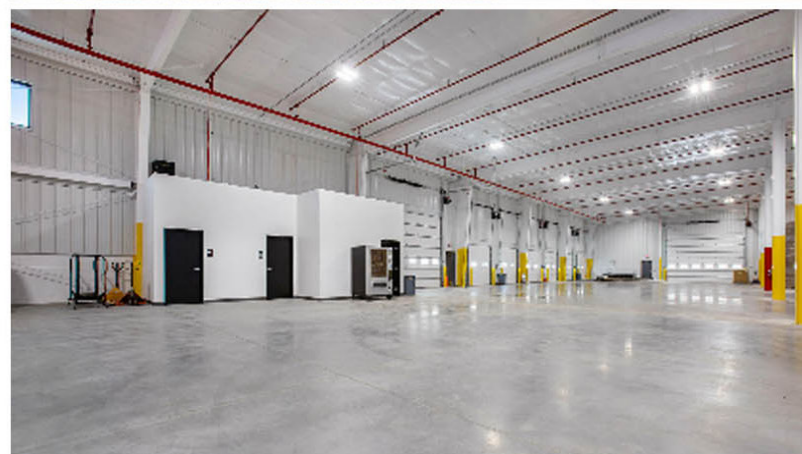


## COMMERCIAL DEVELOPMENT FOR LEASE

VL Michigan St. & Edwardsburg Ave. | Elkhart, IN 46514



The photos are hypothetical developments which are subject to change based on tenants specific needs.

## State-of-the-art Development With Build-to-Suit Opportunities Ideal for Office, Retail, or Industrial

<b>Land:</b>	3.92 Acres
<b>Tenant Spaces:</b>	5,000 – 35,000 SF
<b>Zoning:</b>	M-1 and R-2
<b>Lease Rate:</b>	Lease rates vary depending on tenant's needs. Call Broker for details.

[VIEW PROPERTY ONLINE](#)

### Details:

State-of-the-art commercial development featuring freestanding and in-line spaces available for lease. Build to Suit opportunities are also available for a tailor-made experience. This flexible site plan can accommodate tenants ranging from 5,000 to 35,000 square feet, ideal for medical offices, retail, and small industrial uses.

Collaborate with an experienced developer who will assist you in designing a space tailored to meet your specific needs. Positioned at a prime corner location with easy access to SR-19, the Elkhart Airport, and I-80/90 Toll Road. The property is conveniently serviced by city sewer and water within Elkhart City Limits.

Benefit from a strategic location in an area of redevelopment and also within a TIF District. The site features split zoning (M-1 & R-2) that caters to a diverse range of businesses. Call agent to discuss the opportunities within this dynamic development.

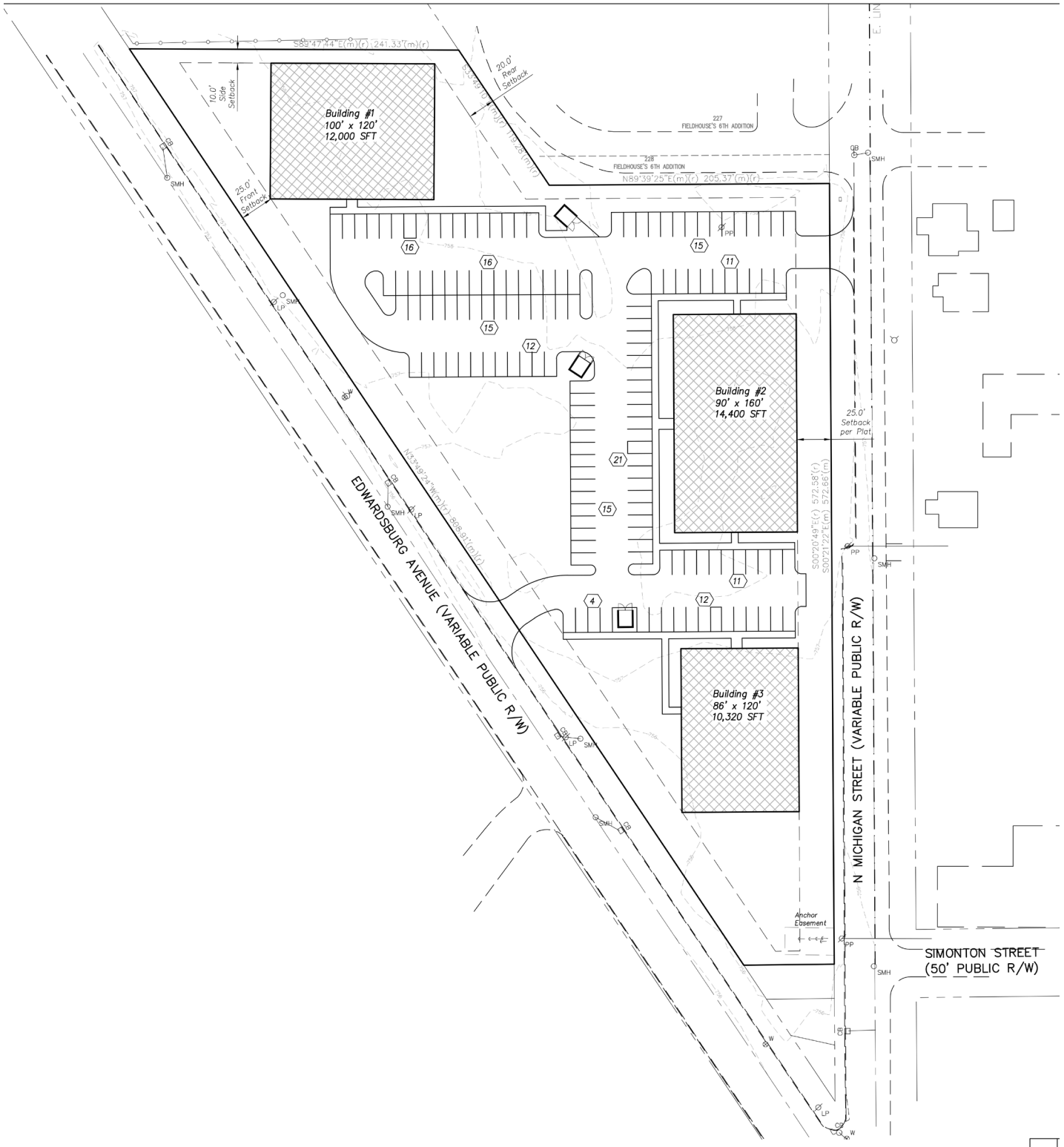
# NAI Cressy

P 574.271.4060 | F 574.271.4292 | [CRESSY.COM](http://CRESSY.COM)  
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

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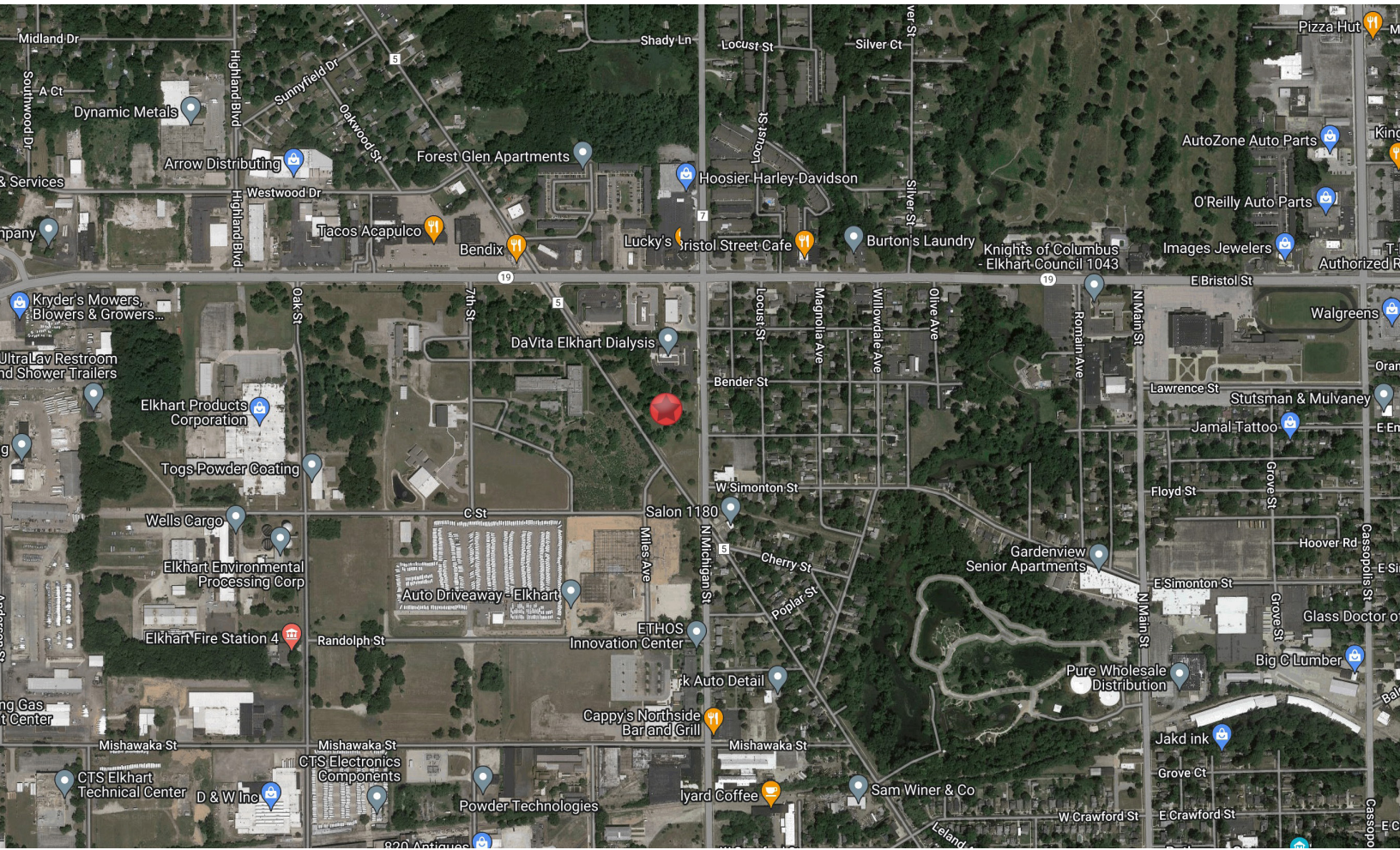
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[rgableman@cressy.com](mailto:rgableman@cressy.com)

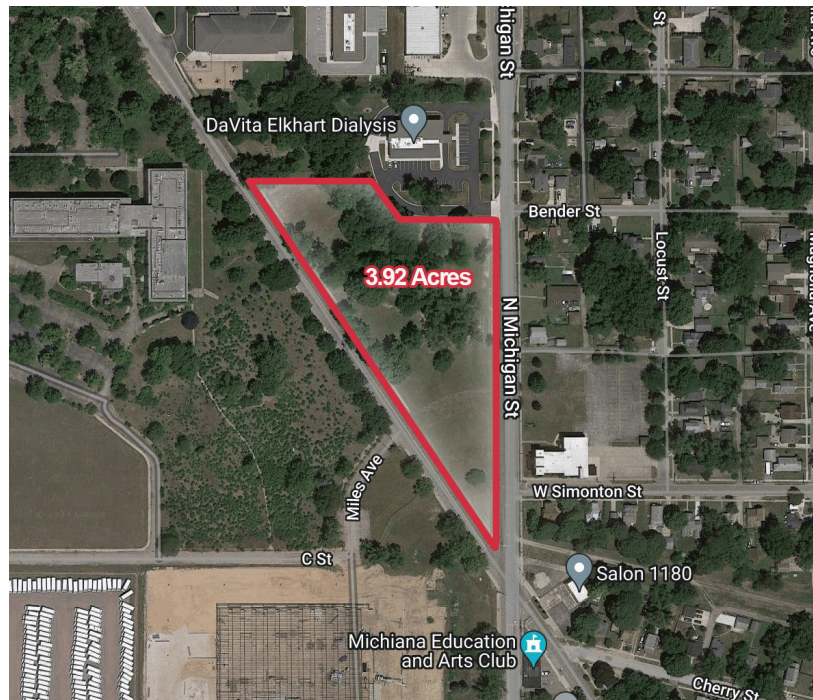


# LOCATION OVERVIEW

COMMERCIAL DEVELOPMENT FOR LEASE  
VL Michigan St. & Edwardsburg Ave. | Elkhart, IN 46514



- Located on the north side of Elkhart only 1/3 mile from State Rd-19.
- Convenient location providing easy access to major thoroughfares and destinations. The I-80/90 Toll Rd. and the Elkhart Municipal Airport are only 3 miles north.
- The property is surrounded by other industrial and commercial businesses.



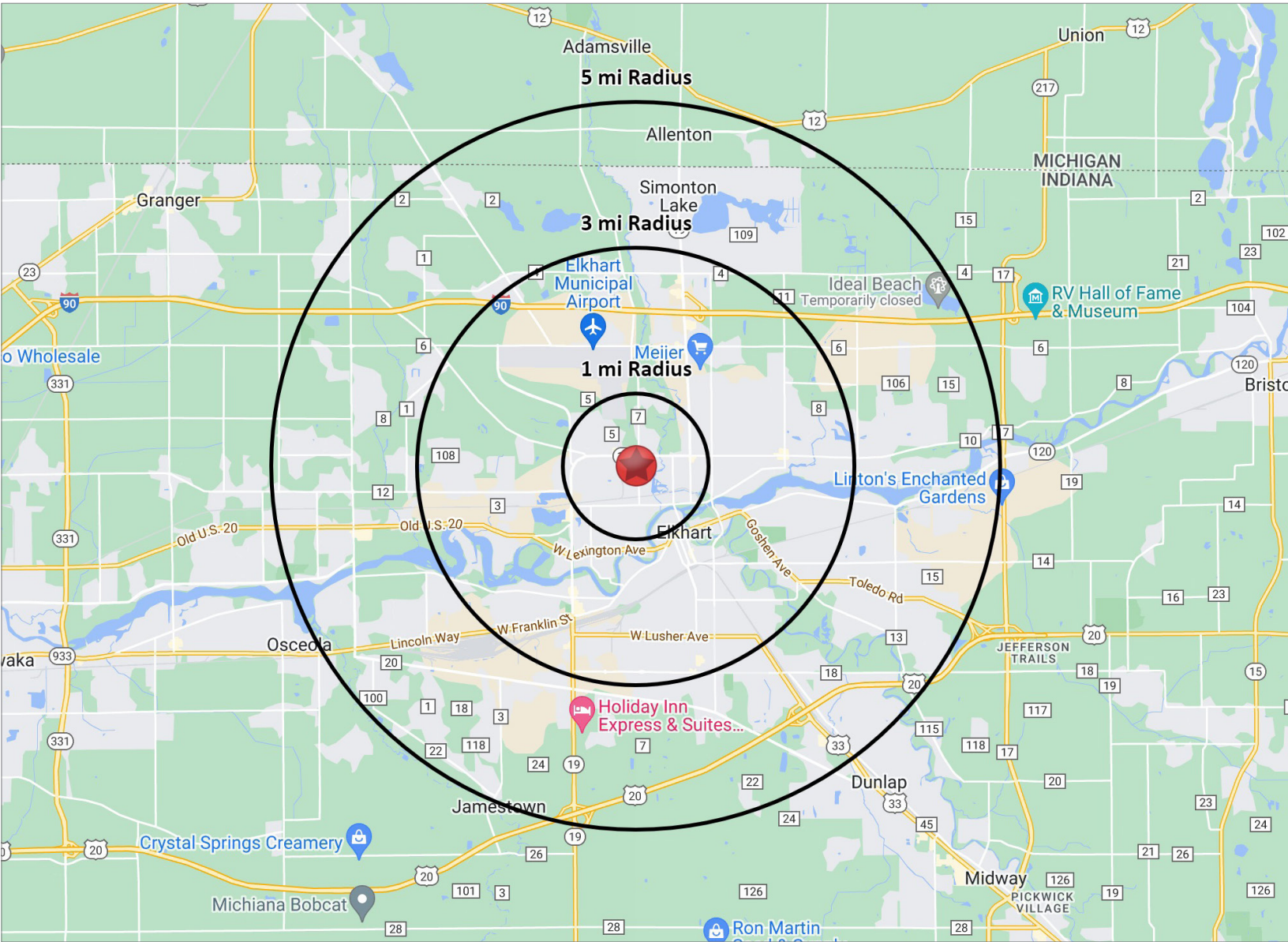
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# 2023 DEMOGRAPHICS

## COMMERCIAL DEVELOPMENT FOR LEASE

VL Michigan St. & Edwardsburg Ave. | Elkhart, IN 46514



### POPULATION

1 MILE	7,505
3 MILE	53,322
5 MILE	102,311



### NUMBER OF HOUSEHOLDS

1 MILE	2,978
3 MILE	20,204
5 MILE	38,395



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$73,197
3 MILE	\$75,294
5 MILE	\$87,406



### MEDIAN HOME VALUE

1 MILE	\$129,173
3 MILE	\$142,007
5 MILE	\$165,435



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