


LAND
FOR SALE

For Sale: ±0.98 Acre Outparcel at Coventry

Prime commercial outlot now available in the highly-sought after Coventry submarket in southwest Fort Wayne, accessible via Exit 302 off I-69. This ±0.98-acre site is ideally positioned within a high-traffic retail corridor surrounded by national tenants including Starbucks, Kroger, McDonald's, Pizza Hut, and several hotels. The site offers excellent visibility and access from both the interstate and West Jefferson Boulevard/US 24, making it an excellent location for retail use, a restaurant, or a service-based development. The site is also ideal for a single or multi-tenant development site.

Property Highlights

- ▶ ±0.98 acres in established Coventry retail area
- ▶ High traffic counts and strong demographics
- ▶ Adjacent to many major national brands: Kroger, Starbucks, Pizza Hut, Bob Evans, and Buffalo Wild Wings
- ▶ Convenient interstate access (Exit 302 to I-69)
- ▶ Ideal for retail, QSR, or professional service use
- ▶ **FOR SALE: \$800,000**

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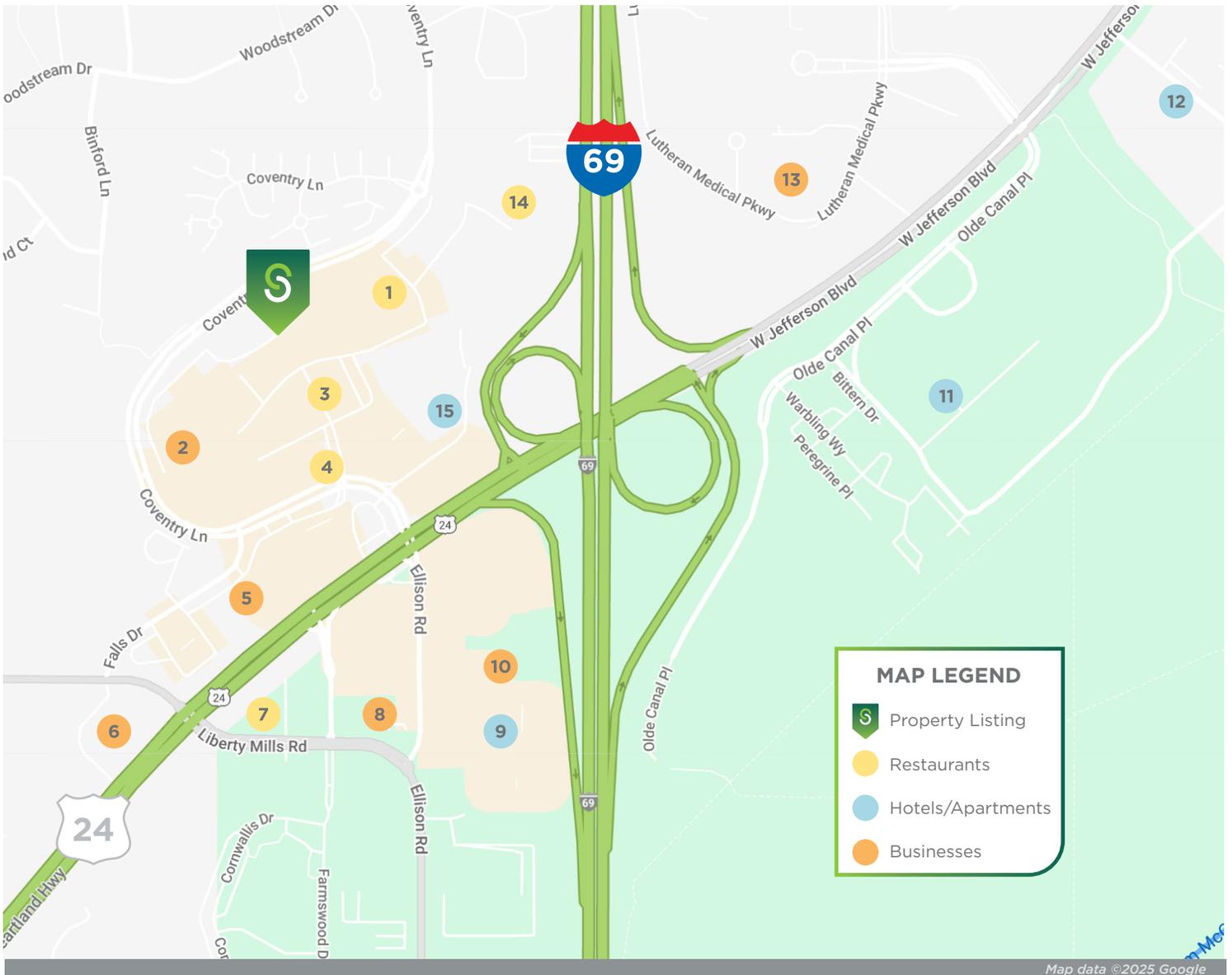
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Coventry Outlot

5601 Coventry Lane
Fort Wayne, IN 46804



Excellent Location

- | | | |
|-----------------------|---------------------------------|-------------------------------|
| 1. Buffalo Wild Wings | 6. Walgreens | 11. Canal Flats |
| 2. Kroger Marketplace | 7. Wendy's | 12. Residence Inn by Marriott |
| 3. Starbucks | 8. Rural King | 13. Lutheran Hospital |
| 4. Pizza Hut | 9. Holiday Inn Express & Suites | 14. Outback Steakhouse |
| 5. Chase Bank | 10. Indiana State Police | 15. Best Western Luxury Inn |

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Site Plan - 0.98 AC



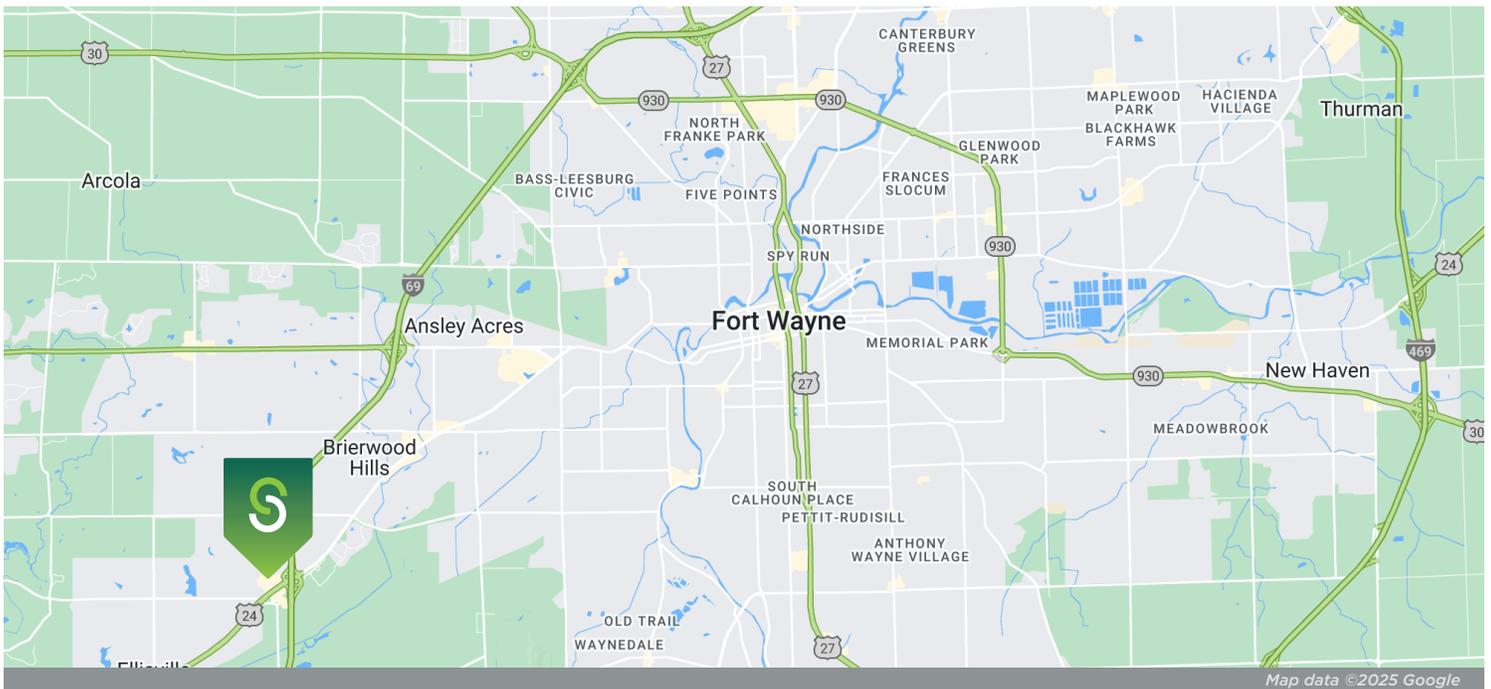
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PROPERTY INFORMATION

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



SALE INFORMATION

Price	\$800,000
Terms	Cash at close

ADDITIONAL INFORMATION

- ±0.98 AC outparcel for sale - lot size negotiable
- Surrounded by many national businesses, including Kroger, Starbucks, and Pizza Hut
- Easy access to I-69 and US 24
- Excellent visibility
- Single or multi-tenant development opportunity

SITE DATA

Site Acreage	±0.98 AC
Zoning & Description	NC - Neighborhood Center
Nearest Interstate	I-69, 0.3 miles
Traffic Count	8,000 (Coventry Lane)

UTILITIES

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

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