

MAPLE CITY CENTRE 2,176 SQ. FT. AVAILABLE



2703 Caragana Court, Goshen, IN 46526

- High traffic area across from Walmart
- 2,176 sq. ft. space for lease in 11,341 sq. ft. retail center
- Tenants include: Edward Jones & Chalet Party Shoppe
- Ideal for restaurant or cafe use
- Lease Rate: \$15.00/sf NNN



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PROPERTY INFORMATION

<u>BUILDING LOCATION/ZONING/SIZE</u>	
Street Address	2703 Caragana Court
City, State, Zip	Goshen, IN 46526
City Limits	Inside
County/Township	Elkhart/Elkhart
Zoning	B-2, PUD
Total Building Size	11,341 SF

<u>PRICE/AVAILABILITY</u>		
Suite	Size	Base Rent
1	2,176 SF	\$2,720.00
Lease Price/SF		\$15.00 SF/yr
Lease Type		NNN
Date Available		Immediately

<u>BUILDING DATA</u>	
Condition	Good
Year Built	2002
Type of Construction	Butler Pre-Engineered Steel
Number of Stories	1
Heat	Rooftop Unit, Gas Forced Air
Air Conditioning	Central
Roof	Butler MR-24 Metal, Sloped
Ceiling Height	10'
Floor	4" Reinforced Concrete
Sprinkler System	None

<u>FINANCIAL RESPONSIBILITIES</u>	
Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Janitorial*	Tenant
Roof & Structure	Landlord
<i>*Pro-rata share based on SF/area</i>	

<u>POPULATION DEMOGRAPHICS</u>	
1 Mile	1,344
3 Miles	19,538
5 Miles	38,538

<u>UTILITIES</u>	
Electric Supplier	NIPSCO
Natural Gas Source	NIPSCO
Water & Sewer	City of Goshen
Electric Service	200 Amp, 3-Phase, per unit

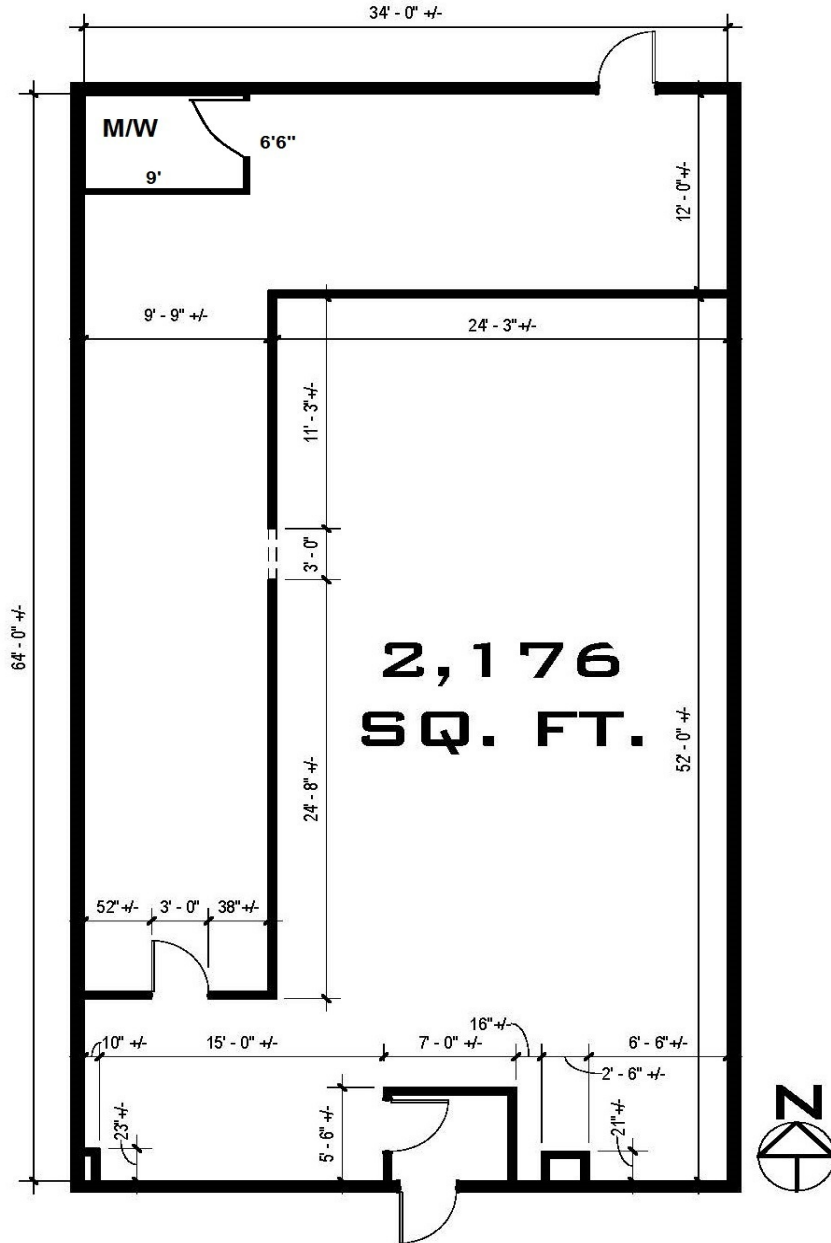
<u>PARKING/TRANSPORTATION</u>	
Parking Lot	Asphalt
Parking Spaces	74
Major Road Nearest Site	U.S. Highway 33
Traffic Count	19,503 vpd on U.S. Highway 33

<u>PROPERTY TAXES</u>	
Parcel Number	20-11-23-427-010.000-015
Assessment: Land	\$272,000
Improvements	\$635,200
Assessed Value	\$907,200
Annual Taxes	\$30,203.44 (\$2.66/sf)
Tax Year	2019 payable 2020



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FLOOR PLAN



ADDITIONAL PHOTOS



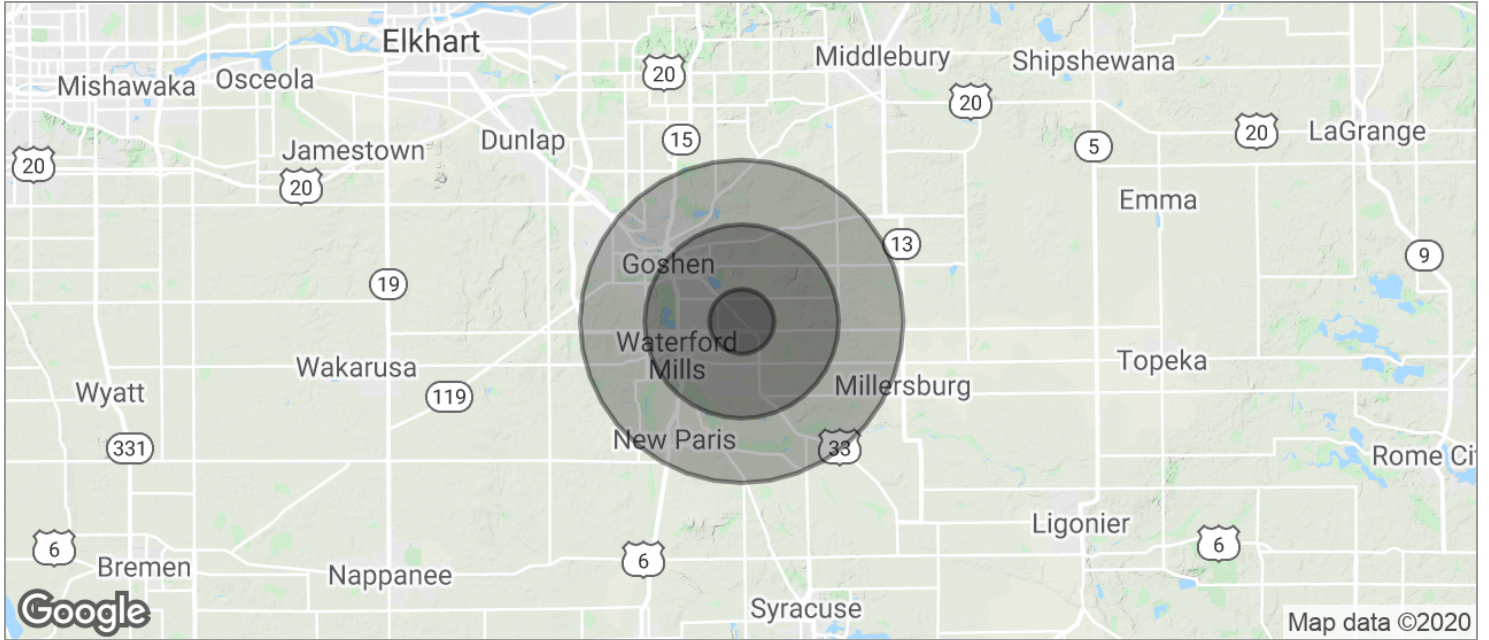
RETAILER MAP



LOCATION MAPS



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,344	19,538	38,538
MEDIAN AGE	65.7	37.3	34.4
MEDIAN AGE (MALE)	55.9	35.1	33.1
MEDIAN AGE (FEMALE)	71.4	39.9	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	753	7,126	13,582
# OF PERSONS PER HH	1.78	2.74	2.83
AVERAGE HH INCOME	\$50,166	\$63,275	\$64,751
AVERAGE HOUSE VALUE	\$157,738	\$160,008	\$159,378

* Demographic data derived from 2010 US Census



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