

RETAIL SPACE FOR SALE

3535 S. Main Street | Elkhart, IN 46517



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

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

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).

[VIEW PROPERTY ONLINE](#)



P 574.271.4060 | F 574.271.4292 | CRESSY.COM

200 N. Church Street | Mishawaka, IN 46544

Connect with us! [in](#) [t](#) [f](#) [v](#)

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.

Christopher J. Barth
Broker

D 574.485.1553 | cbarth@cressy.com

John Mester
Senior Broker

D 574.485.1501 | jmester@cressy.com

INTERIOR PHOTOS

RETAIL SPACE FOR SALE

3535 S. Main Street | Elkhart, IN 46517



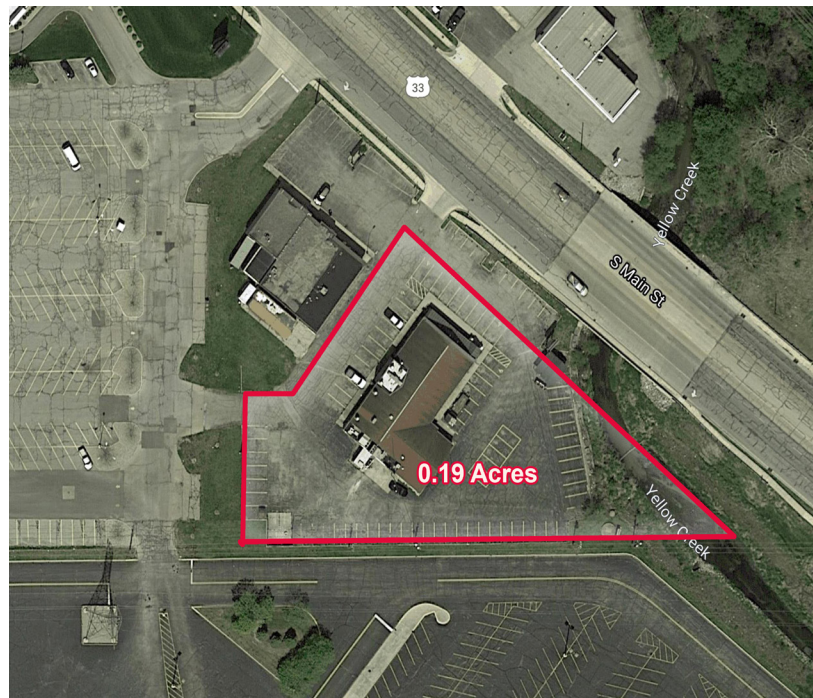
LOCATION OVERVIEW

RETAIL SPACE FOR SALE

3535 S. Main Street | Elkhart, IN 46517



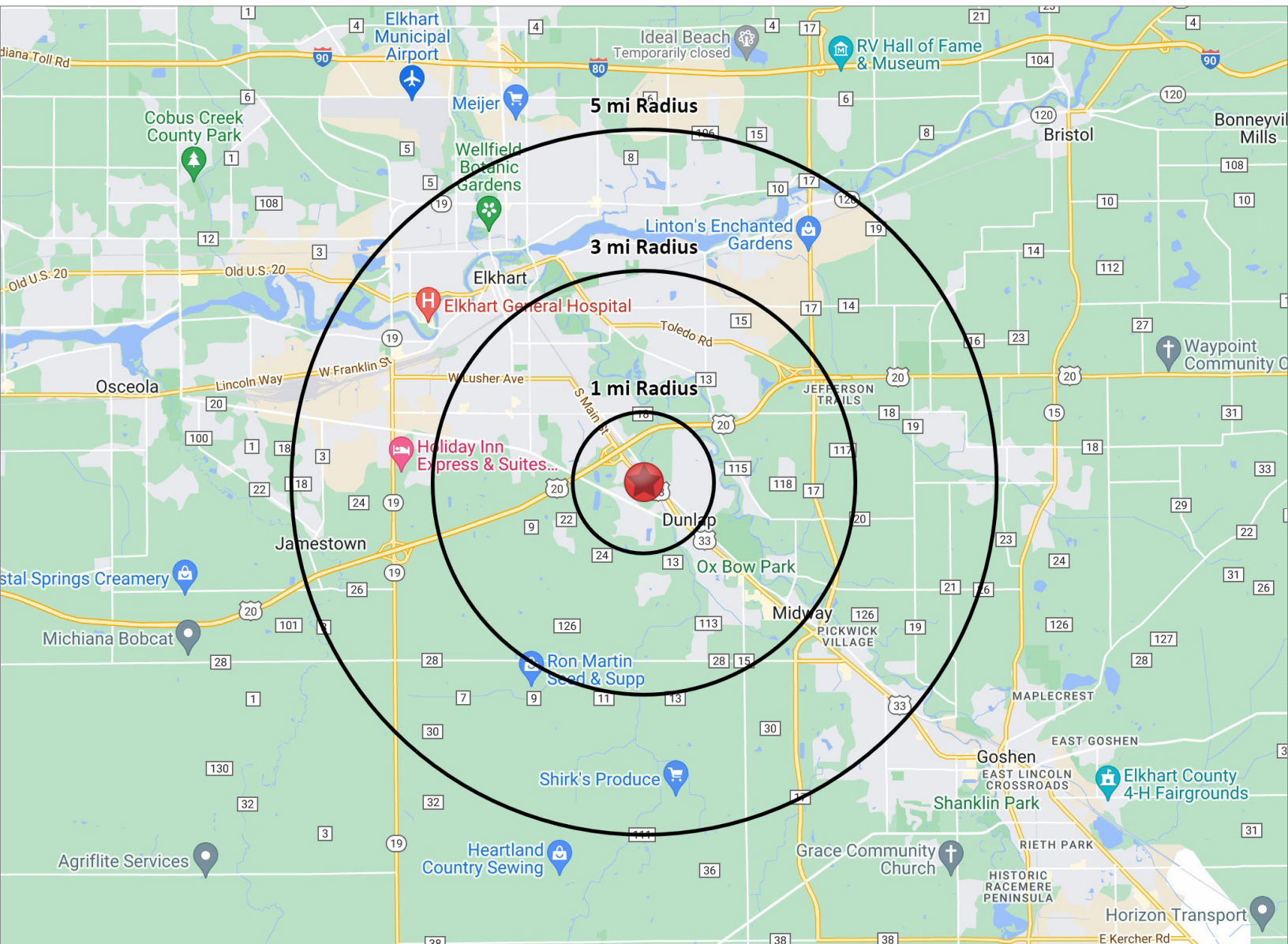
- This property is located just south of downtown Elkhart within the Concord Mall retail development.
- It is surrounded by local and national retailers just 0.5 mile from the exit off US-20. Strategically located between Elkhart and Goshen on US-33 (Main St.), this property averages 27,241 vehicles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



2023 DEMOGRAPHICS

RETAIL SPACE FOR SALE

3535 S. Main Street | Elkhart, IN 46517



POPULATION

1 MILE	4,320
3 MILE	38,907
5 MILE	89,010



NUMBER OF HOUSEHOLDS

1 MILE	1,546
3 MILE	13,741
5 MILE	33,192



AVERAGE HOUSEHOLD INCOME

1 MILE	\$77,240
3 MILE	\$82,045
5 MILE	\$81,184



MEDIAN HOME VALUE

1 MILE	\$161,133
3 MILE	\$156,861
5 MILE	\$161,522



is the Global Brokerage Division
of Cressy Commercial Real Estate.

Christopher J. Barth
Broker
D 574.485.1553
cbarth@cressy.com

John Mester
Senior Broker
D 574.485.1501
jmester@cressy.com