

# LAND FOR SALE

3621 S. Nappanee St. | Elkhart, IN 46517



## High-Visibility Commercial Land on State Road 19

<b>Land:</b>	6.52 Divisible Acres
<b>Zoning:</b>	Industrial With Re-zoning Potential
<b>Improvements:</b>	Water, Sewer, Sanitary
<b>Land Uses:</b>	Retail and Office
<b>Highway Exposure:</b>	Yes
<b>List Price:</b>	\$165,000 - \$275,000 Per Acre

### Details:

This 6.52-acre property sits at the busy intersection of State Road 19 and Charlotte Avenue (CR-24), with an impressive daily traffic count of 25,949 vehicles. Featuring 700± feet of frontage on State Road 19 and 400± feet on Charlotte Avenue, it offers excellent visibility.

Located just seconds from the US 20 Bypass entrance, this land combines easy access with high exposure. It's also flexible, with subdivision options ranging from 2 acres up to 6.52 acres, pending survey and approvals.

Position your business for success in this high-traffic, signalized intersection location.

[VIEW PROPERTY ONLINE](#)



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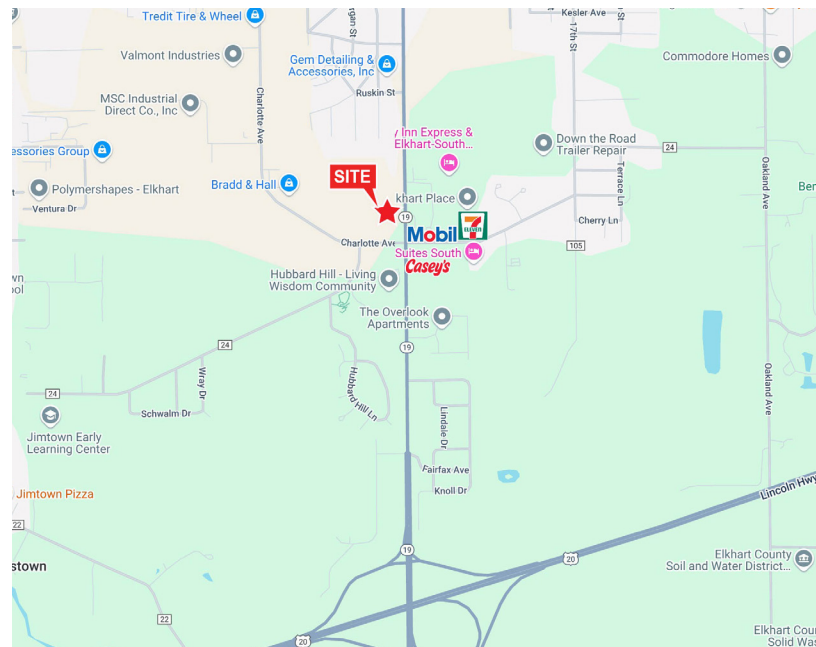
# LOCATION OVERVIEW

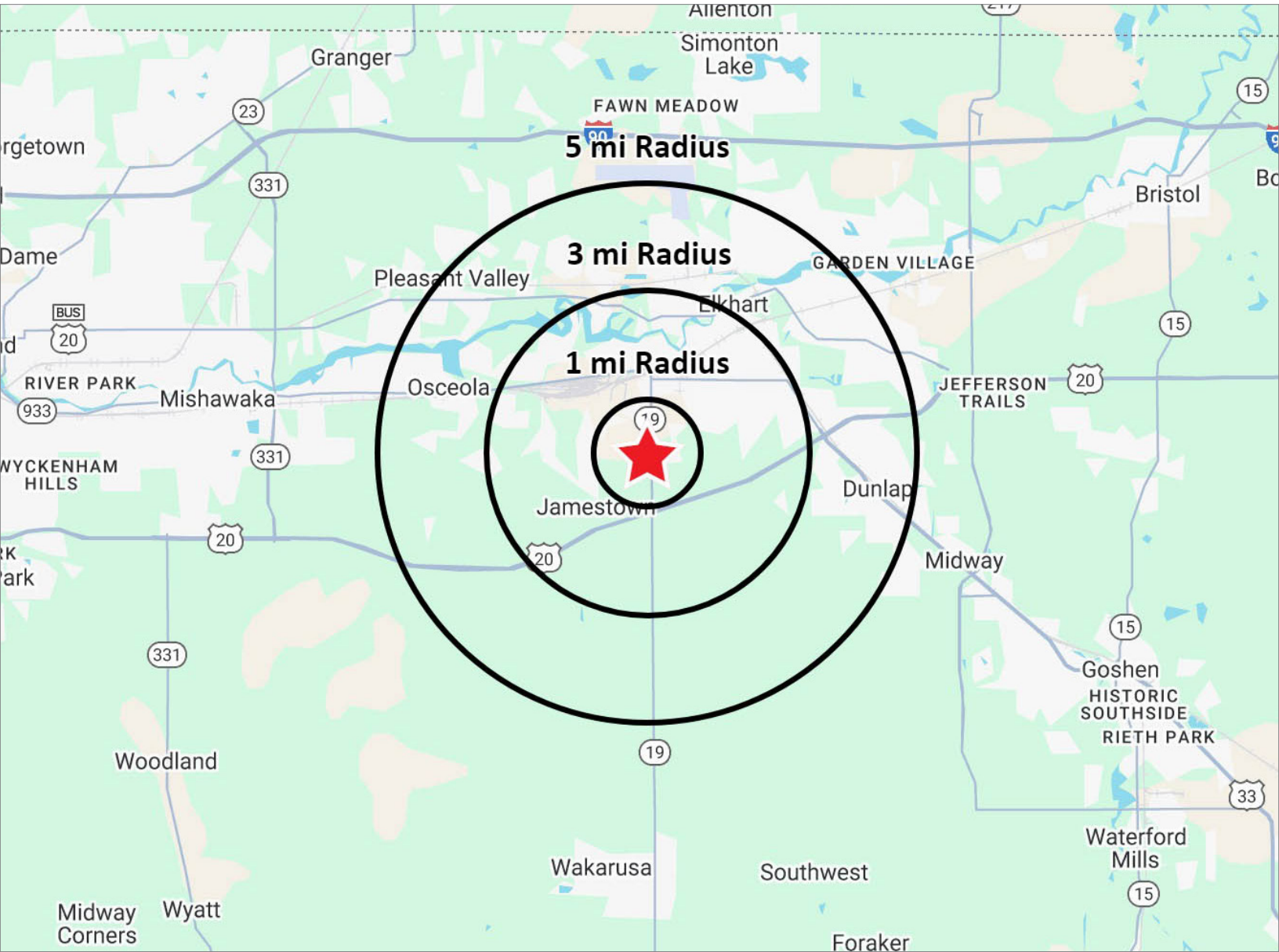
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Located on the south side of Elkhart, this property sits at the high-traffic corner of State Road 19 and Charlotte Avenue (CR-24), just seconds from the US 20 Bypass entrance. The area sees a daily traffic count of 25,949 cars on State Road 19 at Charlotte, with excellent visibility thanks to its 700± feet of frontage on State Road 19 and 400± feet on Charlotte Avenue. The site is further enhanced by a signalized intersection, making it a prime location for business.





### POPULATION



### NUMBER OF HOUSEHOLDS



### AVERAGE HOUSEHOLD INCOME



### MEDIAN HOME VALUE

1 MILE	2,422
3 MILE	225,560
5 MILE	544,223

1 MILE	575
3 MILE	59,053
5 MILE	143,429

1 MILE	\$60,124
3 MILE	\$89,950
5 MILE	\$93,976

1 MILE	\$161,315
3 MILE	\$202,168
5 MILE	\$205,250