

**OFFICE/RETAIL****FOR LEASE**

Prime Location in Southwest Fort Wayne Off I-69

Village at Coventry is a well-positioned retail/office complex anchored by major tenants, like Starbucks and a 124,000 SF Kroger Marketplace. The plaza is in the affluent southwest Fort Wayne market and is easily accessible from US 24 and I-69 via Exit 302. The site features approximately +/- 76,000 SF of office and retail space, with ample surface parking, strong exposure on West Jefferson Boulevard/US 24 and convenient proximity to shopping, dining, and medical services. The property is zoned NC - Neighborhood Center, allowing for a mix of neighborhood-oriented retail, office, and service uses.

Property Highlights

- ▶ Inviting storefront opportunities
- ▶ Ample surface parking for tenants and customers
- ▶ Flexible tenant spaces available - perfect for small to mid-size businesses
- ▶ Surrounded by restaurants, shops, and amenities
- ▶ **FOR LEASE: \$13.00 - \$16.00/SFYr NNN**

SHELBY WILSON

Broker
260 424 8448
shelby.wilson@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

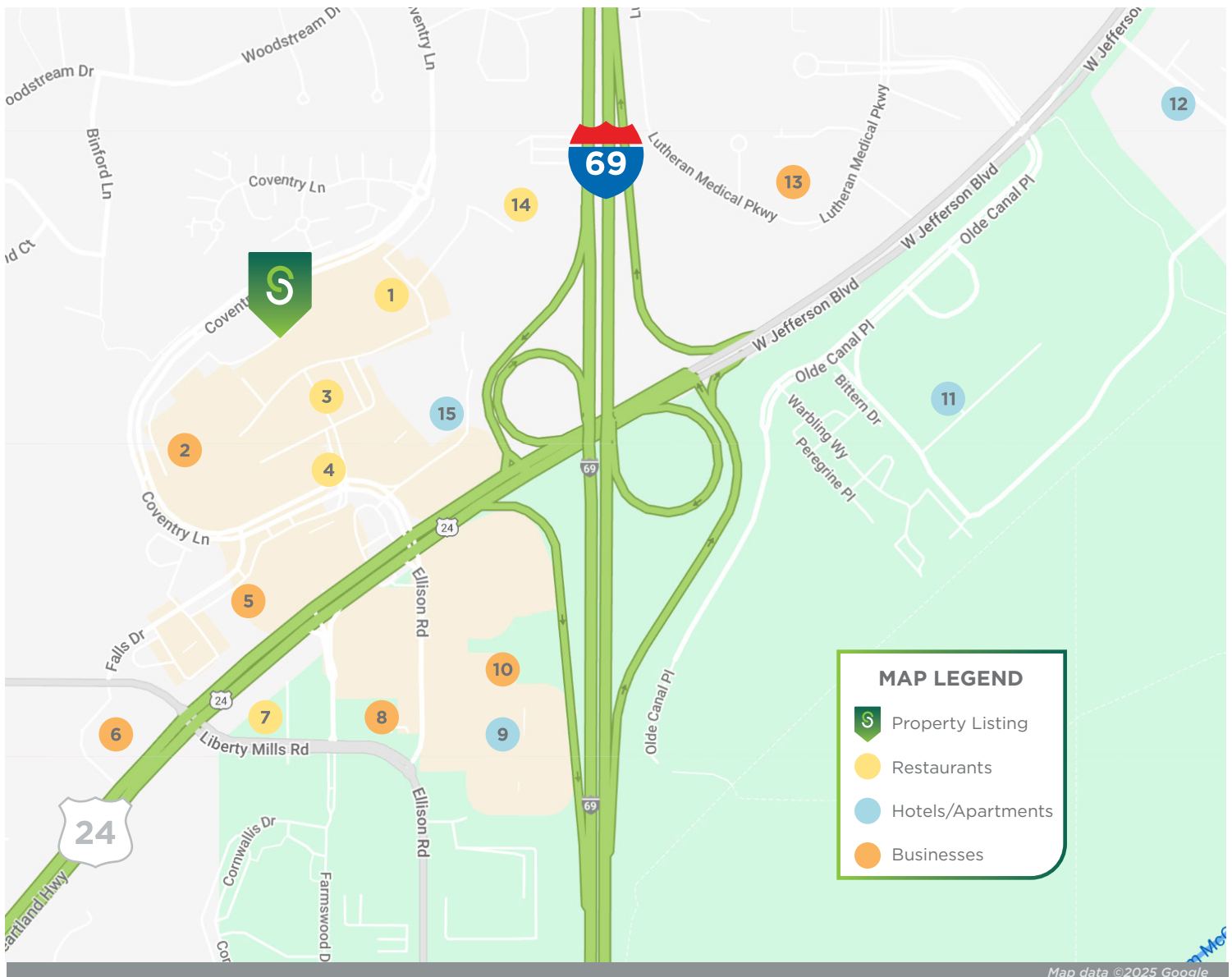
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Village at Coventry

5601-5699 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 |

SHELBY WILSON

Broker
260 424 8448
shelby.wilson@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

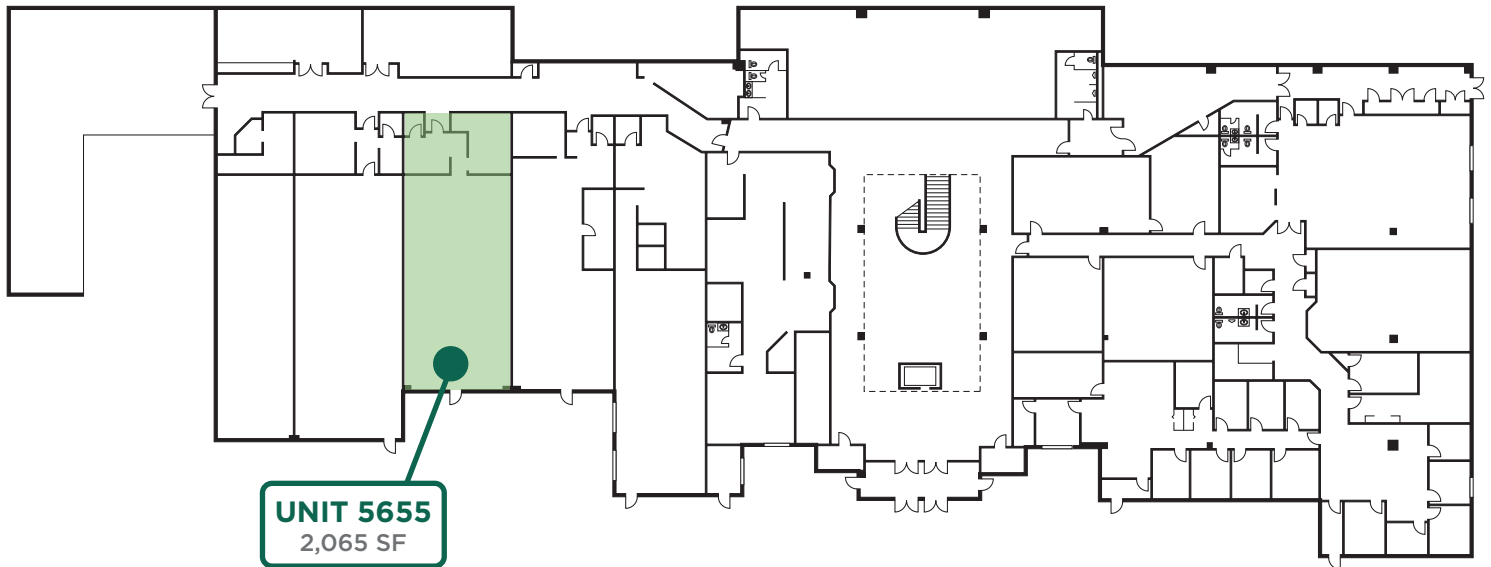
PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

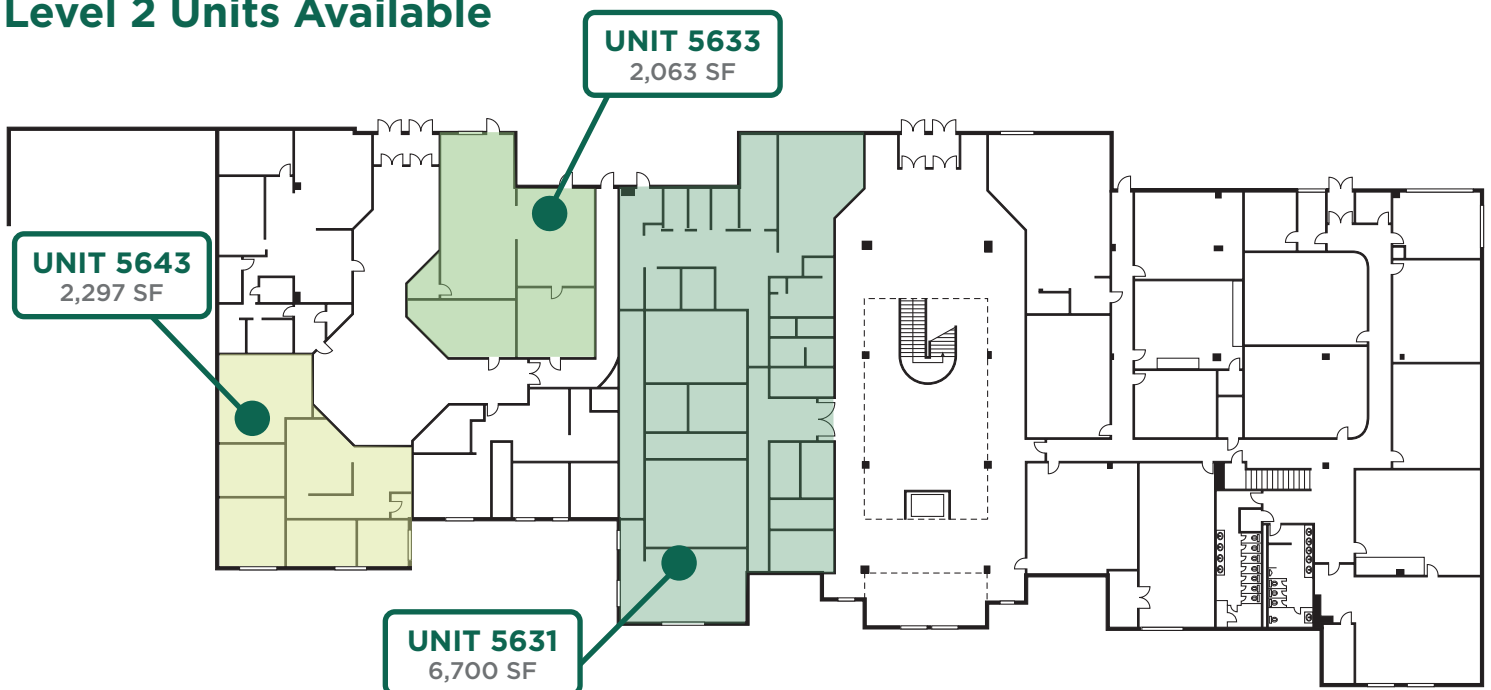
**Village at Coventry**

5601-5699 Coventry Lane

Fort Wayne, IN 46804

Level 1 Units Available

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

Level 2 Units Available**SHELBY WILSON**

Broker

260 424 8448

shelby.wilson@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker

260 424 8448

neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager

260 424 8448

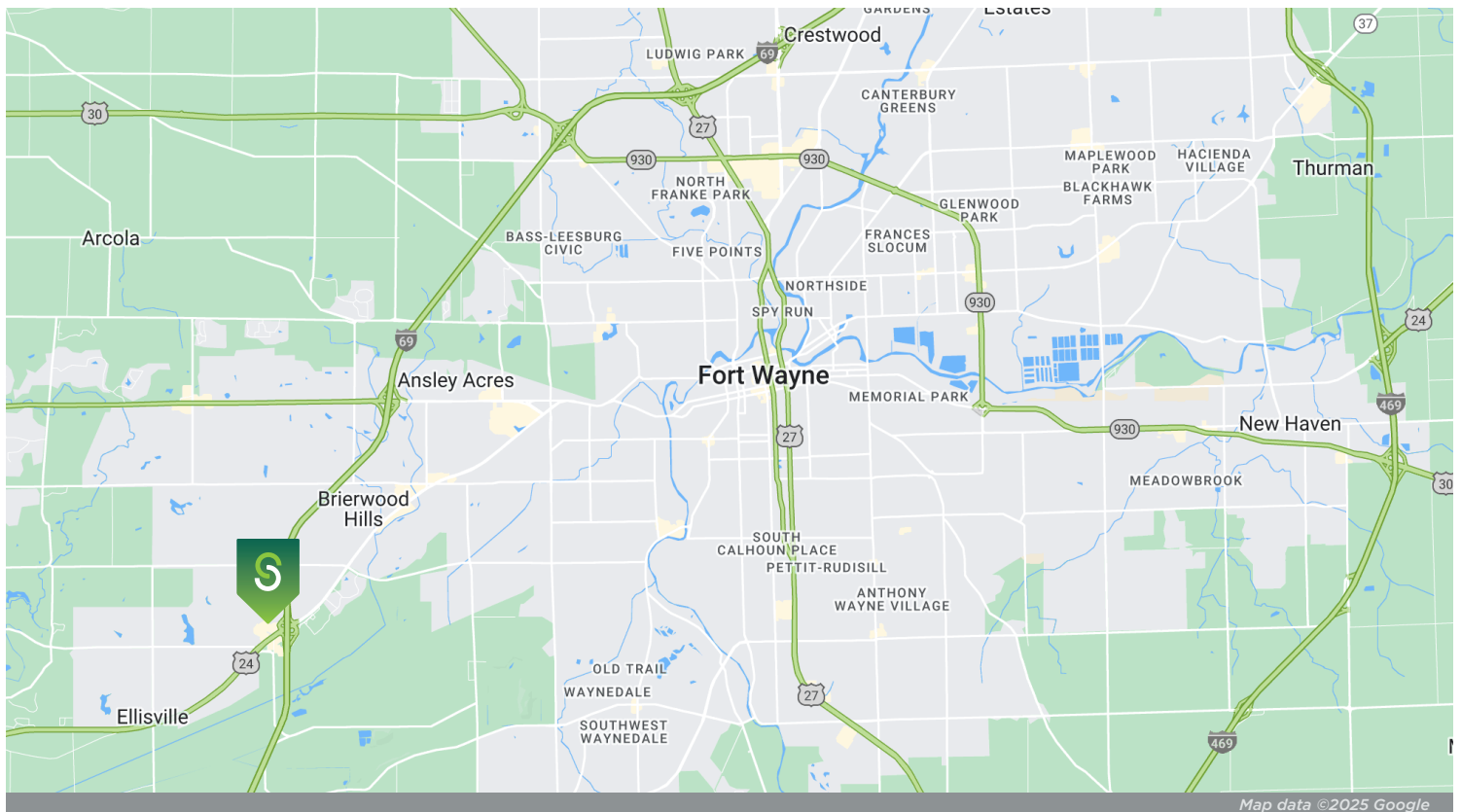
philip.hagee@sturgespg.com



Village at Coventry

5601-5699 Coventry Lane

Fort Wayne, IN 46804



Map data ©2025 Google

© 2025 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

SHELBY WILSON

Broker

260 424 8448

shelby.wilson@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker

260 424 8448

neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager

260 424 8448

philip.hagee@sturgespg.com



Village at Coventry

5601-5699 Coventry Lane

Fort Wayne, IN 46804

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	\$13.00 - \$16.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	+/- 76,000 SF	
Total Available	13,015 RSF	
Max Contiguous	17,464 RSF	
Units Available	RSF	Rate PSF
• 5631	6,700	\$13.00 - \$15.00
• 5633	2,036	\$13.00 - \$15.00
• 5655	2,065	\$16.00
• 5643	2,297	\$13.00 - \$15.00

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	NC - Neighborhood Center
Parking	Surface - Paved parking

RESPONSIBLE PARTIES

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

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

ADDITIONAL INFORMATION

- Inviting storefront opportunities
- Prime location on W Jefferson Blvd with high visibility
- Surrounded by restaurants, shops, and amenities

SHELBY WILSON

Broker
260 424 8448
shelby.wilson@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com