

# RETAIL SPACE FOR LEASE

1900 Berry Street | Elkhart, IN 46514



## Two Spaces Available, Anchored By Volcano Pizza, Established Clientele

<b>Total Building:</b>	13,075 SF
<b>Available:</b>	1,075 – 6,120 SF
<b>Land:</b>	1.26 Acres
<b>Year Built:</b>	1985
<b>Zoning:</b>	B-1 Neighborhood Retail
<b>Signage:</b>	Shared Pylon & Marquee Signage Above Each Suite
<b>Parking:</b>	Shared In-Common
<b>Utilities:</b>	Municipal Water & Sewer
<b>Power:</b>	200 Amp/Single Phase
<b>HVAC:</b>	Gas Forced Heat & Central Air
<b>Lease Rate:</b>	\$8.00 PSF NNN + \$2.50 PSF CAM

### Details:

The Poplar Court Shopping Center has two spaces available for lease. Join anchor tenant Volcano Pizza, who has an established clientele and great reputation, in this well-maintained, locally-owned and managed multi-tenant center. Available space is the former Charlie's Butcher Block which is 5,045 SF, and an adjacent retail suite which is 1,075 SF. The units can be rented separately or be combined for a larger square footage tenant. The Charlie's space includes the coolers, freezers, all plumbing fixtures including stainless tables and sink as well as additional kitchen equipment.

Shared pylon signage located on the east end of the center and marquee signage above each suite is available for the tenant's use. The building features, gas forced heat and central air conditioning, fluorescent lighting, store front windows, individually metered suites, ample on-site shared parking and municipal utilities.

The property is zoned B-1 Neighborhood Commercial which allows for a wide range of uses. In addition to base rent, tenant is responsible for their own utilities, interior janitorial, trash removal and phone/computer/data.

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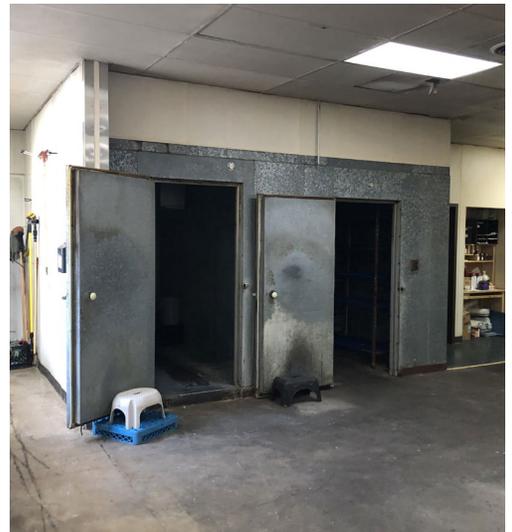
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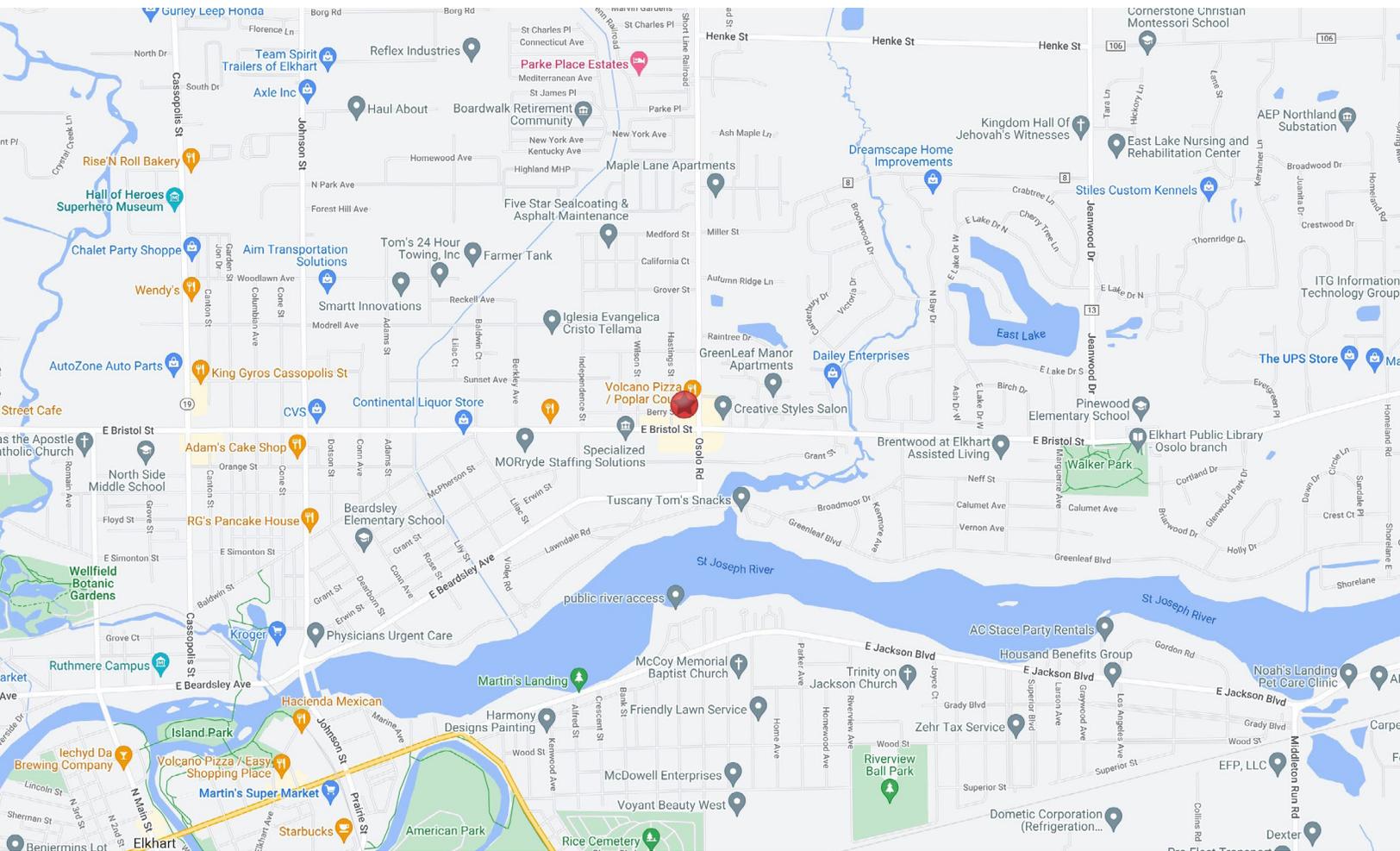
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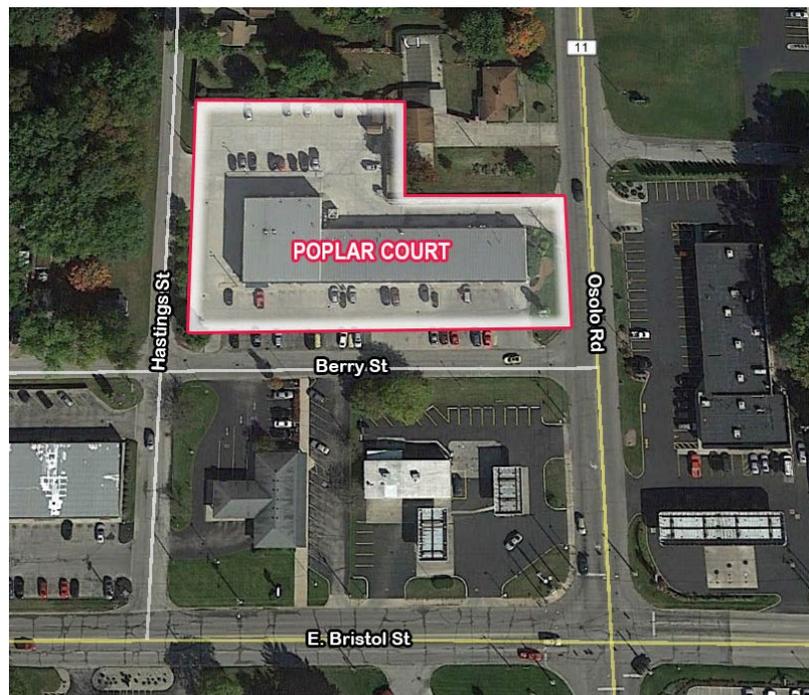
# LOCATION OVERVIEW

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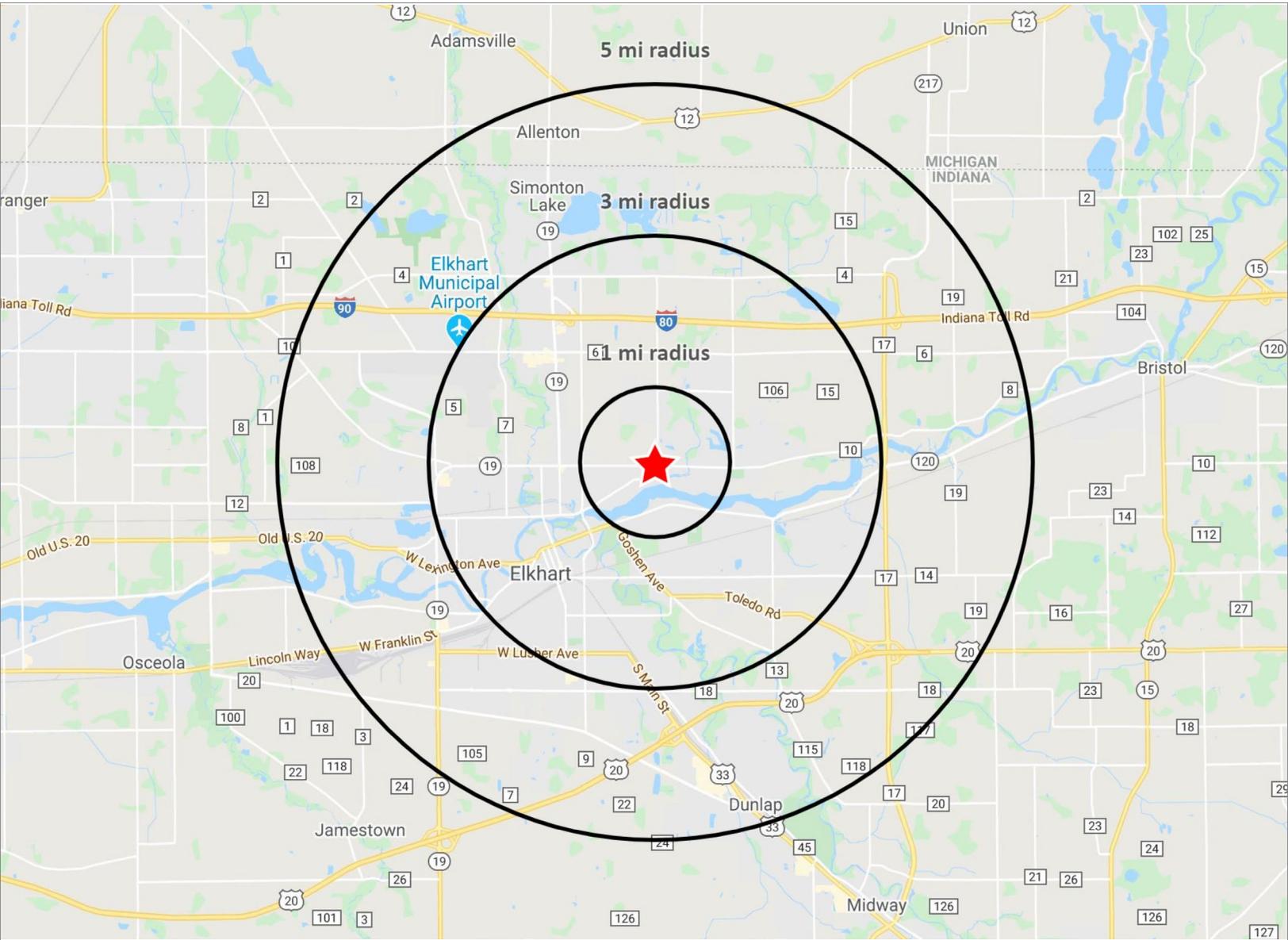
- Poplar Court is located on the northeast side of the Elkhart CBD just one block north of Bristol Street, a highly traveled corridor, surrounded by commercial, retail, service, professional office and residential development.
- This location provides the tenants with great visibility from the road, signage and ample on-site parking.



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### POPULATION

1 MILE	9,846
3 MILE	53,095
5 MILE	93,213



### NUMBER OF HOUSEHOLDS

1 MILE	2,721
3 MILE	11,856
5 MILE	21,845



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$85,095
3 MILE	\$74,185
5 MILE	\$79,058



### MEDIAN HOME VALUE

1 MILE	\$194,440
3 MILE	\$174,290
5 MILE	\$181,485