

LEASE



OFFICE

UP TO 5,213 SF AVAILABLE - SOUTHWEST



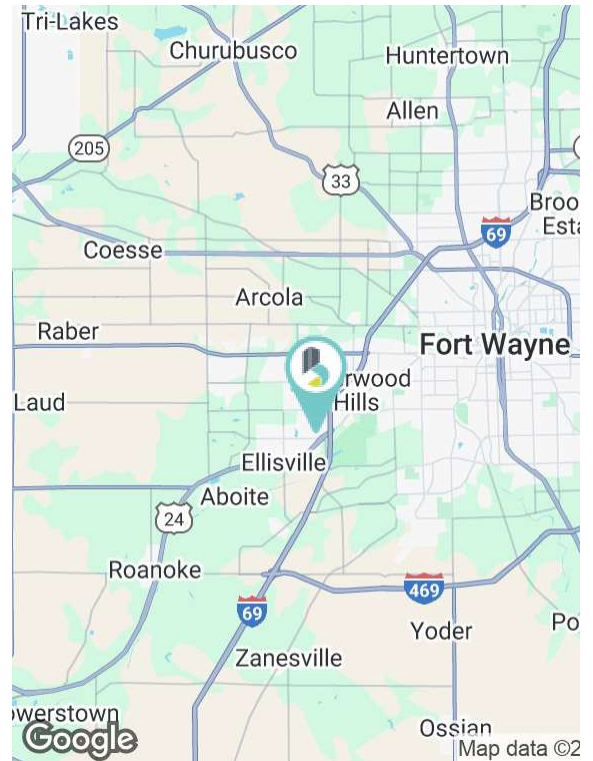
5710 COVENTRY LN., FORT WAYNE, IN 46804

### PROPERTY HIGHLIGHTS

- 5,213 SF available (will divide)
- Building size: 9,600 SF
- Zoning: C-1
- Ideal for medical and office users
- Located at Village of Coventry
- Ample asphalt parking
- Building has new ownership
- Easy access to US Hwy. 24 & Interstate 69
- Lot Size: 1.19 AC
- Lease Terms: 4-5+ Years

LEASE RATE

**\$12.50 SF/YR NNN  
PLUS UTILITIES & JANITORIAL**



**BRADLEY COMPANY**  
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## 5710 COVENTRY LN., FORT WAYNE, IN 46804

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### LOCATION INFORMATION

Street Address	5710 Coventry Ln.
City, State, Zip	Fort Wayne, IN 46804
County	Allen

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1 Professional Office and Peronal Services
Lot Size	1.19 Acres
APN #	02-11-23-353-001.000-075
Traffic Count	36,900 VPD - W. Jefferson Blvd. 7,800 VPD - Coventry Ln.

### BUILDING INFORMATION

Building Size	9,600 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	1987
Construction Status	Existing
Framing	Wood frame
Roof	Flat
Number of Buildings	1
Foundation	Concrete
Lighting	Fluorescent

### UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	Yes
Water/Sewer Supplier	City of Fort Wayne
Gas Supplier	NIPSCO
Electrify Supplier	I&M/Standard service
Restrooms	2

### TRANSPORTATION & PARKING

Nearest Highway	US Hwy. 24
Distance to Interstate	Less than 1/2 mile to I-69
Distance to Airport	Approx. 6 miles
Parking	Ample, paved surface parking

### EXPENSES / RESPONSIBILITY

Utilities	Tenant - \$2.00/SF
Property Taxes	Tenant - \$1.80/SF
Building Insurance	Tenant - \$0.30/SF
Janitorial	Tenant
Roof/Structure	Landlord
Interior Maintenance	Tenant
Common Area Maintenance	Tenant - \$1.00/SF
<b>NNN TOTAL:</b>	<b>Approx. \$3.10/SF</b>

### CAROLYN SPAKE-LEEPER, SIOR

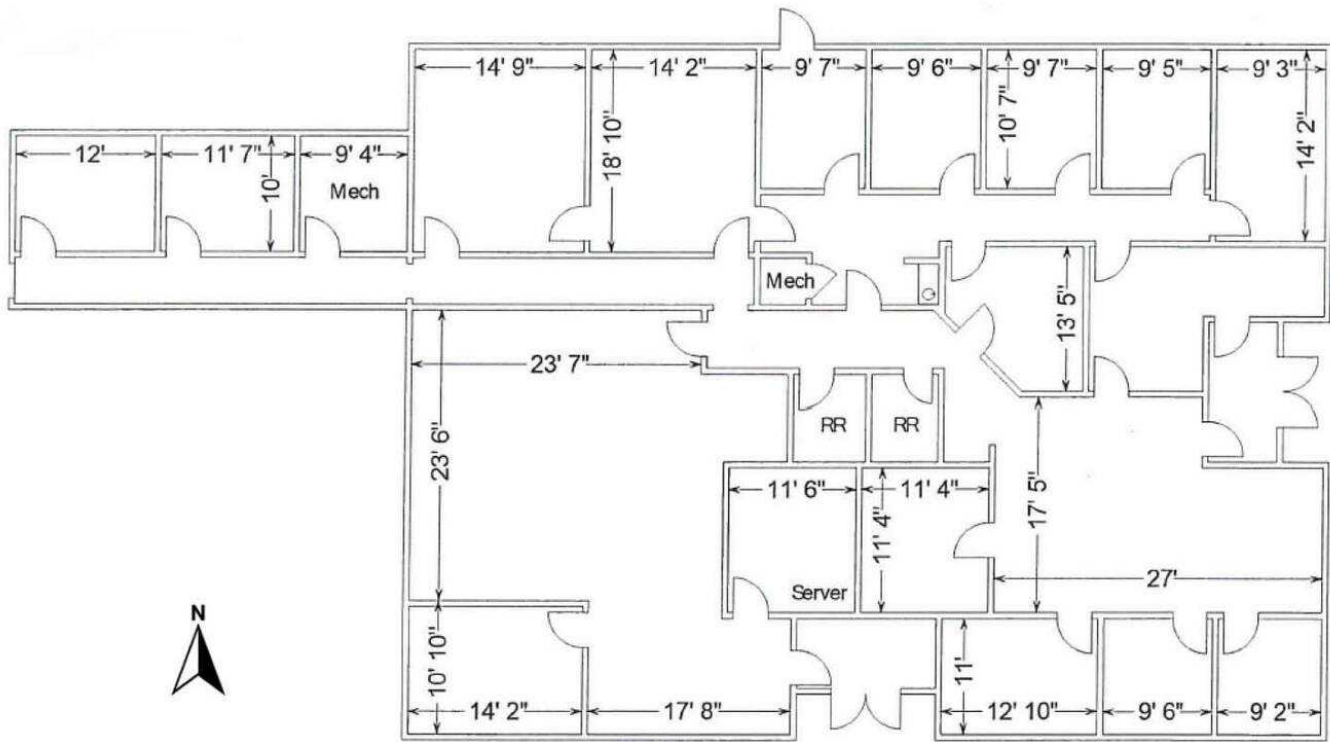
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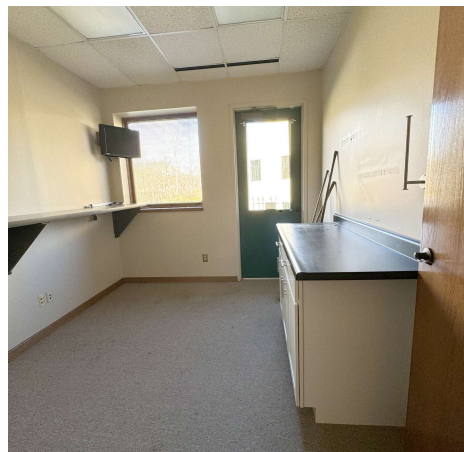


# INTERIOR PHOTOS

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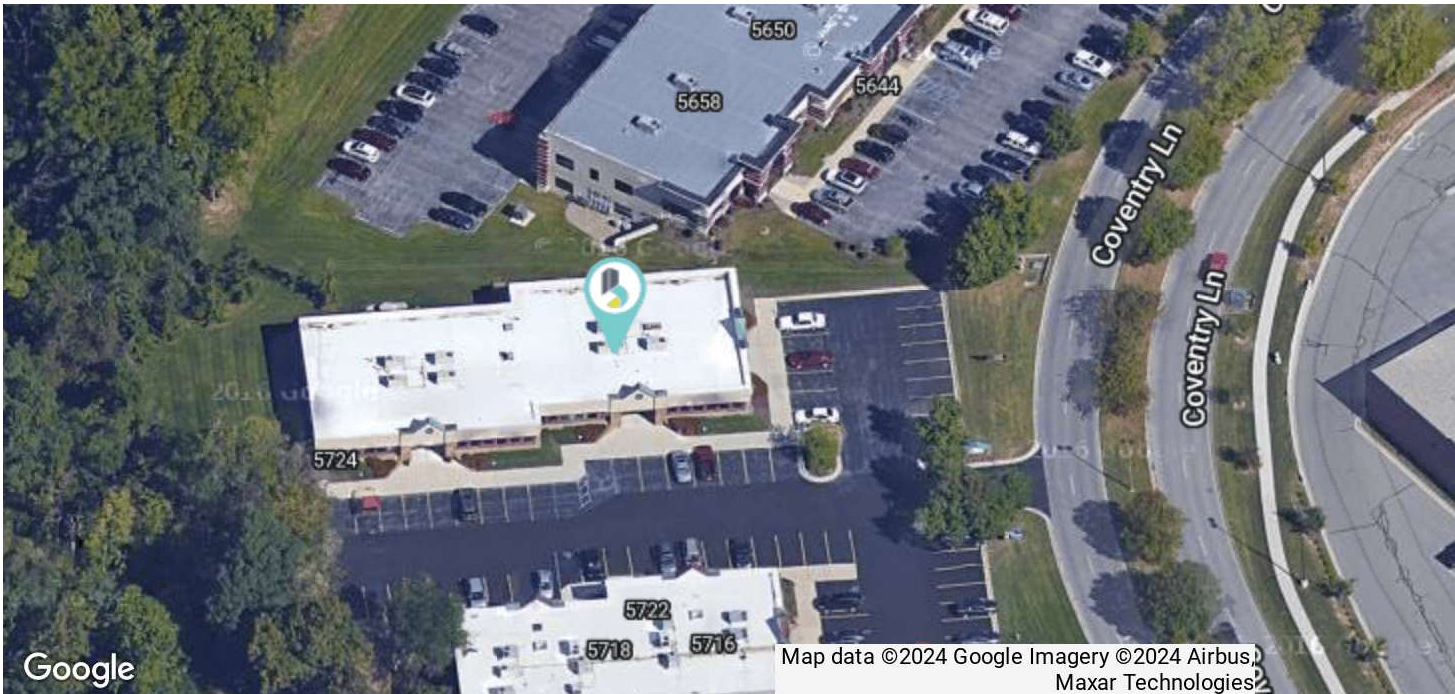




## 5710 COVENTRY LN., FORT WAYNE, IN 46804

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,053	29,715	61,895
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	43	41

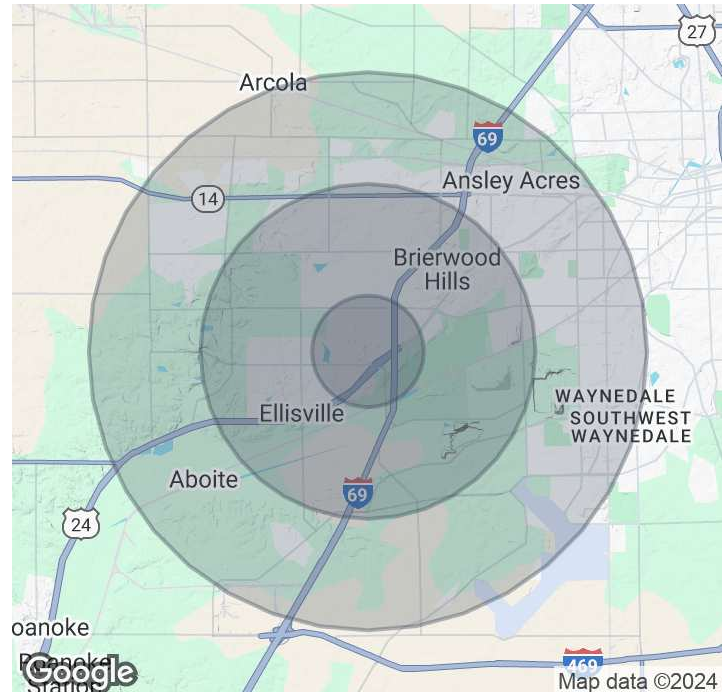
### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,030	12,001	24,951
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$109,661	\$122,123	\$117,478
Average House Value	\$285,584	\$330,769	\$322,066

### TRAFFIC COUNTS

W. Jefferson Blvd. / US 24      33,263/day

*Demographics data derived from AlphaMap*



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