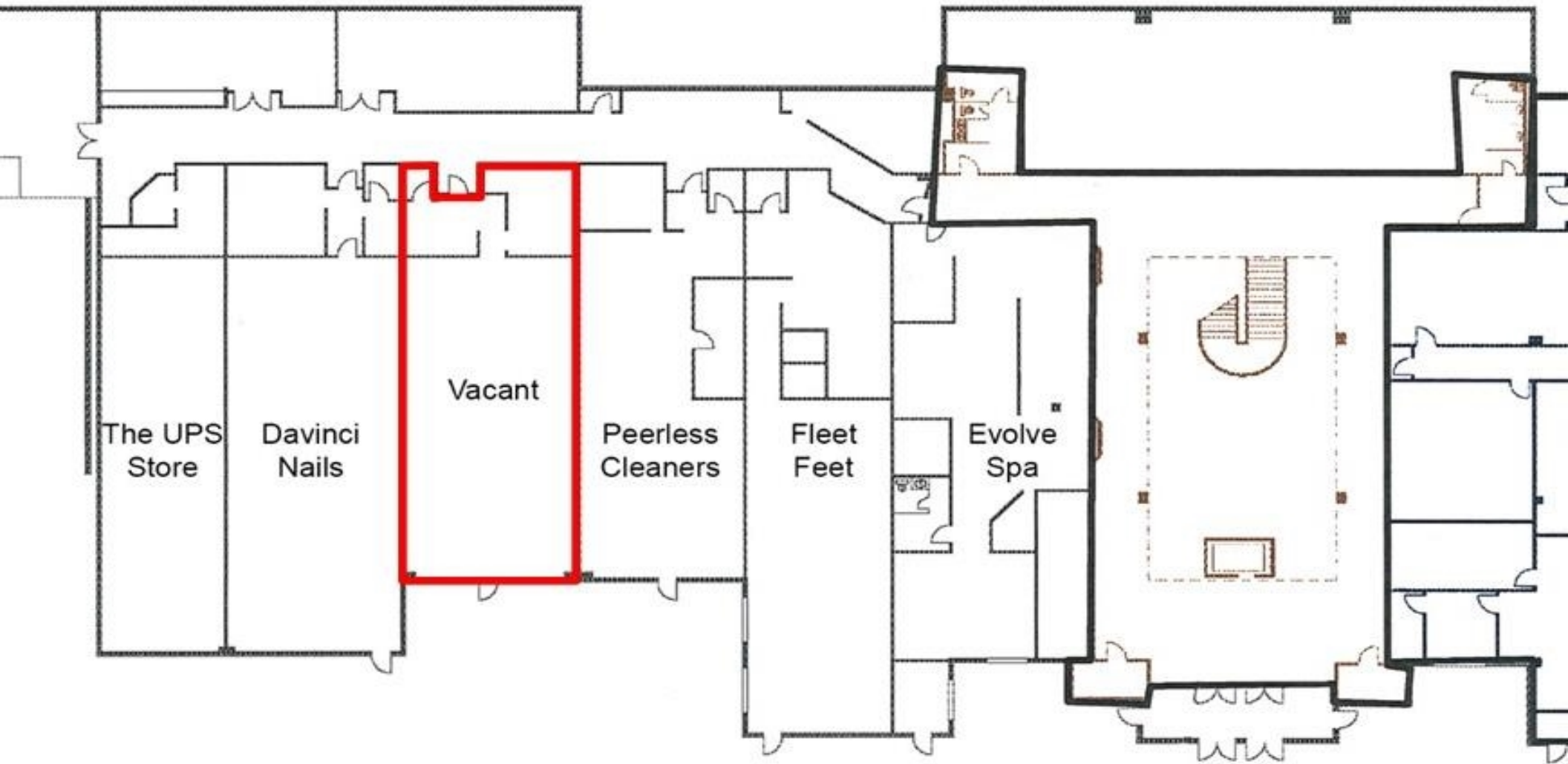
## TENANT INFORMATION

MAJOR TENANT/S	Children's Autism Center
LEASE TYPE	NNN
NNN ESTIMATE	\$5.11/SF

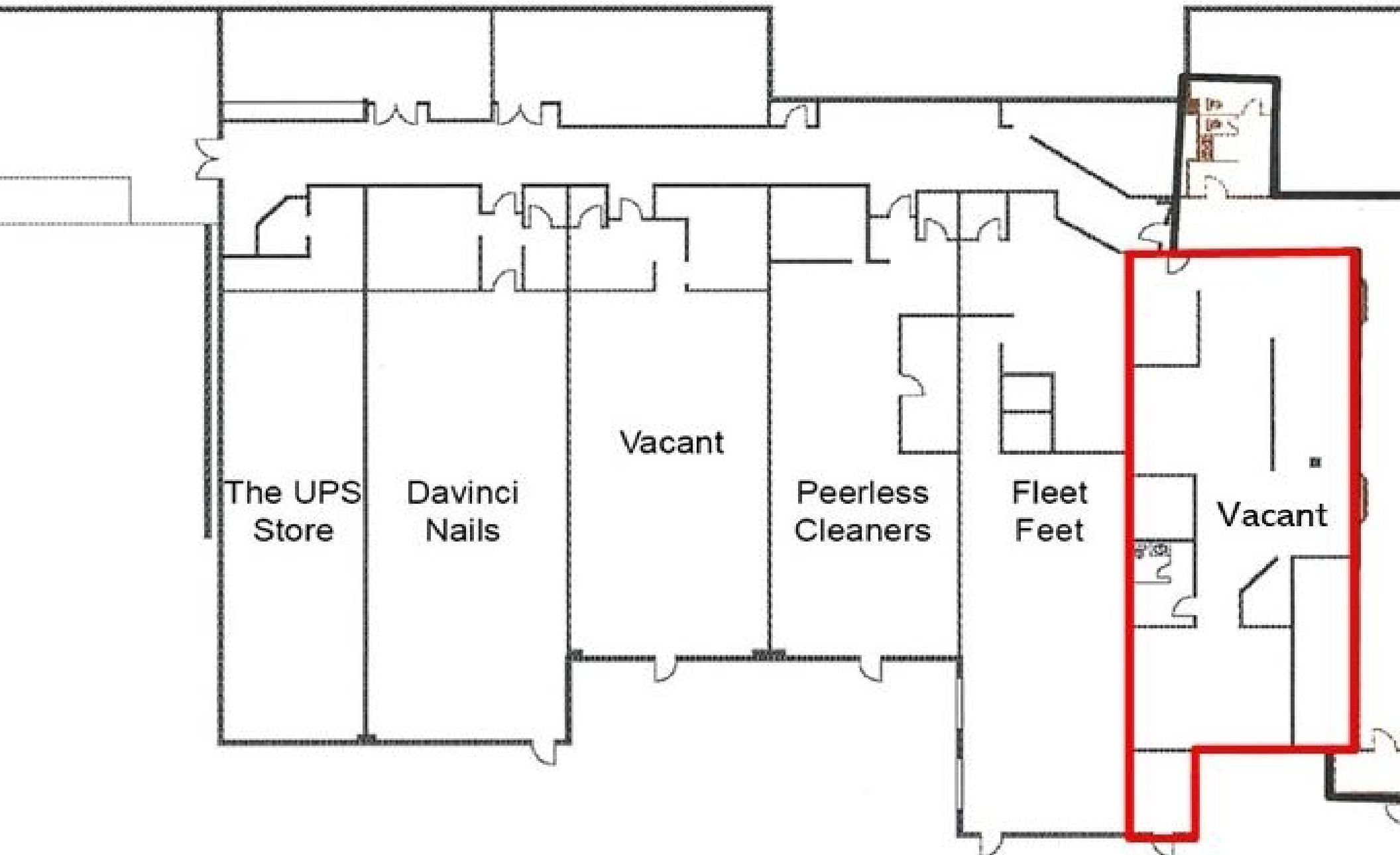






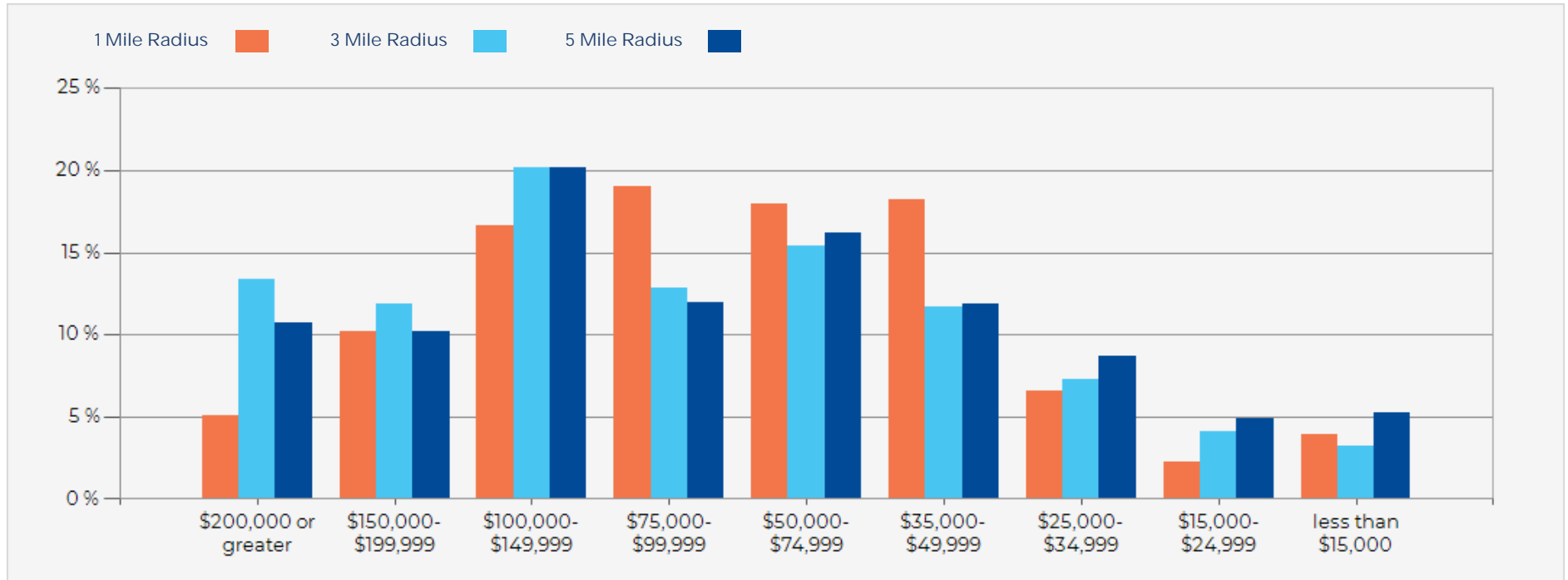


Suite 5655 - 1,982 SF

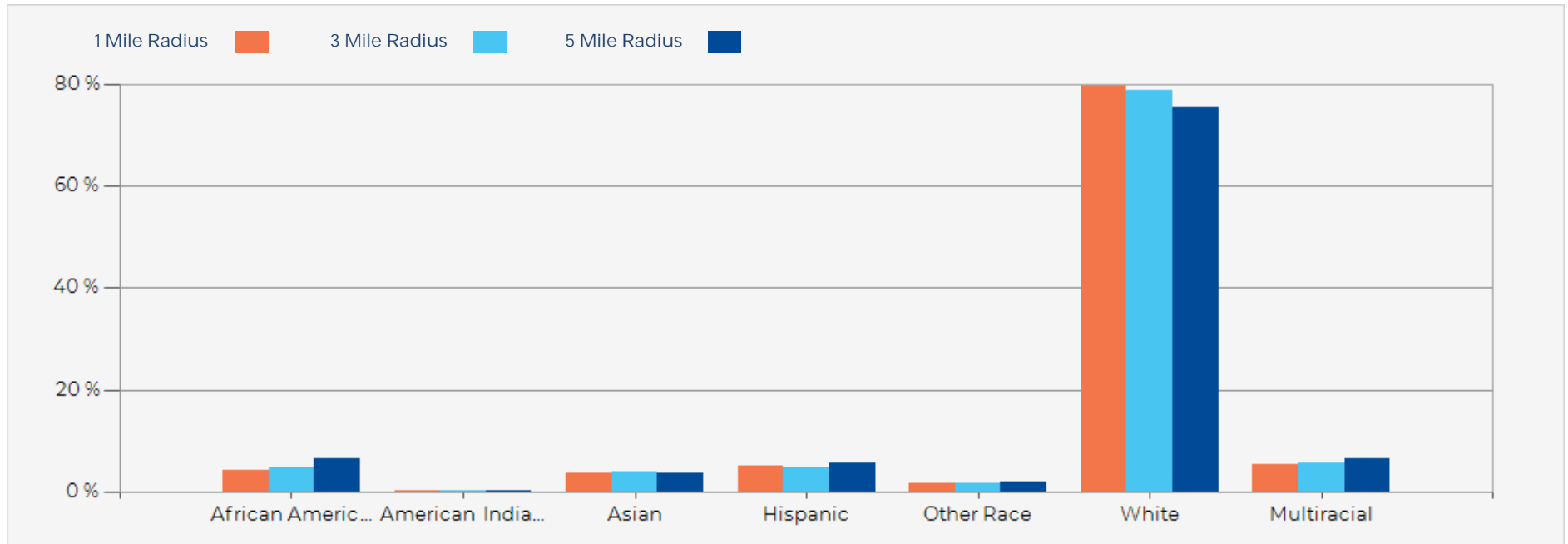


Suite 5667 - 2,577 SF

## 2022 Household Income

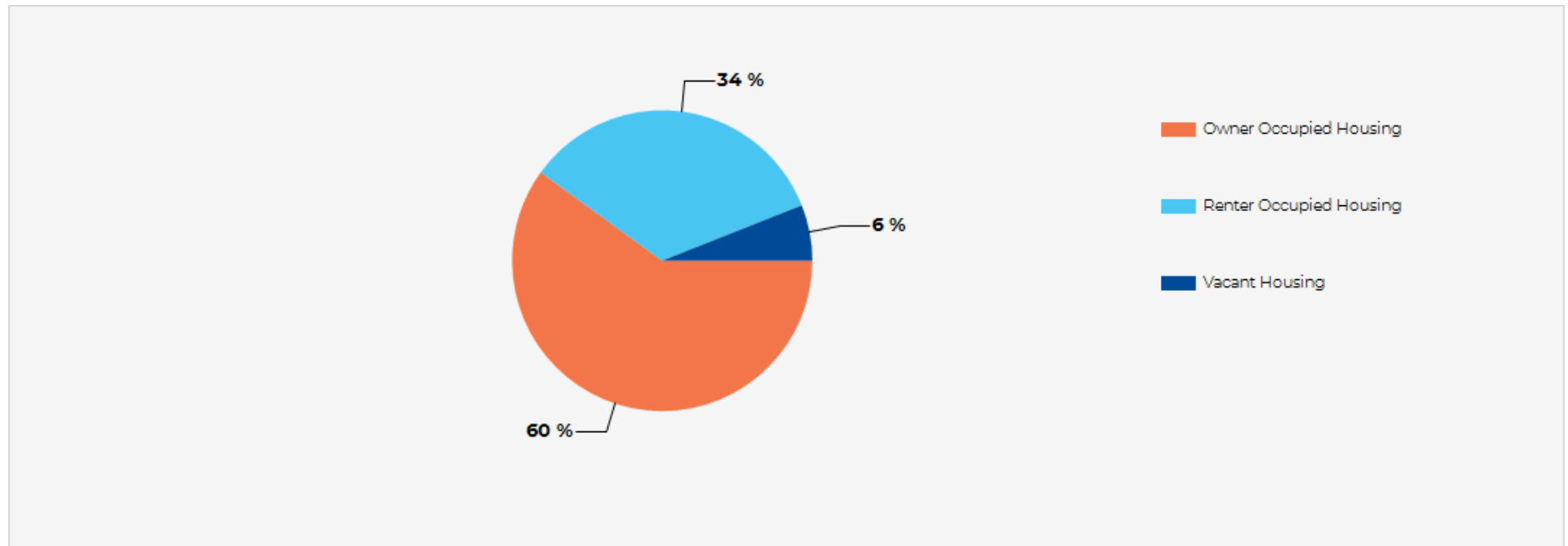


## 2022 Population by Race

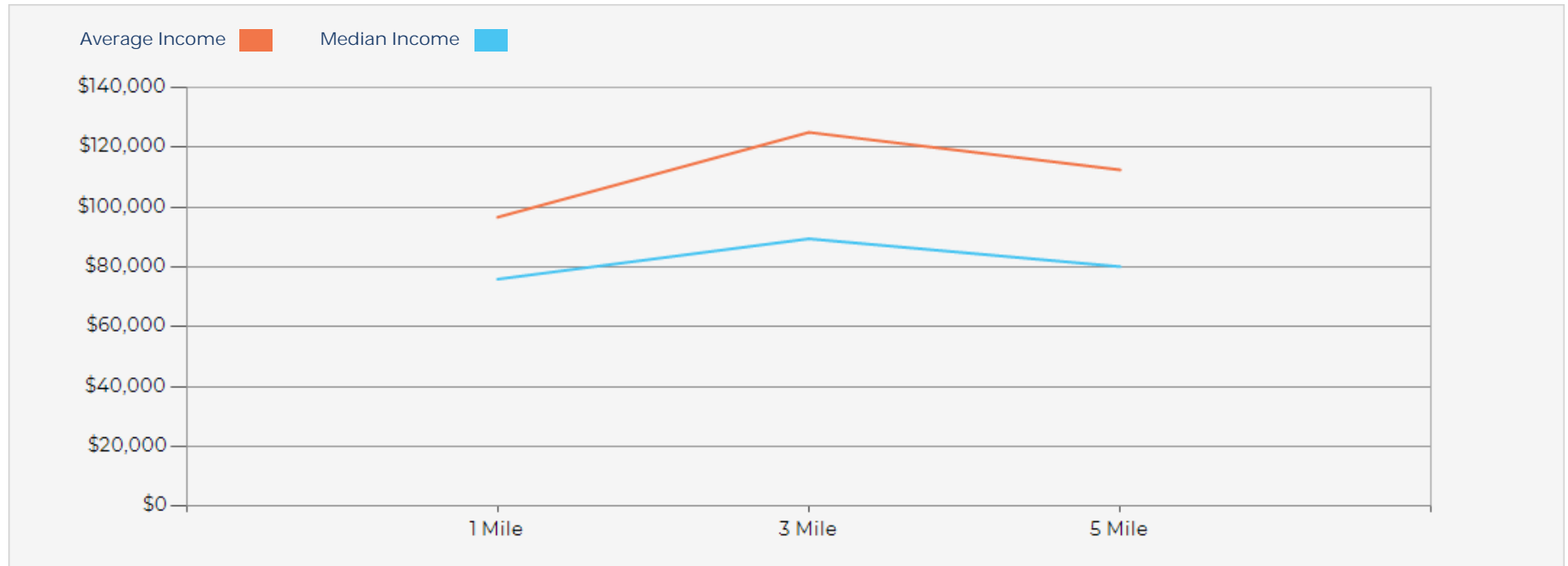




## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median





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.

# Village at Coventry

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*Exclusively Marketed by:*

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