

Retail or Light Industrial Space for Lease
Elkhart Plaza West
1246 N. Nappanee Street
Elkhart, Indiana



Multi-Tenant Shopping Center | 56,000 SF Open Box



Snapshot

- Building Size: 81,750 SF
- Available: 1,200 SF - 55,901 SF
- Land: 8.39 Acres
- Zoning: B-3
- Year Built: 1996
- Parking: 497 SF Paved Spaces
- Lease Rate: \$4.00 - \$16.00 PSF NNN
- Dock Doors: 4
- Full Fire Suppression
- TI Available Subject to Terms

Property Details

New on the market is the former Martin's Supermarket space that had previously anchored Elkhart Plaza West. The space consists of 55,901 sq. ft. and includes 4 docks and one roll up door, back up power generator, full fire suppression and ceiling heights of 24' to the roof deck and 20' clear. The property is zoned B-3 but may qualify for an adaptive re-use such as a retail show room, light manufacturing, warehousing, etc. subject to the approval of the City of Elkhart. The shopping center is situated on 8.39 acres and offers paved parking for up to 497 cars. The property is located on the west side of Elkhart on SR 19 and is minutes from both the Indiana 80/90 Toll Road, Exit 92, and the US 20 Bypass to the south. There is also available inline small shop retail space beginning at 1,200 sq. ft. which includes existing tenants such as Subway, GNC, CVS, Great Clips and Indiana Physical Therapy.



4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

TIM MEHALL
Vice President Retail Services, Principal
574.485.1516
tmehall@cressy.com

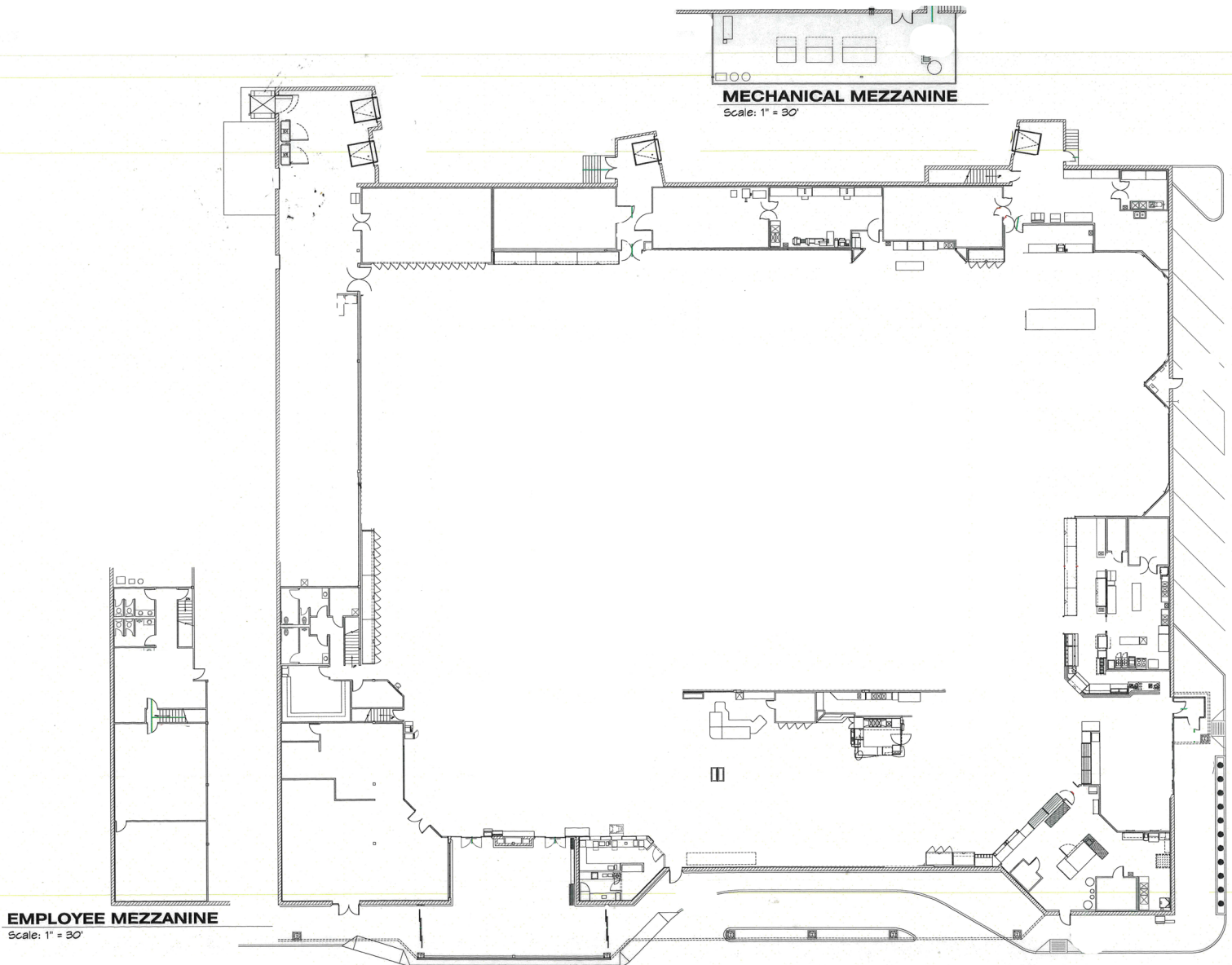
JOHN MESTER
Senior Broker
574.485.1501
jmester@cressy.com

SAMUEL CRESSY
Broker
574.344.9588
scressy@cressy.com

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Floor Plan



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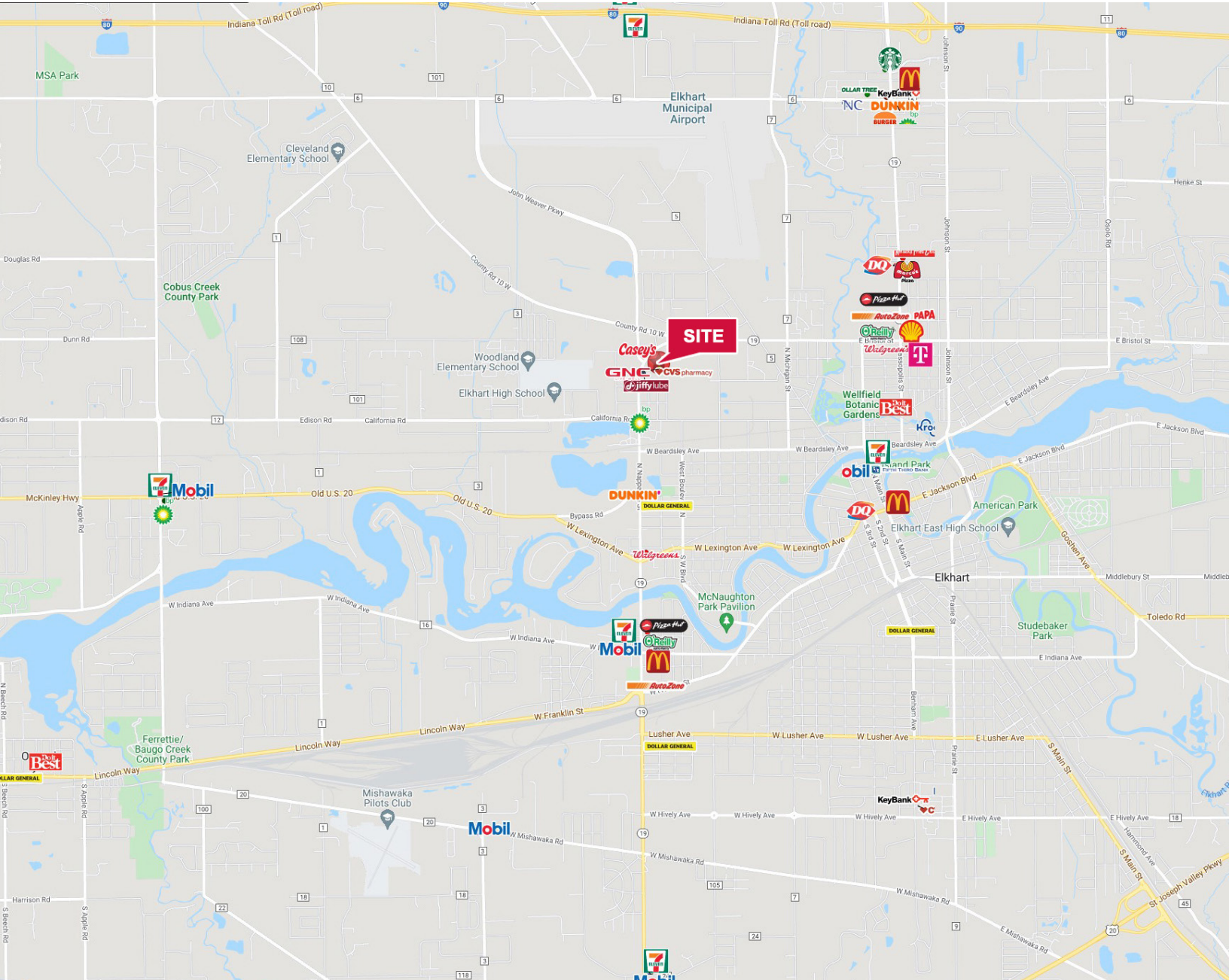
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Close Proximity to 80/90 Toll Road | Great Retail Area



Location Description

Property is located on the northwest side of Elkhart, on SR 19 and John Weaver Parkway. This retail center has high traffic counts and traffic signal controlled access.

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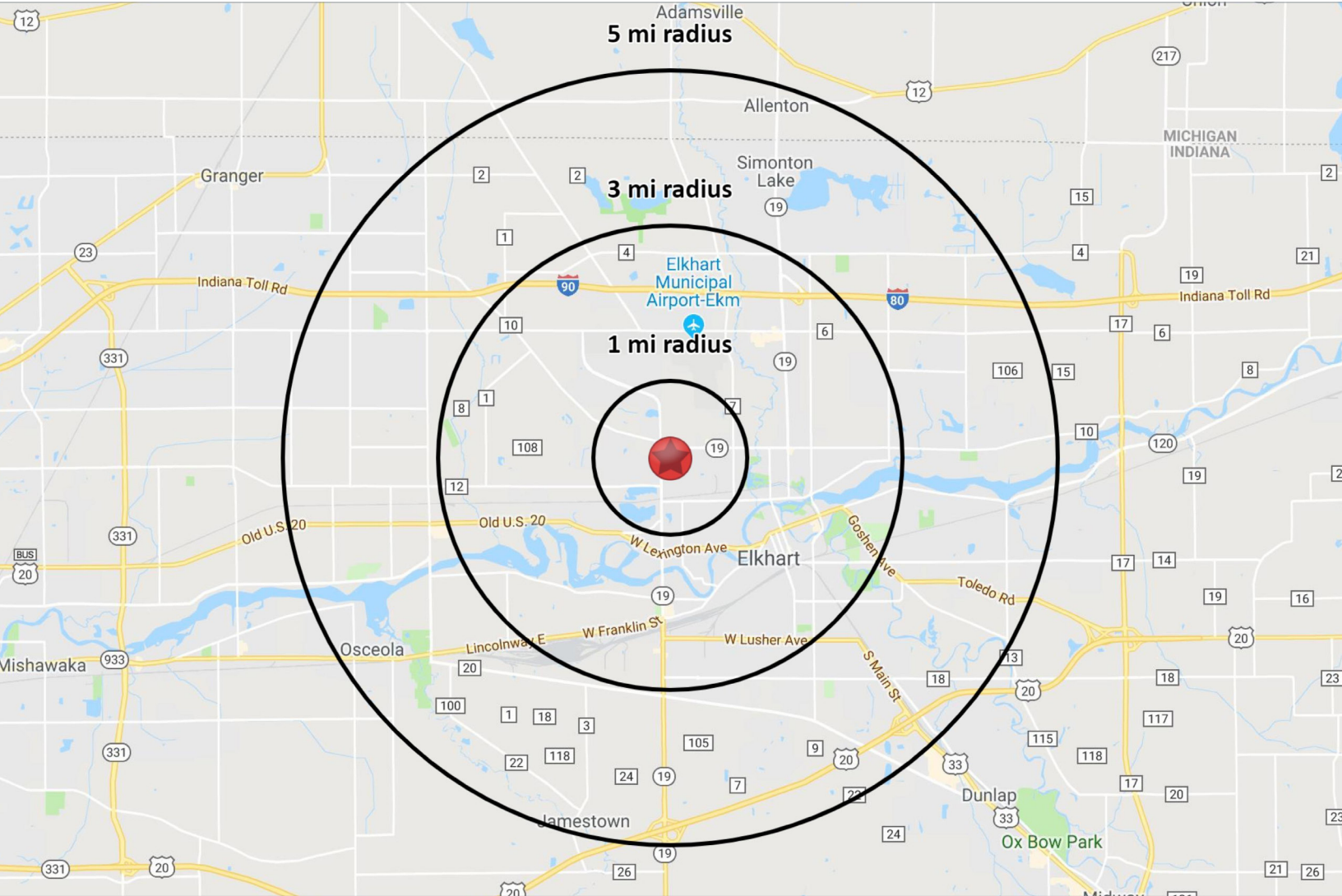
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Located On the Northwest Side of Elkhart



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	
POPULATION	4,852	46,611	101,417	23,823 VPD on Nappanee St. West of Property
NUMBER OF HOUSEHOLDS	1,924	17,490	38,133	10,810 VPD on Bristol St. North of the Property
AVERAGE HOUSEHOLD INCOME	\$55,760	\$59,331	\$69,564	
MEDIAN HOME VALUE	\$122,827	\$124,462	\$145,172	

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