

OFFICE SPACE FOR LEASE

2606 Peddlers Village Rd. | Goshen, IN 46526



Office Space Located in Mid Pointe Plaza

Building:	22,450 SF
Available:	1,600 SF - 2,335 SF
Land:	1.08 Acres
Zoning:	B-3
Year Built:	1995; but there have been recent improvements in various suites and the exterior.
Lease Rate:	\$14.00 - \$15.00 PSF NNN
Parking:	8,994 SF paving on site totaling 93 spaces. Parking surrounds the suite entrances and building for convenience and accessibility.

Details:

1,600 SF - 2,335 SF available in a conveniently located office building that is landlord managed with economical introductory rates, custom build-outs, professional tenant mix, high visibility from US 33 (27,030 cars daily), ample surface parking, and building/monument signage available. Easy ingress/egress at Peddlers Village Rd. & US 33 lighted intersection.

There's a Cummins generator on site that will power the facility in the event power is lost.

SUITE	SQUARE FEET	LEASE RATE
202	1,600 SF	\$15.00 PSF NNN
218	2,335 SF	\$14.00 PSF NNN

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Suite 202



Suite 218



EXTERIOR PHOTOS

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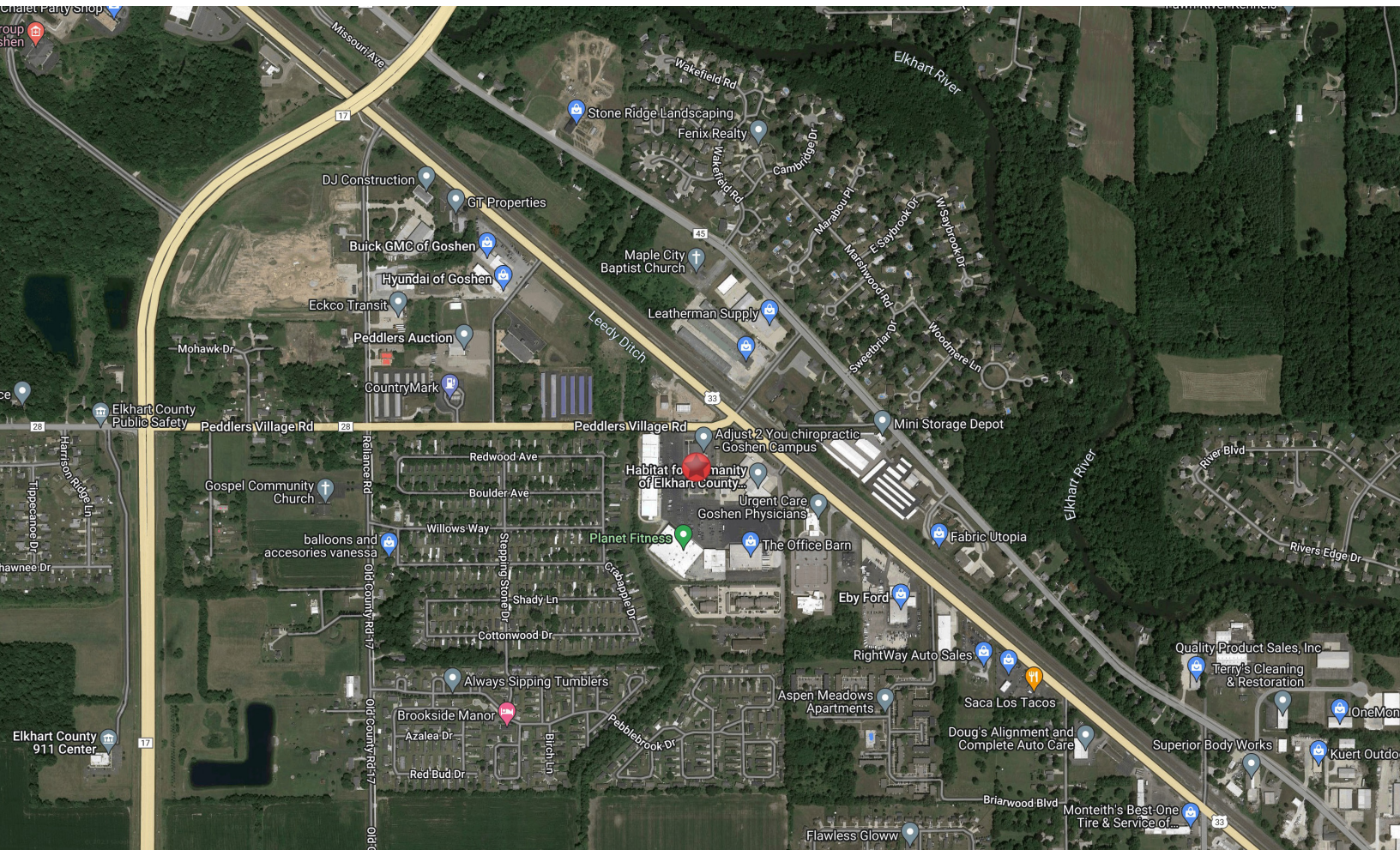
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LOCATION OVERVIEW

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- Just off the busy US 33 retail corridor with convenient access to US 20 and CR 17.
- The property is surrounded by professional businesses and residential neighborhoods.
- Only 3 miles from downtown Goshen and 8 miles from downtown Elkhart.



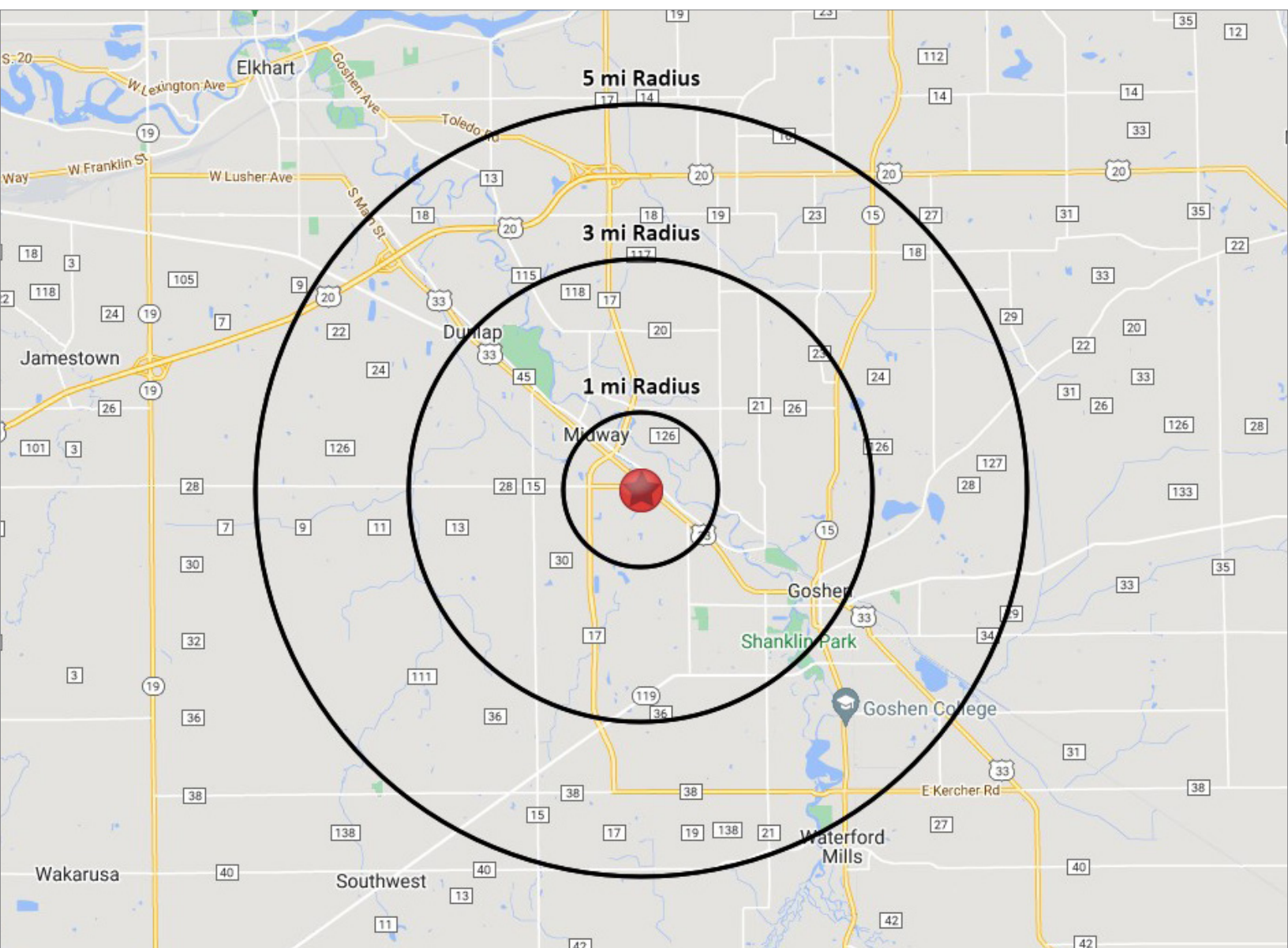
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2023 DEMOGRAPHICS

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POPULATION

1 MILE	5,539
3 MILE	27,755
5 MILE	61,391



NUMBER OF HOUSEHOLDS

1 MILE	1,820
3 MILE	9,702
5 MILE	22,071



AVERAGE HOUSEHOLD INCOME

1 MILE	\$59,636
3 MILE	\$76,905
5 MILE	\$79,248



MEDIAN HOME VALUE

1 MILE	\$169,059
3 MILE	\$174,043
5 MILE	\$183,137