

Retail Space For Sale

Fiesta Cancun Restaurant

3535 S. Main Street

Elkhart, Indiana 46517



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6,872 SF Free Standing Restaurant | Private Party Room, Large Kitchen



Snapshot

Building:	6,872 SF
Land:	1.38 Acres
Zoning:	B2
Year Built:	1985
Parking:	83+On-site parking spaces
List Price:	\$625,000

Property Details

Free Standing Restaurant with recent updates consisting of approximately 6,872 sq. ft. Large kitchen and prep area with multiple cooler/freezers, separate bar area, large dining area and private party/meeting room. On-site parking for 83+/-, the property is situated on an outlot in front of Concord Mall facing S. Main St. (US 33).

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNT
POPULATION	4,298	40,121	89,663	27,241 Average Daily Traffic Count on S. Main Street
NUMBER OF HOUSEHOLDS	1,558	14,217	33,063	
AVERAGE HOUSEHOLD INCOME	\$63,000	\$68,292	\$69,010	

4100 Edison Lakes Parkway, Suite 350
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Interior Photos



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High Traffic Corridor on Concord Mall Outlot



Location

This property is located just south of downtown Elkhart within the Concord Mall retail development. It is surrounded by local and national retailers just 0.5 mile from the exit off US-20. Strategically located between Elkhart and Goshen on US-33 (Main St.), this property averages 27,241 vehicles passing by daily.

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