

BUSINESS AND REAL ESTATE SALE

Big & Tall Outlet | 1333 S. Nappanee St., Elkhart, IN 46516



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200 N. Church Street, Suite 200, Mishawaka, IN 46544

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Shawn Todd
Senior Broker / Business Broker

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stodd@cressy.com

CONFIDENTIAL DISCLAIMER

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NAI Cressy Commercial Real Estate. ("Agent") has been engaged as the exclusive agent for the sale of 1333 S. Nappanee Street, Elkhart, Indiana (the "Property"), by the owner of the Property ("Seller").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

Prospective Purchaser: Signed Name: _____

Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Email Address: _____

Representing Broker:

Printed Name: Shawn Todd

Title: Senior Broker / Business Broker

Mailing Address: 200 N. Church Street, Suite 200, Mishawaka, IN 46544

Phone #: 574.271.4060

Email Address: stodd@cressy.com

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this _____ day of _____ 2025.

Return to: NAI Cressy, 200 N. Church Street, Suite 200 | Mishawaka, IN 46544 | 574.271.4060

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Exclusive Advisor:

SHAWN TODD

Senior Broker / Business Broker

574.485.1520

stodd@cressy.com



EXECUTIVE SUMMARY

This exceptional retail opportunity features a spacious 7,000 SF main retail floor, complemented by over 3,000 SF of additional retail space on the lower level. The property also includes two offices on the second floor, ideal for administrative or operational use. Included in the sale is the established e-commerce website www.bigandtalloutlet.com, providing an immediate online sales platform. The day to day business operations can be run by current staff. The business benefits from direct relationships with key vendors in the big and tall clothing industry, ensuring access to premium inventory. The current owner is committed to a smooth transition and will stay on to provide training, while the experienced store manager plans to remain with the business post-sale, offering continuity and operational stability.

[VIEW PROPERTY ONLINE](#)



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ADDRESS
Big & Tall Outlet
1333 South Nappanee Street
Elkhart, Indiana 46516

SQUARE FEET
11,172 SF

PARCEL SIZE
0.68 Acres

ZONING
C-2

OCCUPANCY
100%

ANNUAL PROFIT
Over \$100,000

SALE PRICE
\$1.2 Million



PROPERTY OVERVIEW

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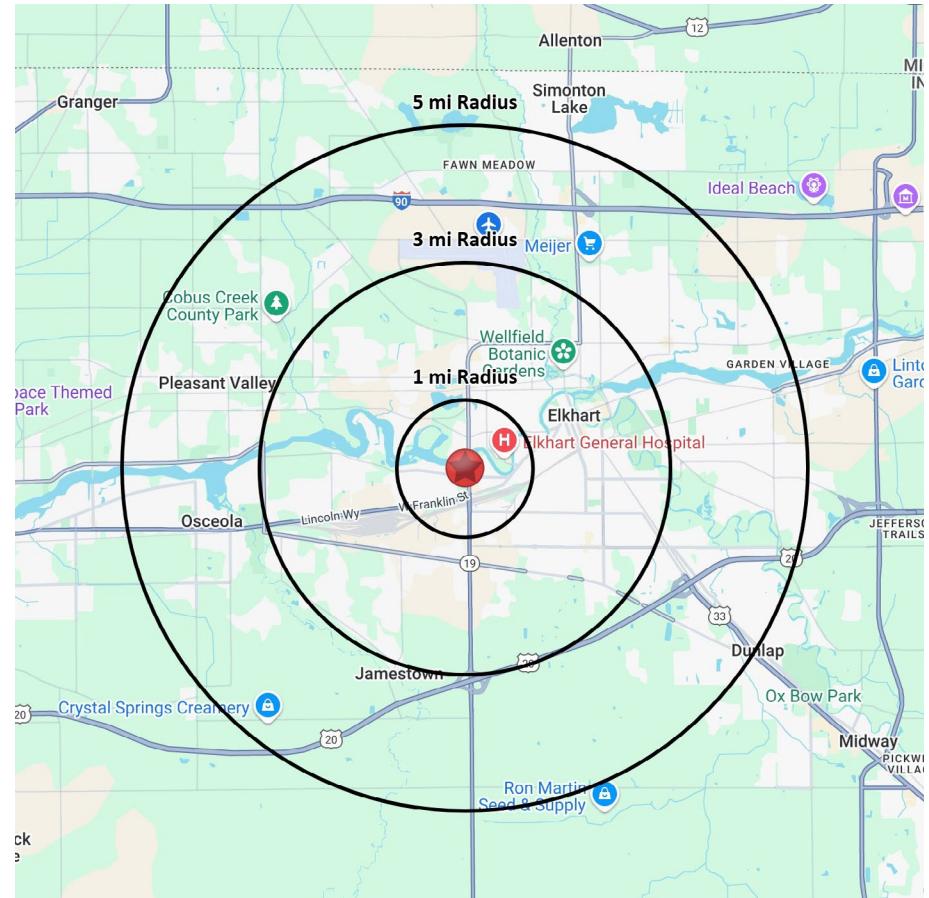


PROPERTY OVERVIEW



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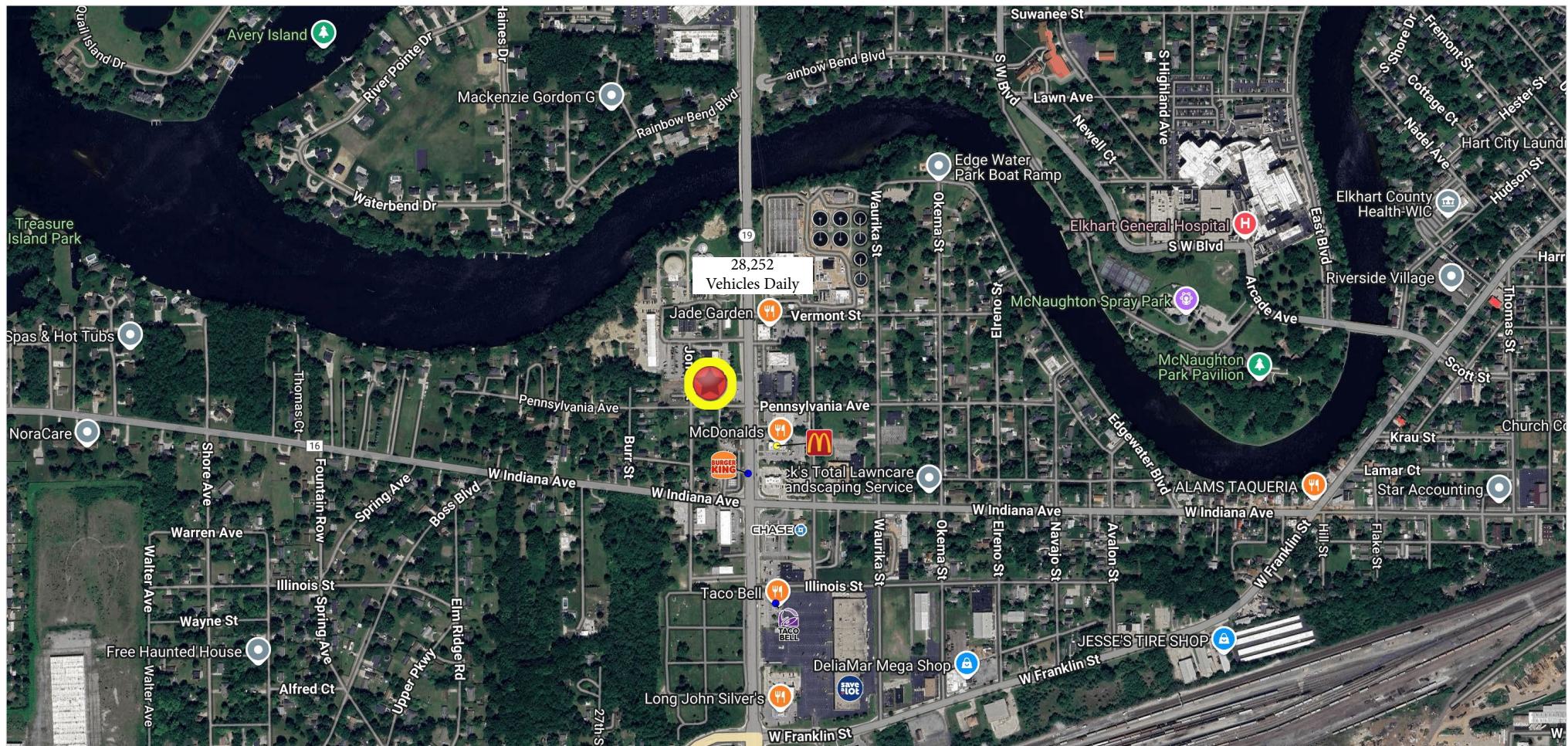
2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,292	53,834	101,406
HOUSEHOLDS	1,476	10,633	24,259
AVG. HOUSEHOLD INCOME	\$69,531	\$70,343	\$81,379
MEDIAN HOME VALUE	\$171,902	\$166,909	\$186,143

LOCATION OVERVIEW

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The property at 1333 South Nappanee Street in Elkhart, Indiana, is situated in a prime location along a bustling retail corridor. Nappanee Street (State Road 19) serves as a major north-south thoroughfare, with traffic counts averaging over 28,000 vehicles daily, making it one of the city's most trafficked routes. This high visibility ensures significant exposure for businesses operating in the area. The surrounding commercial landscape is vibrant and hosts national and local tenants such as CVS, Subway, and GNC. The area is also experiencing economic growth, with developments like a new trampoline park slated to open in 2025, further enhancing the area's appeal to consumers. Additionally, the property's proximity to major transportation routes, including the I-80/90 Toll Road and US 20 Bypass, facilitates easy access for both customers and suppliers. This combination of high traffic, established retail presence, and ongoing development makes 1333 South Nappanee Street an attractive location for businesses seeking to establish or expand their presence in Elkhart.



MARKET OVERVIEW

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2024 Demographics | Elkhart County

Population	207,436
Households	92,392
Average Household Income	\$65,617
Median Age	36.0
Average Commute Time	19.4 minutes
Unemployment Rate	3.1%
Median Home Value	\$234,000



MARKET OVERVIEW

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ELKHART COUNTY, INDIANA

Elkhart County, Indiana, is a vibrant region located in the northern part of the state, approximately 20 miles east of South Bend and 110 miles east of Chicago. Established in 1830, the county seat is Goshen, and its name is believed to derive from the Shawnee Indian chief Elkhart. The county is renowned as the "RV Capital of the World," producing over 80% of all recreational vehicles built in the United States, with major manufacturers such as Thor Industries, Forest River, and Lippert Components headquartered there.

Beyond its industrial prominence, Elkhart County boasts a rich cultural heritage, particularly through its significant Amish and Mennonite communities. The Heritage Trail offers a self-guided tour through towns like Nappanee, Middlebury, and Shipshewana, where visitors can experience handcrafted goods, traditional meals, and the serene countryside. The county is also home to over 650 lakes, providing ample opportunities for water sports, fishing, and boating during warmer months, and skiing and ice fishing in the winter.

With a population of approximately 206,341, Elkhart County offers a balanced lifestyle that combines the charm of rural living with the conveniences of urban proximity. Its affordable cost of living, strong educational institutions, and welcoming communities make it an attractive destination for both residents and visitors.

KEY EMPLOYERS

Norfolk Southern
Keystone Rv Co
Jayco
Elkhart General Hospital
Henkels & Mccoy
Supreme Industries Inc
Morryde International
Kik Custom Products
Thor Industries
Lippert Components
Patrick Industries
Gear
Performance Co.

DISTANCE TO MAJOR CITIES

Grand Rapids, MI	106 miles
Chicago, IL	110 miles
Indianapolis, IN	160 miles
Detroit, MI	198 miles

