

LAND FOR SALE

Oak Street & W. Bristol Street | Elkhart, IN 46514



Retail Corner and In-Line Retail Exposure on Bristol Street

Land: 16.27 Acres
Zoning: B2 - Community Business District
Signage: Monument
Land Uses: Retail, Office, Industrial, Retail Pad
List Price: \$4,100,000*

(*Acres are divisible. \$125,000 - \$325,000 per acre)

Details:

This 16.27-acre parcel, once the site of Bayer Headquarters, offers a prime location with over 1,000 feet of frontage on Bristol Street, positioned at a lighted corner at Edwardsburg Avenue. The property's high visibility and easy access make it an ideal option for a retail user looking to capitalize on the area's traffic flow. Additionally, the land to the southwest, accessible via Oak Street, provides an excellent opportunity for industrial or flex-use development, offering versatility for various business needs. Its strategic location and zoning possibilities make it a highly attractive investment for commercial development.

[CLICK TO VIEW PROPERTY ONLINE](#)



P 574.271.4060 | CRESSY.COM | **CONNECT WITH US!**

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534

Noah Davey, CCIM
Senior Broker, Principal
D 574.485.1530

Blair Wozny
Broker
D 574.485.1517

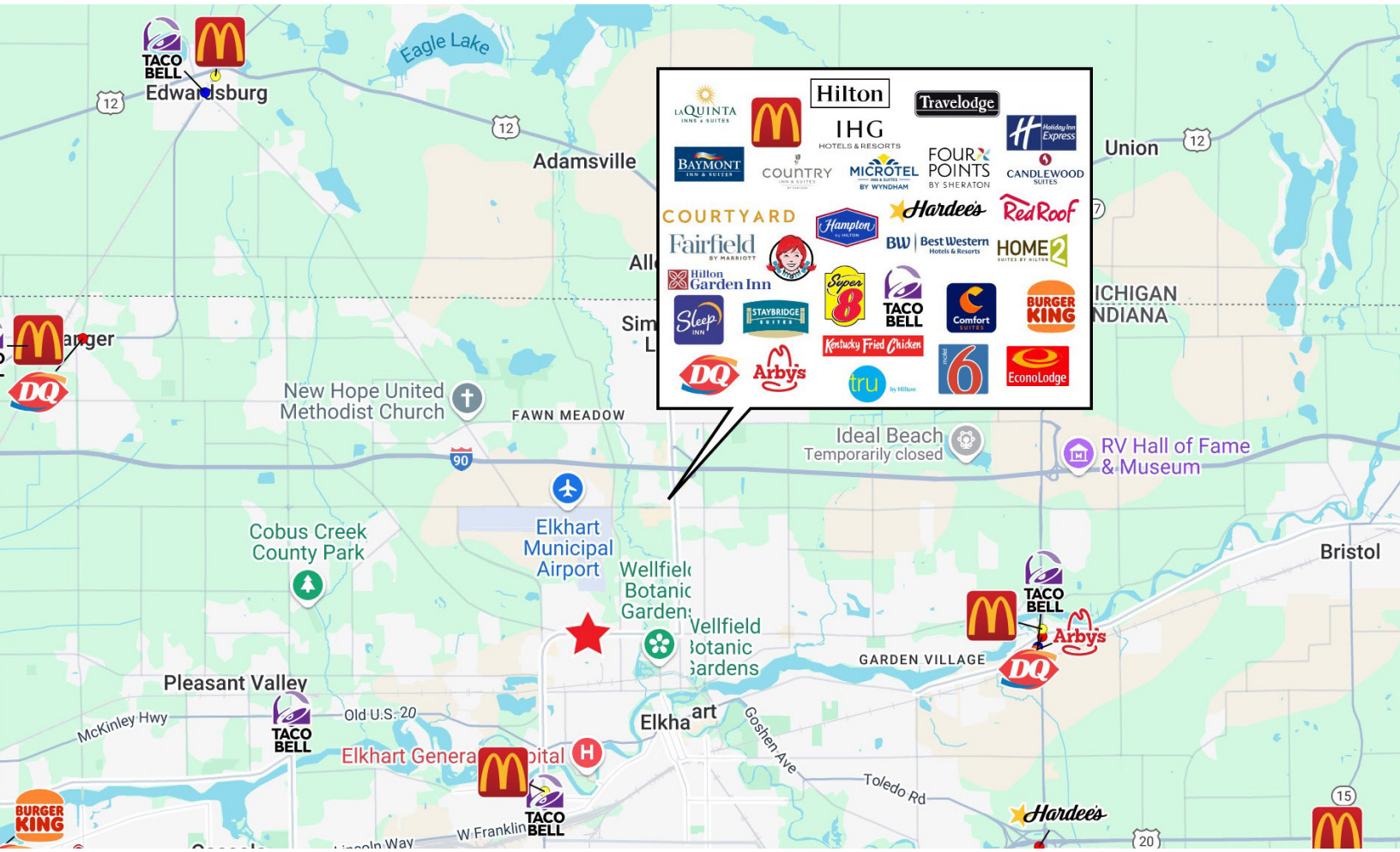
Jonah Davey
Broker
D 574.485.1519

Email the Team at: CEQuad@Cressy.com

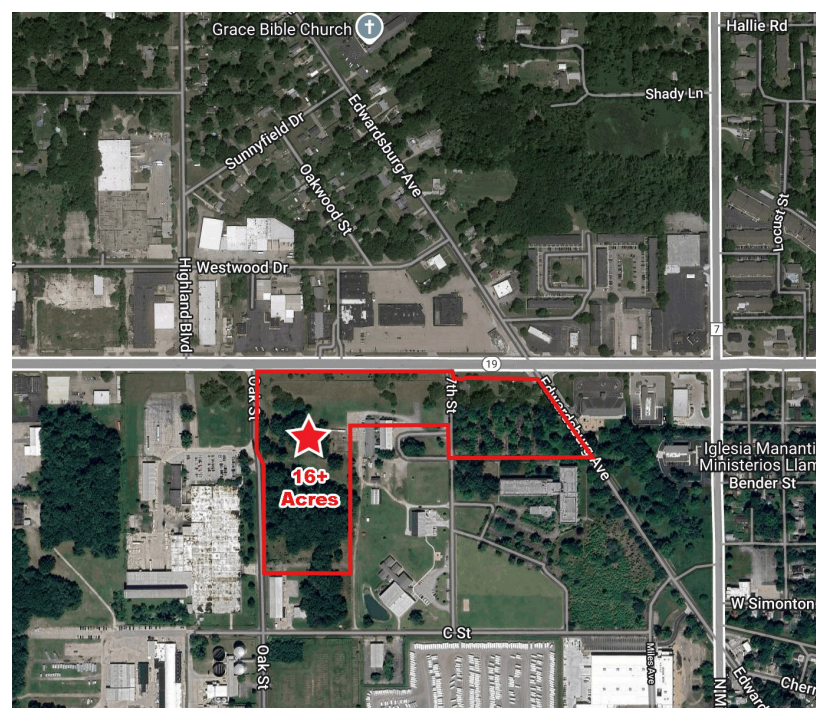
LOCATION OVERVIEW

LAND FOR SALE

Oak Street & W. Bristol Street | Elkhart, IN 46514



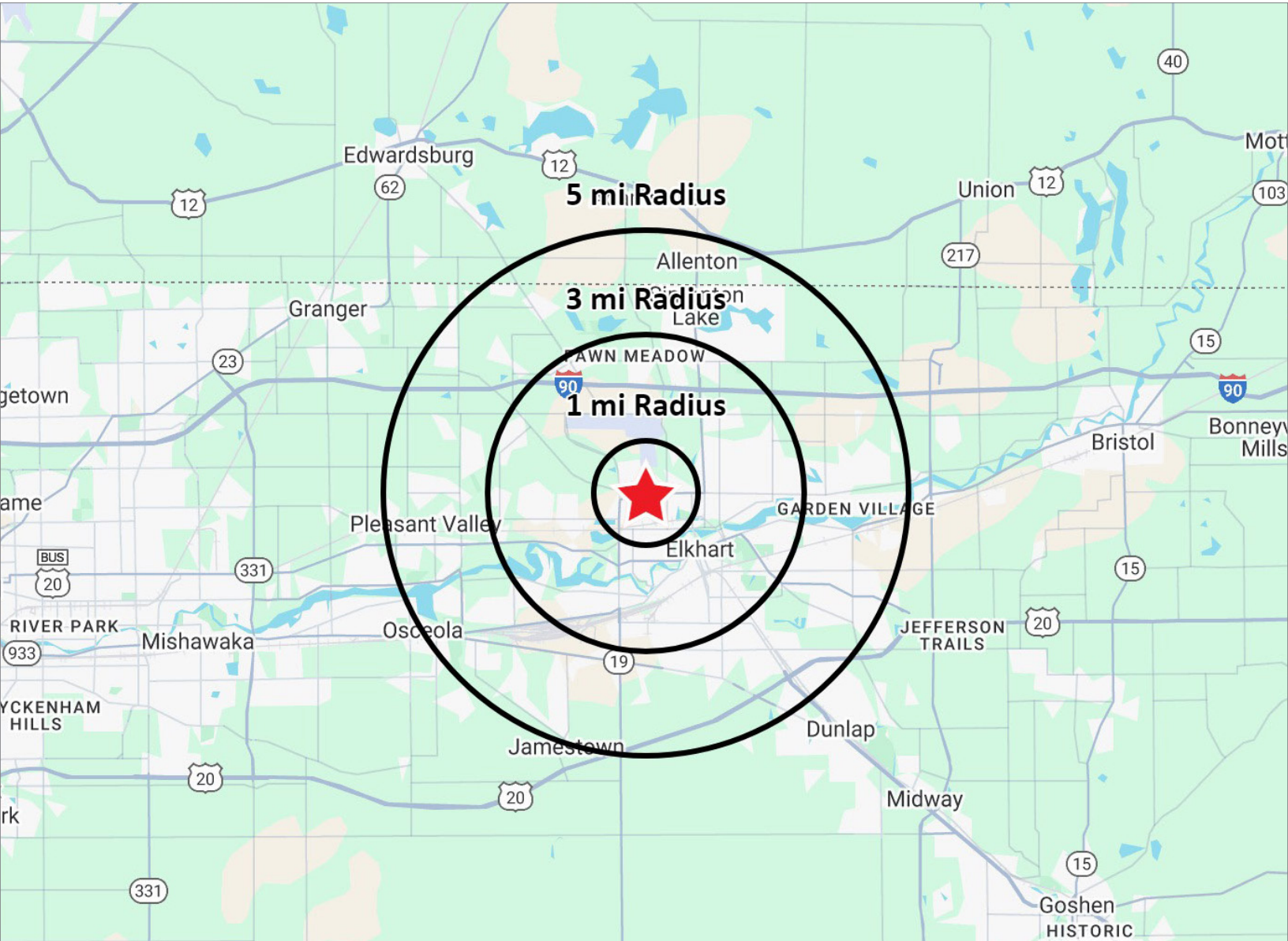
Located in a high-traffic retail corridor, this prime location is just minutes away from downtown Elkhart, the 80/90 Toll Road, and the US 20 Bypass, offering easy access to key transportation routes. Elkhart County is renowned for its pro-growth environment, fostering economic expansion with a skilled workforce and targeted business incentives. These advantages attract companies from across the country and around the world, seeking to capitalize on the region's vibrant business climate. Elkhart's commitment to providing a supportive business environment, along with industry-driven initiatives, creates the ideal setting for growth, innovation, and long-term profitability.



NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny Broker D 574.485.1517	Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534	Noah Davey, CCIM Senior Broker, Principal D 574.485.1530	Jonah Davey Broker D 574.485.1519
---	--	--	---

Email the Team at: CEQuad@Cressy.com



POPULATION

1 MILE	4,863
3 MILE	52,228
5 MILE	102,303



NUMBER OF HOUSEHOLDS

1 MILE	1,046
3 MILE	11,153
5 MILE	25,361



AVERAGE HOUSEHOLD INCOME

1 MILE	\$64,526
3 MILE	\$71,944
5 MILE	\$81,138



MEDIAN HOME VALUE

1 MILE	\$140,681
3 MILE	\$158,581
5 MILE	\$189,113



is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny Broker D 574.485.1517
 Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534
 Noah Davey, CCIM Senior Broker, Principal D 574.485.1530
 Jonah Davey Broker D 574.485.1519

Email the Team at: CEQuad@Cressy.com