

RETAIL SPACE FOR LEASE

1919 Cassopolis St. | Elkhart, IN 46514



Front Retail Space Available With 4,746 SF For Lease

- Building Size:** 26,992 SF includes 22,392 SF industrial building (divisible down to 2,000 SF)
- Available:** 2,000 SF to 4,746 SF
- Land:** 4.43 Acres
- Zoning:** B-3
- Parking:** Asphalt and gravel on-site
- Lease Rate:** \$8.00 - \$13.00 PSF NNN (depends on size, term, and necessary improvements)

Details:

This pre-engineered steel construction building with 16' eave height has a gross size of 26,992 SF. It includes a 22,392 SF pre-engineered steel frame industrial building and approximately 4,750 SF concrete block single story office or retail building. The office/Retail building was remodeled in 2020. The plant area has gas unit heaters in the north half of the plant. The office/retail area has a gas forced air heat system. The plant area has one set of men's and women's restrooms and the office area has one shared uni-sex restroom. The truck access consists of six loading docks (four are currently sealed off) and two grade level doors. The building lighting features fluorescent tube & skylights in the south half of the plant and high pressure & skylights in the north half of the plant. Landlord is currently reinvesting in the building's exterior and is willing to make additional aesthetic improvements requested by a tenant.

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PROPERTY PHOTOS

RETAIL SPACE FOR LEASE

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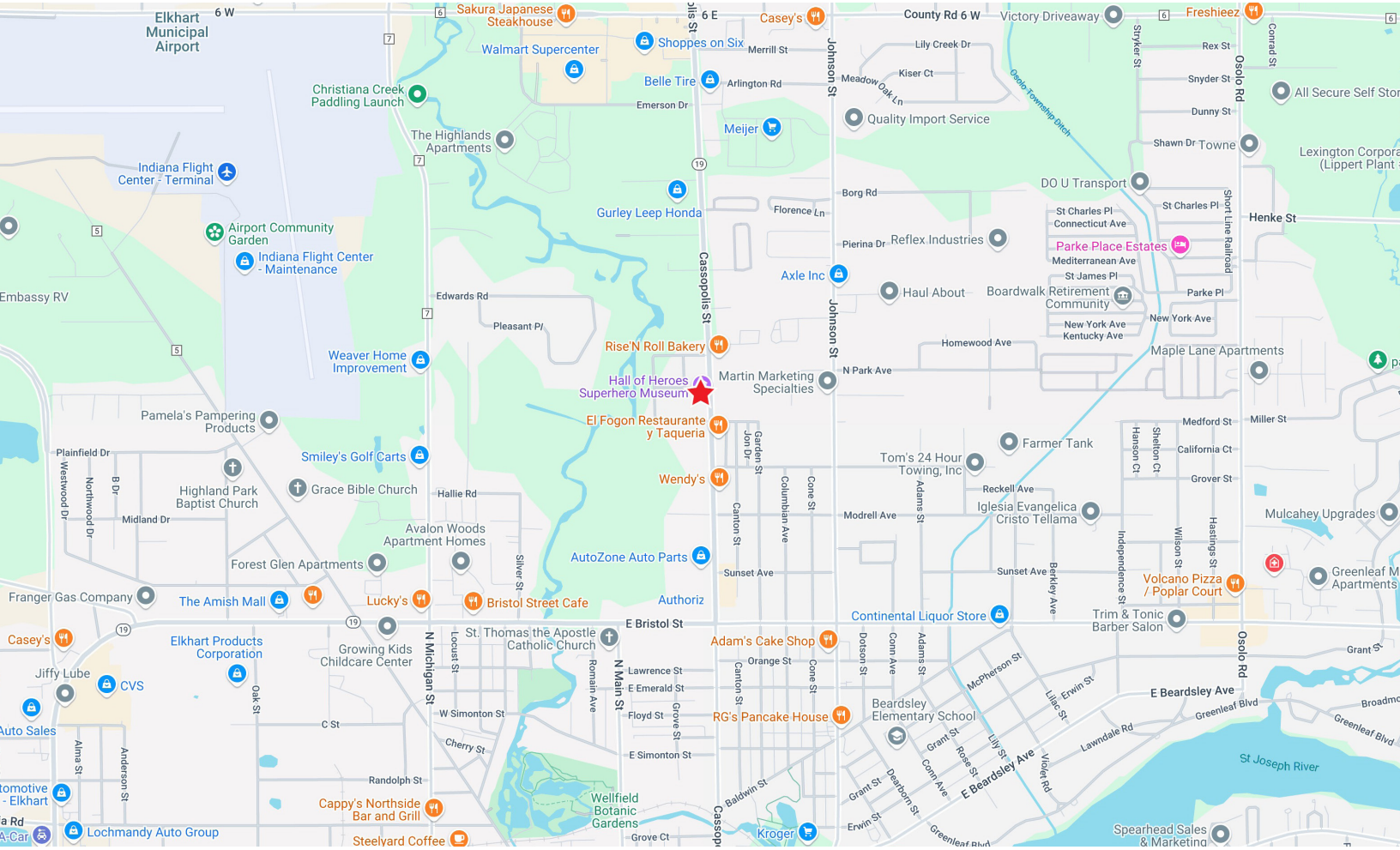
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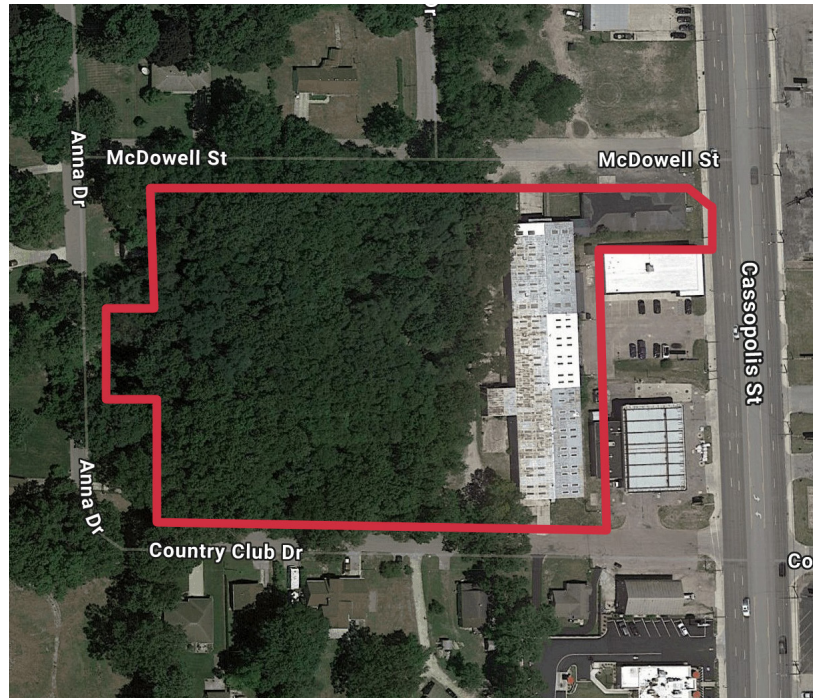
LOCATION OVERVIEW

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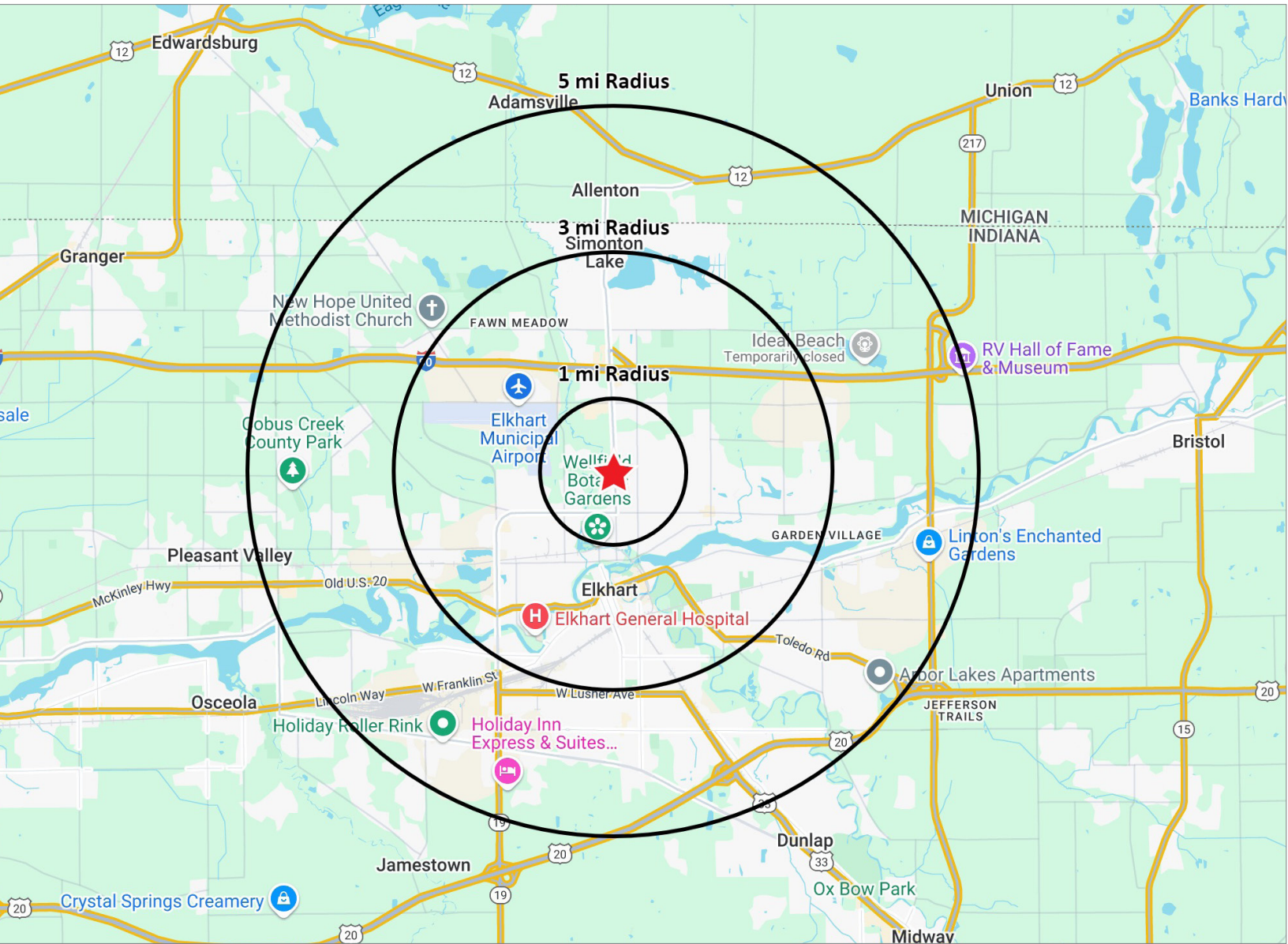
- Located on SR 19, a major north/south artery less than 1 mile south of the I-80/90 Toll Road Interchange, exit #92, 2 miles from the Elkhart Municipal Airport, and 3.5 miles from the Michigan state line.
- The property is surrounded by national and local retailers.
- Average daily traffic count is 18,563 on Cassopolis St.



2025 DEMOGRAPHICS

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POPULATION

1 MILE	6,006
3 MILE	51,216
5 MILE	97,508



NUMBER OF HOUSEHOLDS

1 MILE	1,096
3 MILE	10,864
5 MILE	22,906



AVERAGE HOUSEHOLD INCOME

1 MILE	\$60,730
3 MILE	\$75,649
5 MILE	\$82,310



MEDIAN HOME VALUE

1 MILE	\$131,266
3 MILE	\$164,383
5 MILE	\$189,758



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