

VACANT LAND FOR SALE

4542-4568 Elkhart Rd. | Elkhart, IN 46526



Outlot Adjacent to Four-Building Center at Signalized Corner

Land: 1.13 Acres
Zoning: PUD
Asking Price: Unpriced

[VIEW PROPERTY ONLINE](#)

Details:

Goshen Village Shoppes is a prime retail center strategically located as part of a Meijer shadow-anchored development, offering high visibility and easy access. The center boasts a four-building layout situated at a signalized corner, ensuring maximum exposure to the 17,058 vehicles that pass by daily. Its well-positioned lighted entrance further enhances its accessibility. Tenants include popular brands such as Starbucks, Jimmy John's, Great Clips, AT&T, and Eyemart Express, making it a convenient destination for shopping, dining, and services. The center's proximity to the street and high-traffic location make it an attractive spot for both customers and businesses.



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EXTERIOR PHOTOS

VACANT LAND FOR SALE

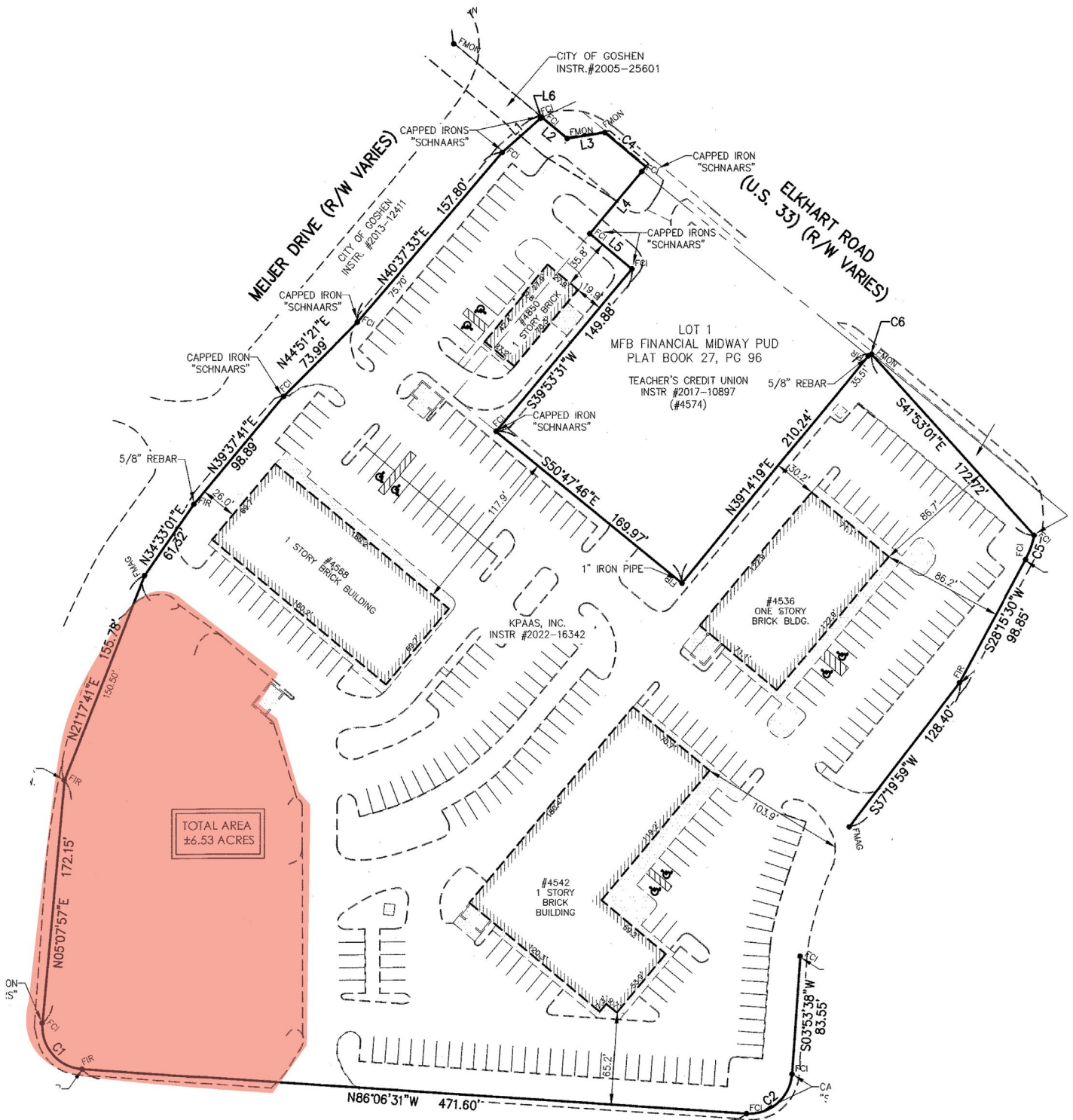
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LOCATION OVERVIEW

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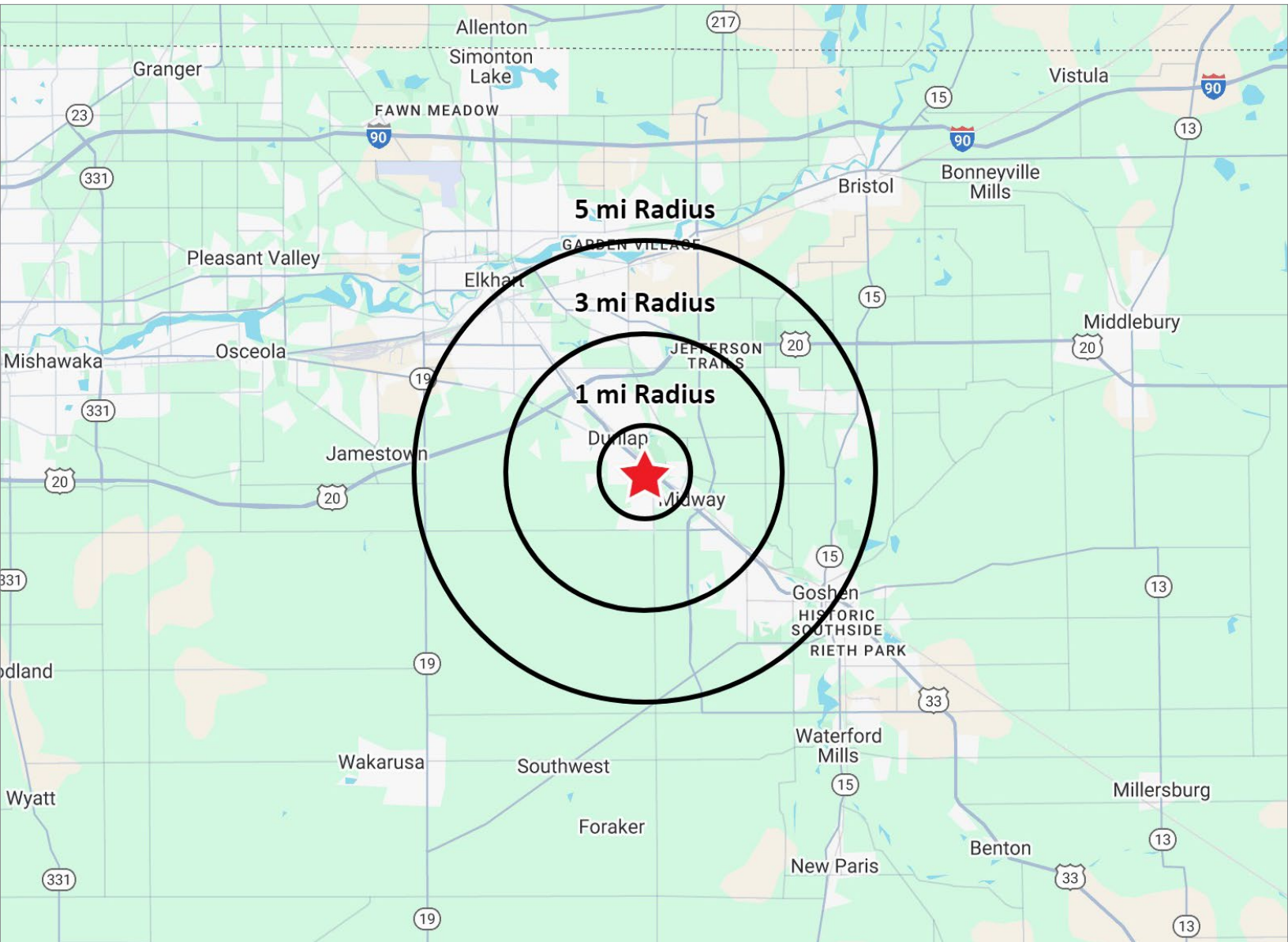
Located on US 33 in Goshen, just 1/2 block west of the southwest corner, this prime commercial site is surrounded by a high-traffic area with a diverse and expansive trade area. The location is strategically positioned near major national retailers, including Meijer, Kohl's, Target, Walmart, and Lowe's, drawing significant customer traffic from Goshen, Elkhart, and the surrounding communities. The area boasts a strong commercial presence, offering ample opportunities for businesses to thrive in a bustling retail hub with a broad consumer base.



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POPULATION

1 MILE	3,789
3 MILE	24,235
5 MILE	74,034



NUMBER OF HOUSEHOLDS

1 MILE	1,086
3 MILE	6,089
5 MILE	16,717



AVERAGE HOUSEHOLD INCOME

1 MILE	\$100,374
3 MILE	\$92,087
5 MILE	\$84,923



MEDIAN HOME VALUE

1 MILE	\$164,757
3 MILE	\$184,316
5 MILE	\$188,054