

New Retail Space for Sale or Lease

1021 E Kercher Road

Goshen, Indiana 46526

# NAI Cressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Brand New Construction with Drive Through Available**



## Snapshot

Building:	10,000 SF (Divisible)
Land:	1.39 Acres
Zoning:	M-1 Industrial
List Price:	\$1,750,000
Lease Rate:	\$15.00 - \$18.00 PSF NNN

## Property Details

10,000 SF single story multi-tenant building under construction. Unique condominium style development. Developer pre-planned this property for food uses with a drive through and large grease trap. This property could also be suitable for an office user that needs retail access/visibility. Building can be divided down to 3,000 SF +/- Architecturally attractive with mixed materials on the façade.

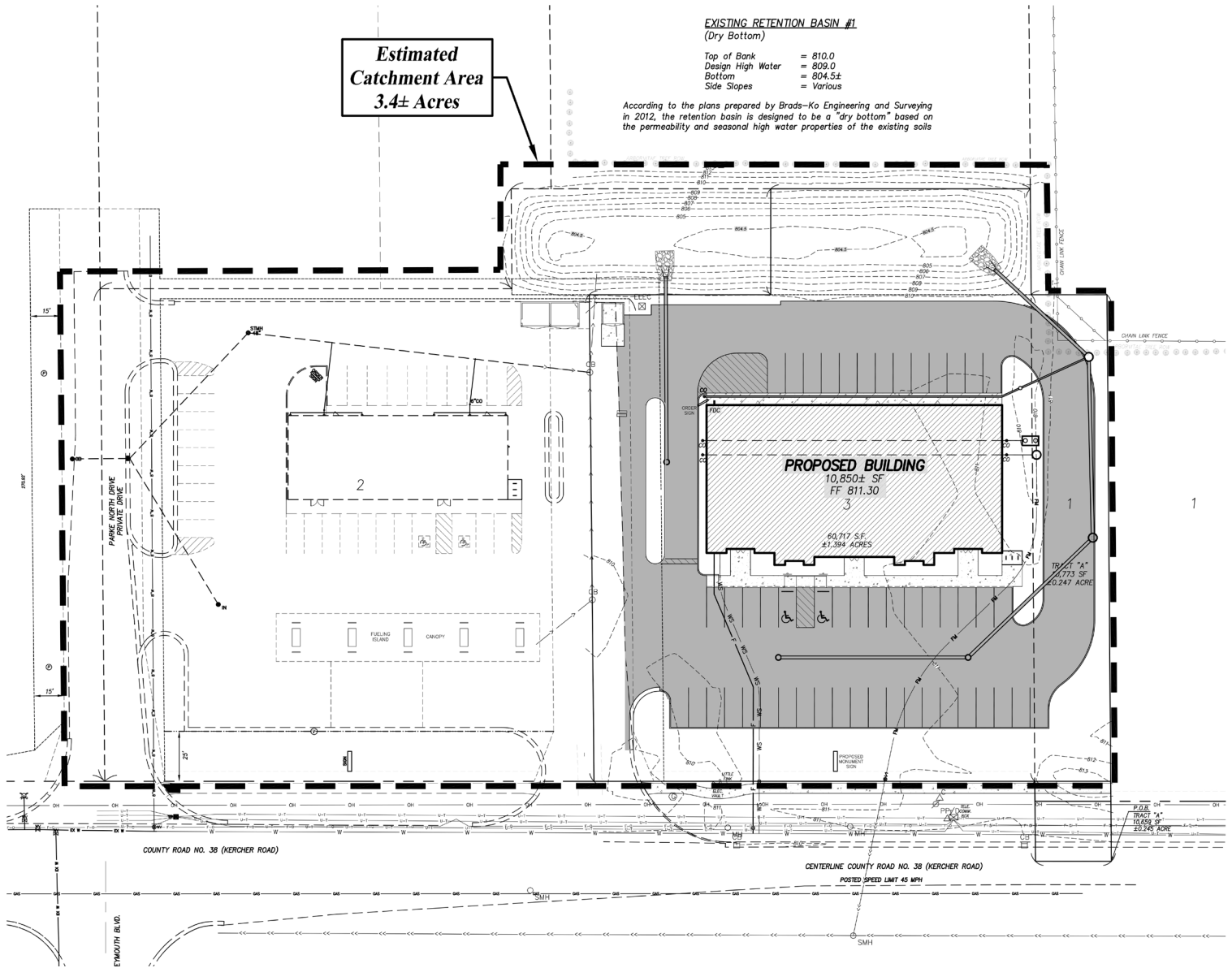
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Mishawaka, Indiana  
574.271.4060  
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www.cressy.com

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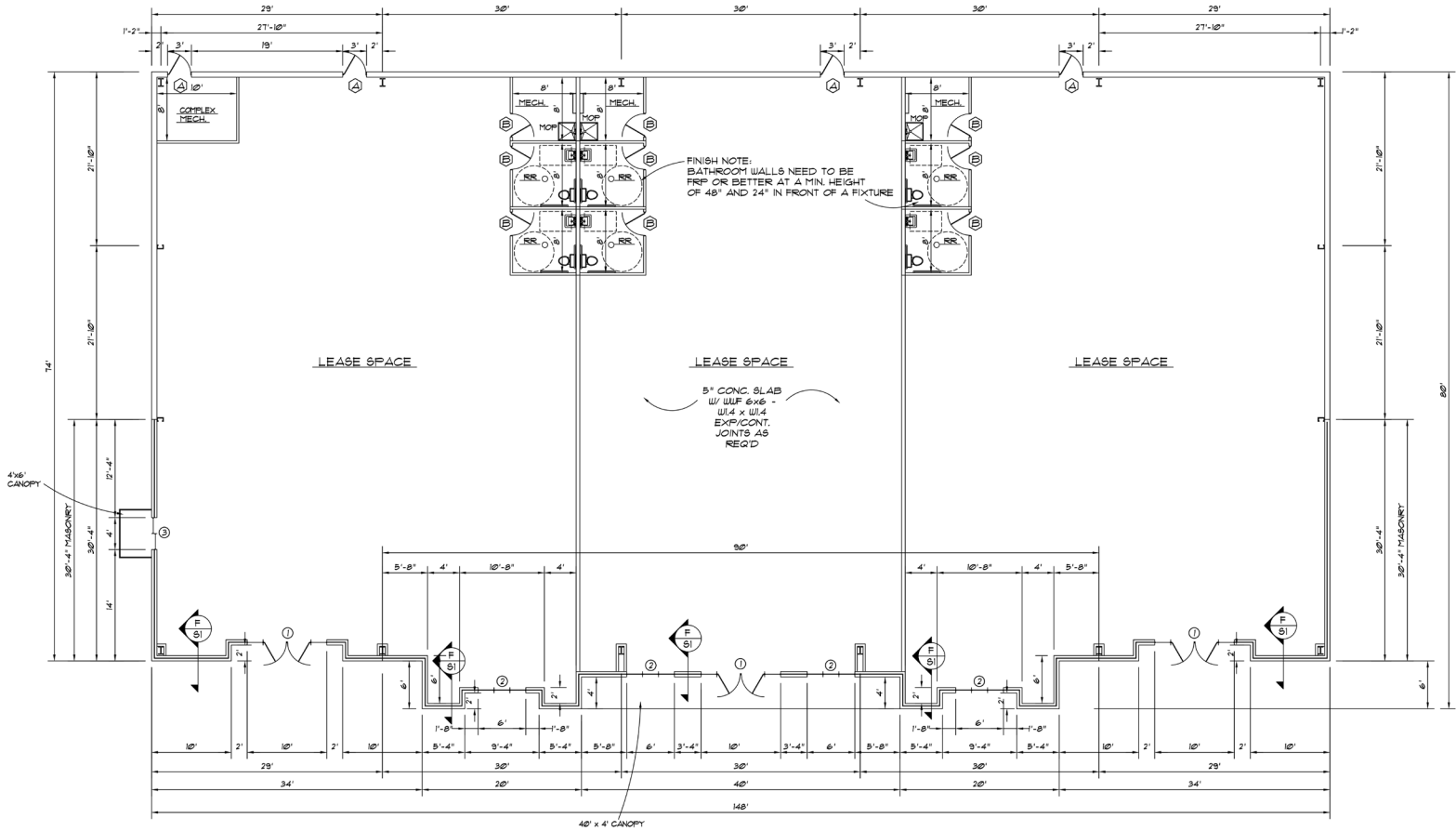
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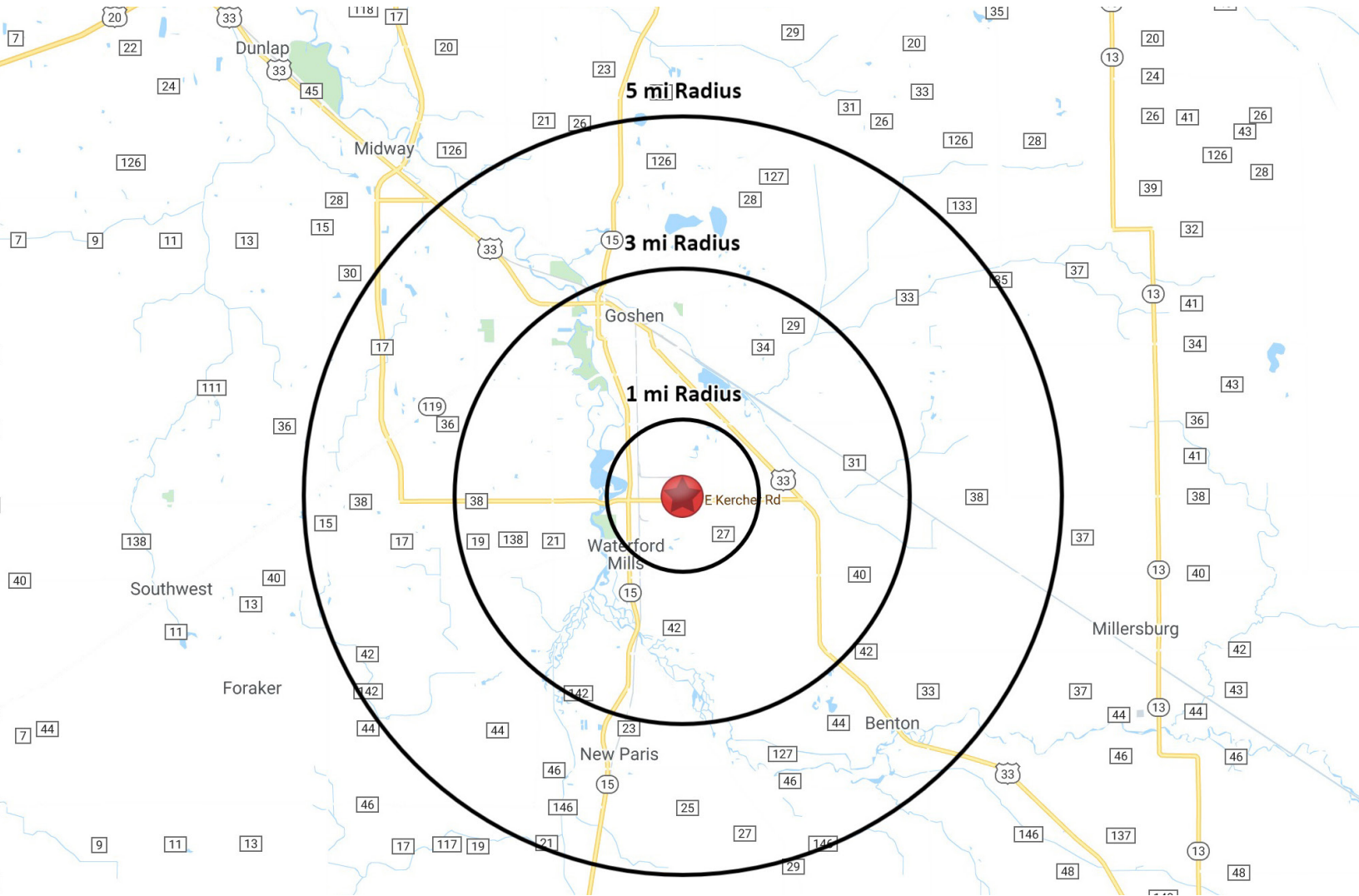
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Located in a High Traffic Corridor



### Location

Located on the south side of Goshen on Kercher Road. Kercher Road is heavily traveled with over 10,000 vehicles per day. Huge industrial workforce providing thousands of workers on a daily basis. Recent road improvements for improved traffic flow.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNT
POPULATION	5,081	22,878	44,394	12,415 Vehicles Per Day on Kercher Rd.
NUMBER OF HOUSEHOLDS	2,020	8,554	15,729	
AVERAGE HOUSEHOLD INCOME	\$65,472	\$72,616	\$72,039	

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