Confidential Offering Memorandum

WHICH WICH?
5230 BECK DRIVE, SUITE 2C | ELKHART, IN 46516

Excellent opportunity to own an established restaurant business in a great location in Elkhart, Indiana.

NAI Cressy
CRESSY.COM



Confidential Disclaimer

NAI Cressy Commercial Real Estate. ("Agent") has been engaged as the exclusive agent for the sale of 5230 Beck Drive, Suite 2C, Elkhart, IN (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 #: _____ Email Address: _____

The terms and conditions contained in the above Confidentiality Memorandum

have been read and are agreed to this _____ day of _____20_____.

Representing Broker(s):

Printed Name: Fares Farhan, Broker

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

Phone #: 574.271.4060

Email Address: FFarhan@Cressy.com

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

ADDRESS	5230 Beck Dr., Suite 2C, Elkhart, IN 46516
TOTAL SQUARE FEET	Shopping Center is 15,260 SF Suite with Business is 1,370 SF
PARCEL SIZE	Pine Creek Plaza sits on 3 acres
OCCUPANCY	100% Lease in Place
ZONING	PUD
PARKING	Ample shared paved parking
YEAR BUILT	2001
LIST PRICE	$300,000

Property Overview

Excellent opportunity to acquire an established Which Wich? restaurant business in Pine Creek Plaza, a conveniently located commercial center in Elkhart, Indiana. This 1,370 SF turn-key business opportunity includes the sale of the existing business, assumption of the current lease, and personal property contained within the premises. Benefiting from established brand recognition and a desirable location surrounded by area businesses, retail and residential neighborhoods, this offering provides an opportunity for an owner-operator or investor looking to enter the restaurant industry or expand an existing portfolio. With an established concept and existing restaurant space, the business is positioned for a seamless transition to new ownership.

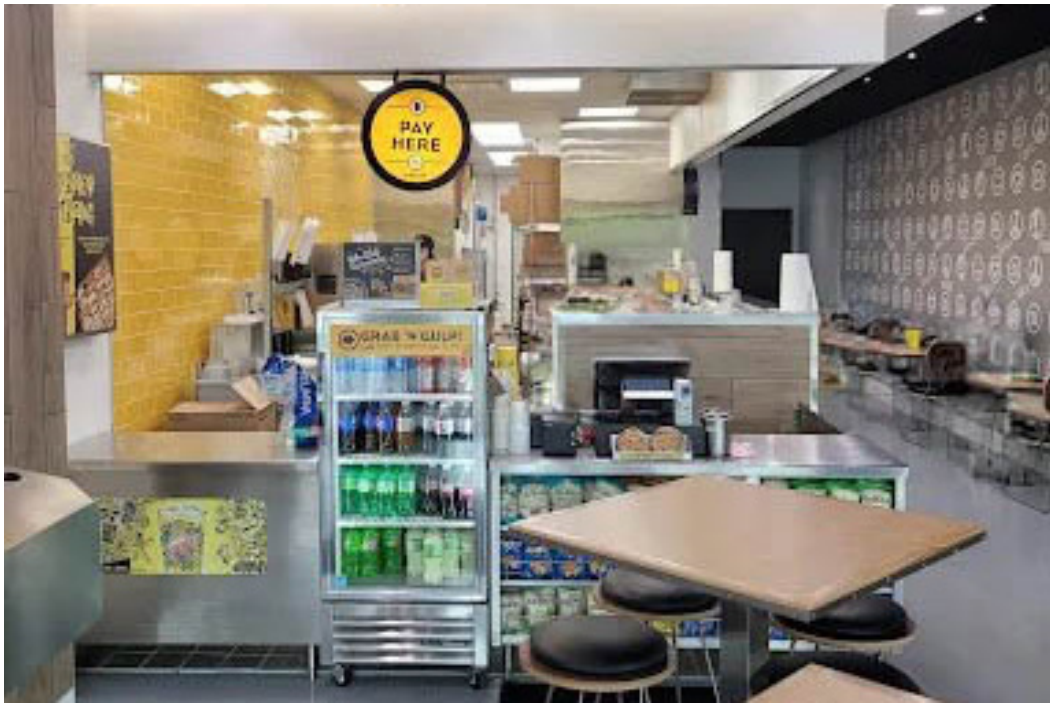
VIEW LISTING ONLINE





Property Photos







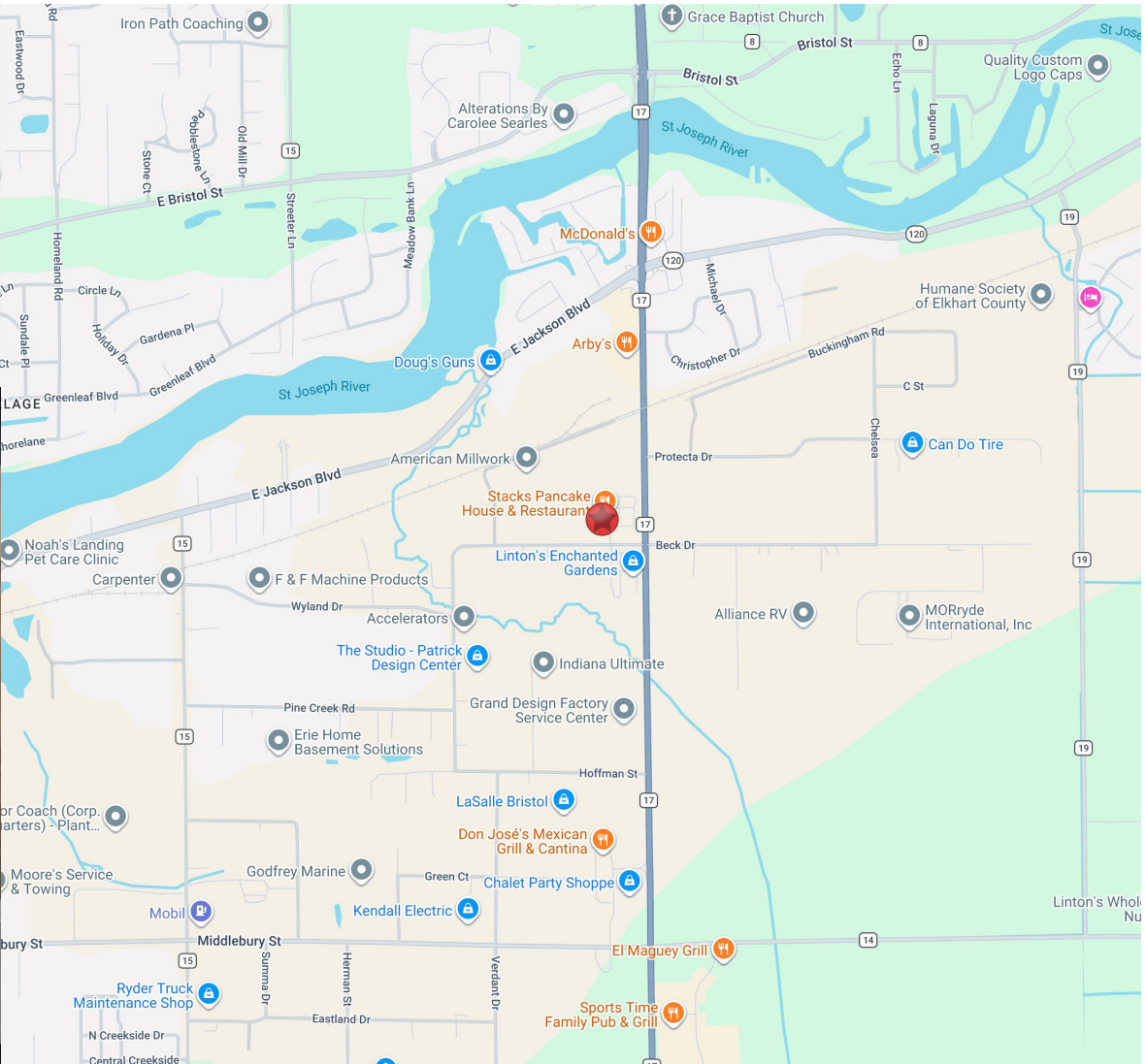


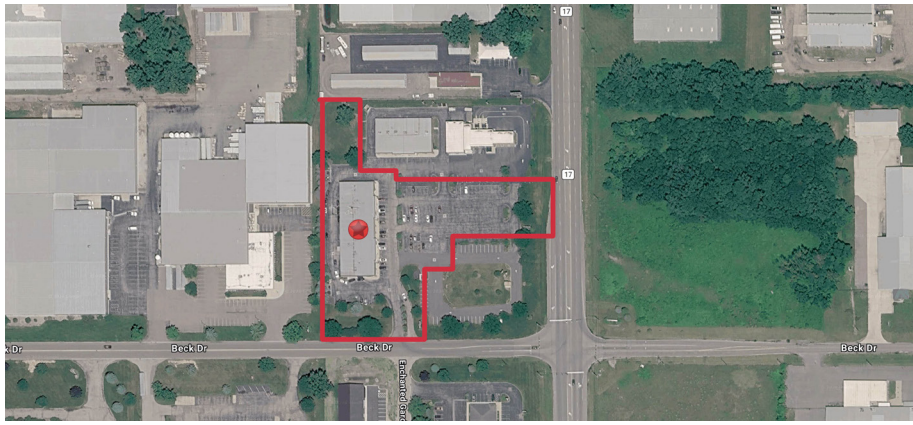


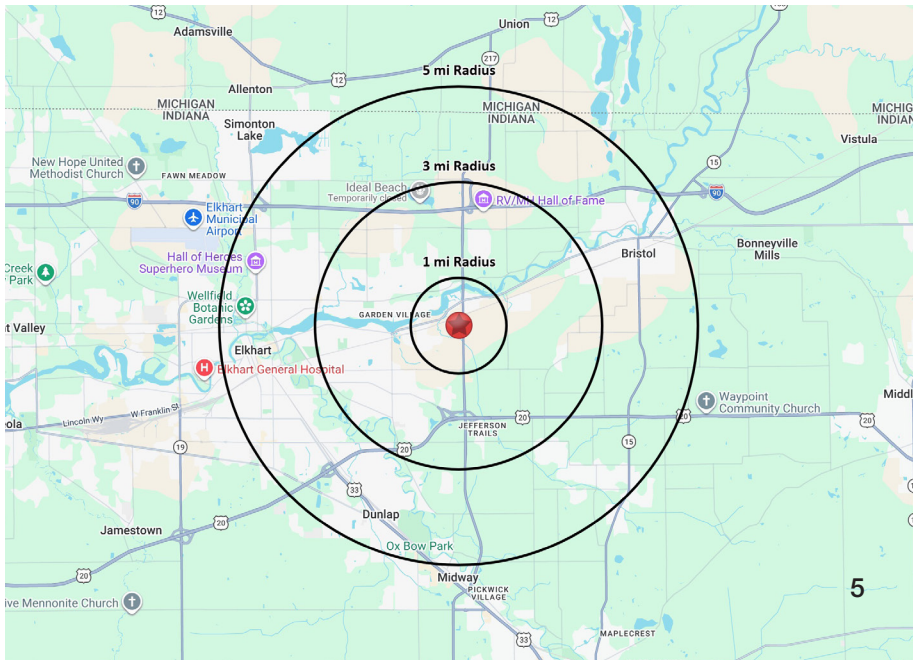
Location Overview

Strategically located in Pine Creek Plaza at 5230 Beck Drive, Suite 2C, Which Wich benefits from a highly accessible location along Elkhart's growing County Road 17 commercial corridor. Situated at the signalized intersection of County Road 17 and Beck Drive, the property offers excellent visibility, convenient access and ample parking. The site is positioned between the U.S. 20 Bypass to the south and the Indiana Toll Road (I-80/90) to the north, with convenient access to Exit 96, providing regional connectivity to South Bend, Mishawaka, Goshen, Bristol and surrounding communities.

Pine Creek Plaza is part of an established and expanding mixed-use commercial area featuring restaurants, medical and professional offices, retail businesses, residential developments and nearby industrial employers. The surrounding concentration of businesses, residential neighborhoods and employment centers provides a diverse potential customer base, including area employees, residents and commuters. This strategic location offers strong potential for lunchtime, evening and takeout business, making it an attractive setting for an established fast-casual restaurant concept.







Market Overview

ELKHART COUNTY, INDIANA

Elkhart County is a major manufacturing and employment hub in Northern Indiana, recognized for its strong industrial base, entrepreneurial business environment and strategic location within the South Bend–Elkhart region. Often referred to as the "RV Capital of the World," the county is home to a significant concentration of recreational vehicle manufacturers, suppliers and related industries, along with a diverse mix of healthcare, education, logistics, retail and professional services.

The county's major communities include Elkhart, Goshen, Nappanee, Middlebury, Bristol and Wakarusa. Its location along the Indiana Toll Road (I-80/90), U.S. 20 and U.S. 33 provides convenient connections to South Bend, Mishawaka, Chicago and other Midwest markets. This accessibility, combined with a substantial employment base and established residential communities, supports demand for retail, dining and service-oriented businesses.

Elkhart County's strong manufacturing base, diverse employment sectors and strategic location within Northern Indiana create an attractive environment for business and real estate investment. Home to major employers in the recreational vehicle, healthcare, education and manufacturing industries, the county benefits from an established workforce, growing commercial corridors and convenient access to regional transportation networks. Continued business development, infrastructure investment and a mix of residential, retail and industrial activity support opportunities for investors, developers and businesses seeking to establish or expand their presence in this economically significant Midwest market.

KEY EMPLOYERS

Thor Industries
Forest River
Lippert Components
Patrick Industries
Winnebago Industries
Beacon Health Systems
Elkhart Community Schools
Gulf Stream Coach
Goshen Community Schools
Utilimaster

DISTANCE TO MAJOR CITIES

Chicago, IL	95 miles
Grand Rapids, MI	115 miles
Indianapolis, IN	147 miles
Detroit, MI	218 miles



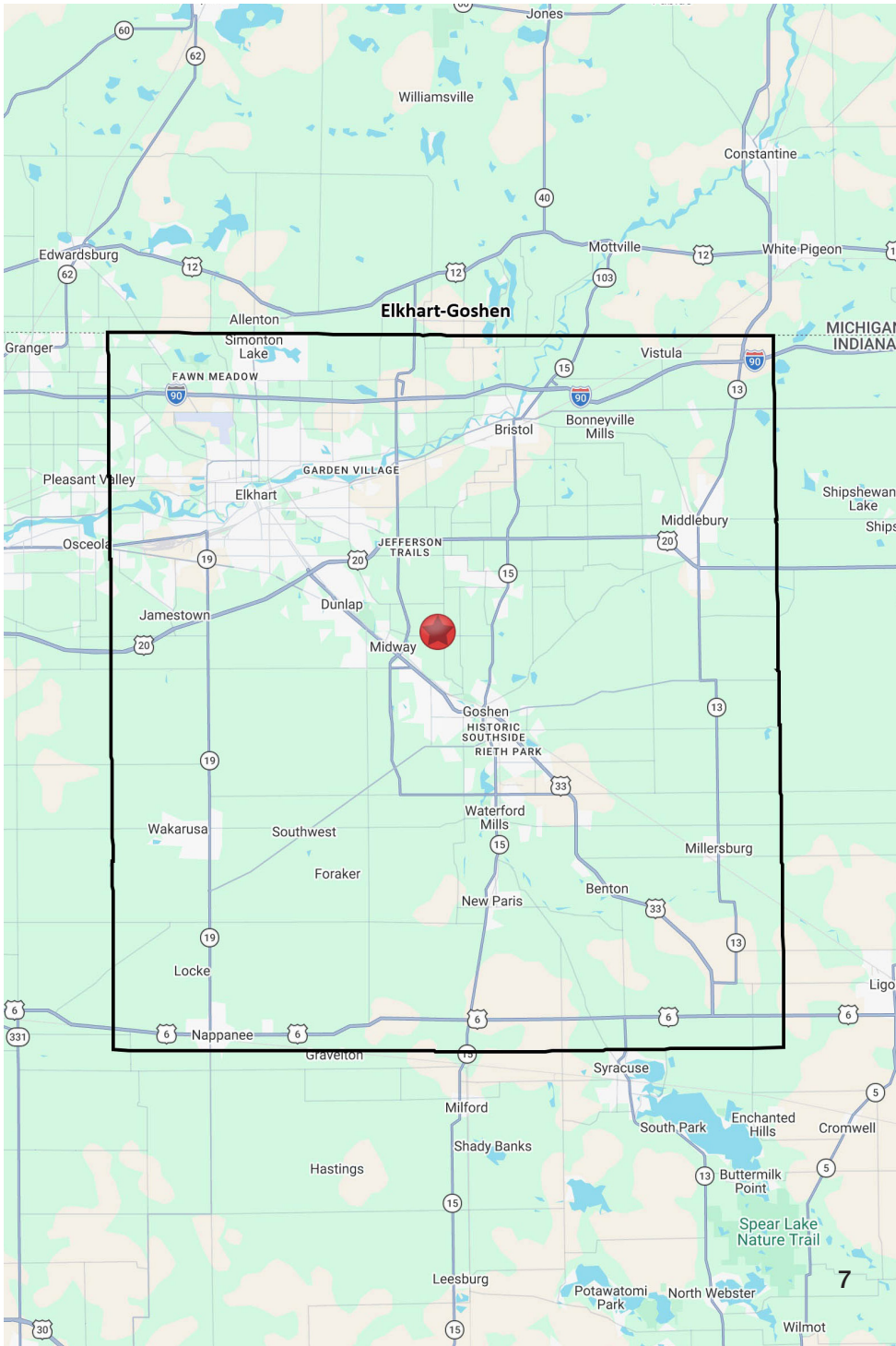




Market Overview

2026 Demographics | Elkhart / Goshen MSA	
Population	208,702
Households	77,054
Average Household Income	$98,055
Median Age	34.9
Average Commute Time	18.8 Minutes
Total Businesses	8,357
Unemployment Rate	1.7%
Median Home Value	$245,194





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NAI Cressy is the global brokerage division of Cressy Commercial Real Estate, a Minority Business Enterprise (MBE) and certified by the National Native American Supplier Council (NNASC).

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