

RETAIL BUILDING FOR LEASE

2707 Toledo Rd. | Elkhart, IN 46517



Great Accessibility and Visibility via Old US 20 (Toledo Road)

Building Size: 30,000 SF

Available: Suite C - 1,375 SF
Suite D - 1,375 SF
Suite G & H - 2,750 SF
Suite L & M - 2,750 SF

Land: 4.51 Acre

Zoning: B-3

Parking: 80 paved spots on site

Lease Rate: \$8.00 PSF NNN

Details:

30,000 SF multi-tenant retail center with suites from 1,375 to 8,250 SF. Separately metered suites are zoned B-3. Suite and marque signage is available. Located in a developing retail/commercial corridor with easy access to US 20/31 Bypass and CR 17. This is a strong demographic trade area. Tenants include Dollar General, People Ready, Hanger, Sips and Scones, F & G Sports Cards, Elite Nutrition and DripWorx.

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NAI Cressy

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PROPERTY PHOTOS

RETAIL BUILDING FOR LEASE

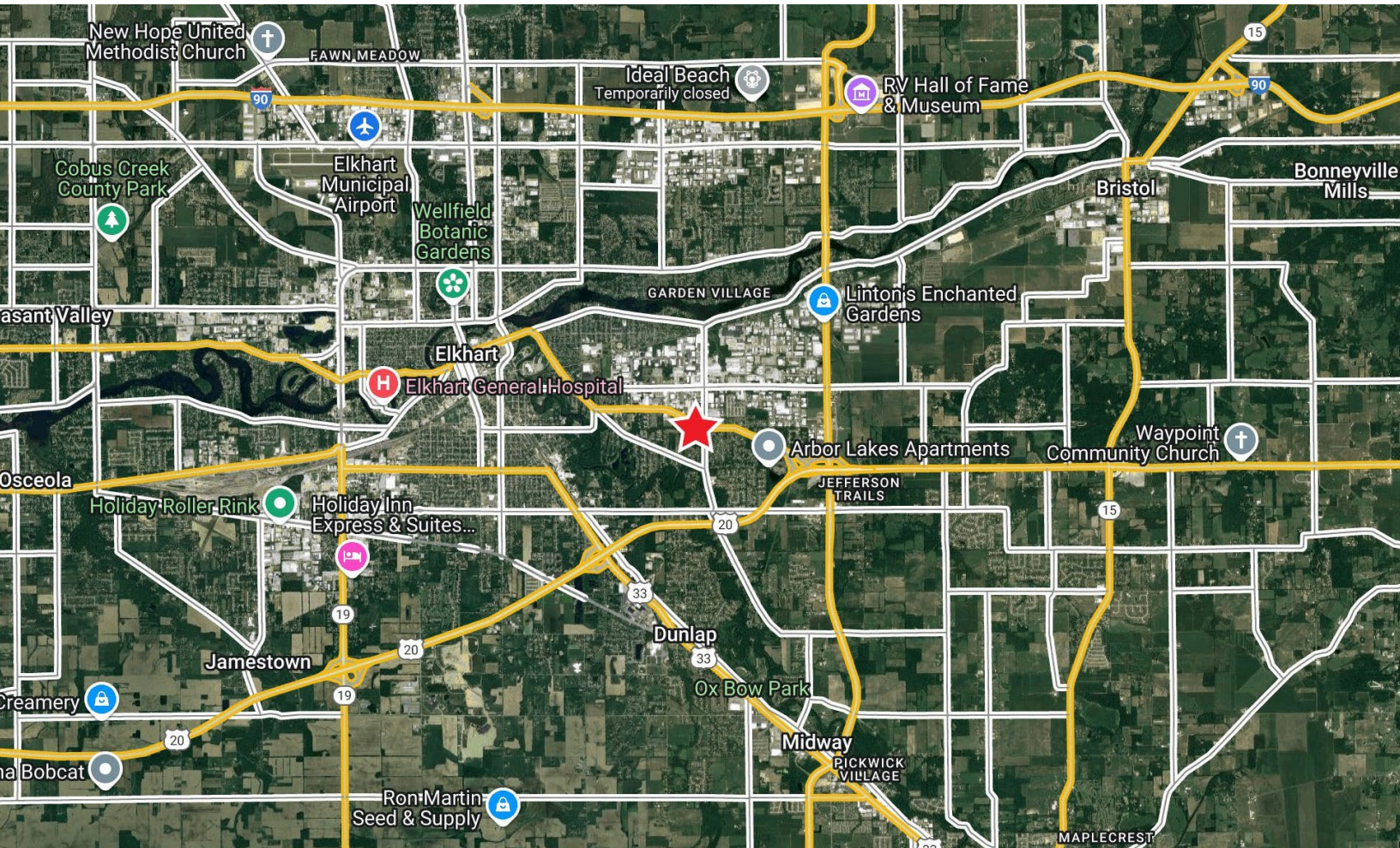
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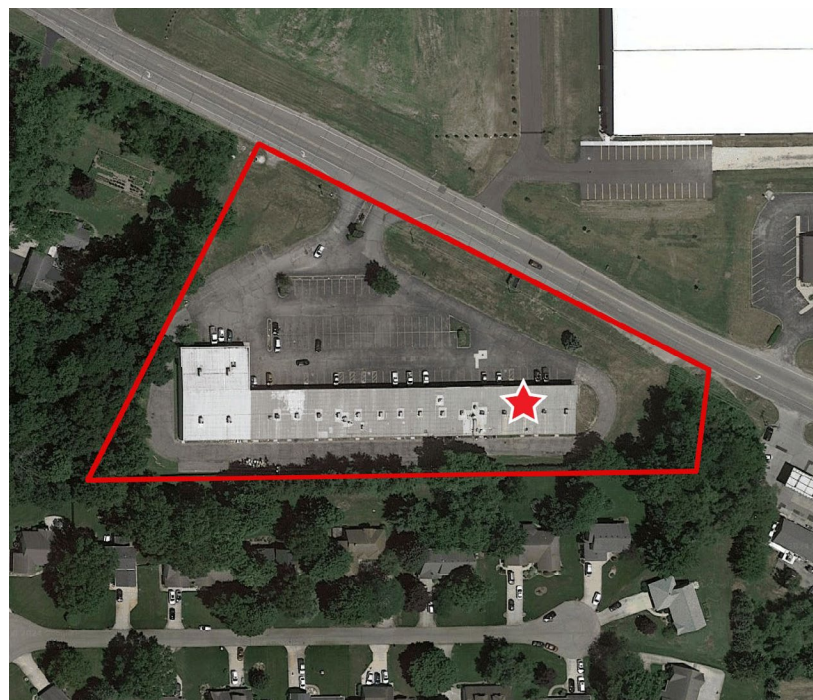
LOCATION OVERVIEW

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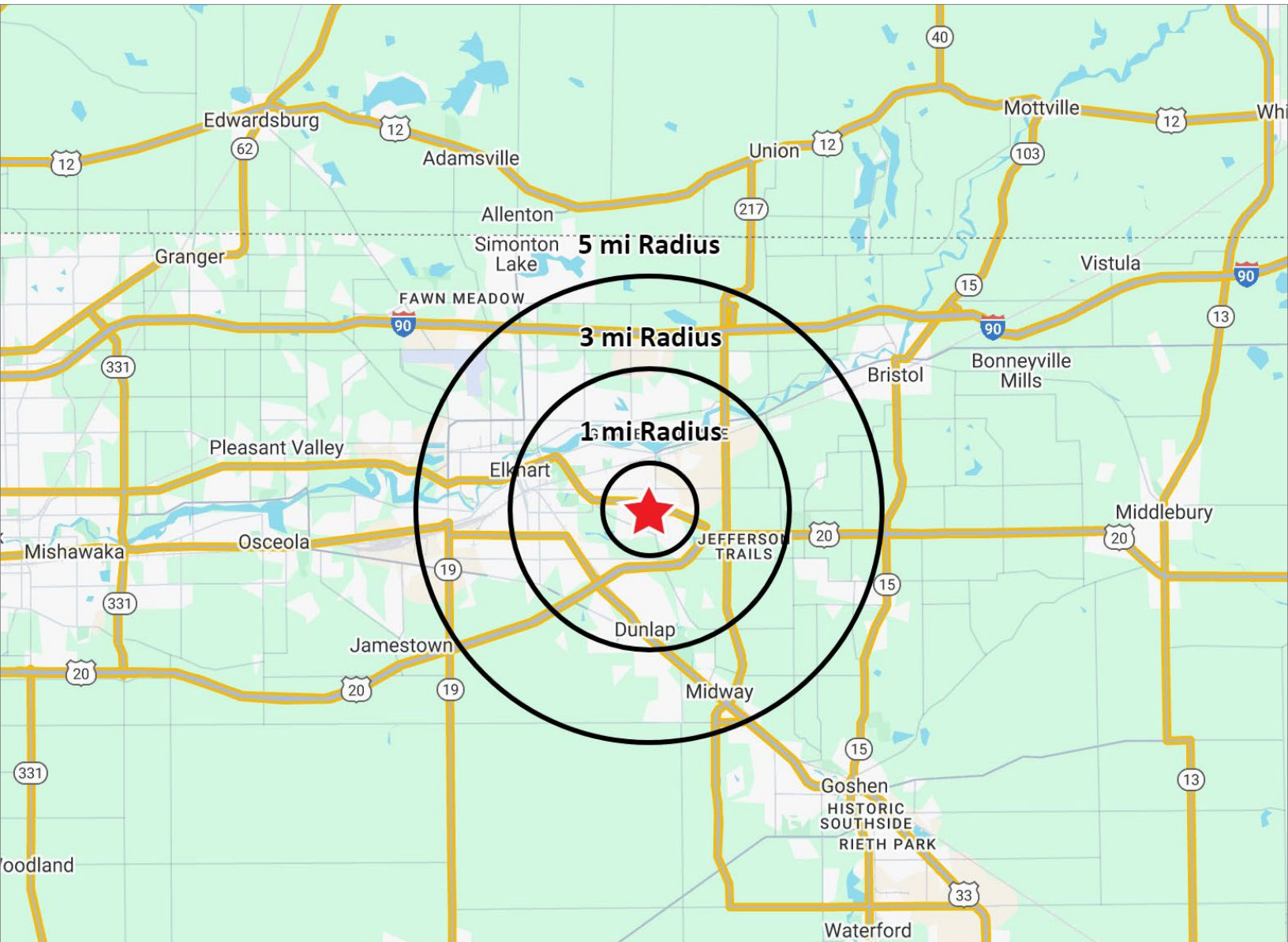


Located on South side of Elkhart, in Concord township. Just one mile West of the US 20 bypass entrance. Also offering easy access to CR 17.



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POPULATION

1 MILE	4,834
3 MILE	49,815
5 MILE	90,420



NUMBER OF HOUSEHOLDS

1 MILE	1,270
3 MILE	11,222
5 MILE	20,844



AVERAGE HOUSEHOLD INCOME

1 MILE	\$94,196
3 MILE	\$82,772
5 MILE	\$82,610



MEDIAN HOME VALUE

1 MILE	\$215,461
3 MILE	\$186,074
5 MILE	\$190,334