

RETAIL SPACE FOR LEASE

1900 Berry Street | Elkhart, IN 46514



Two Spaces Available, Anchored By Volcano Pizza, Established Clientele

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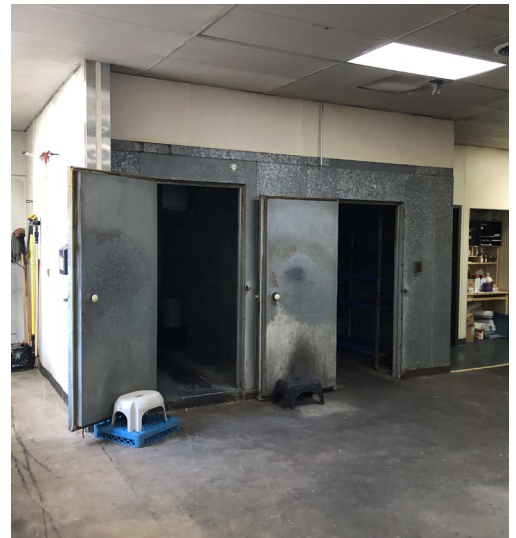
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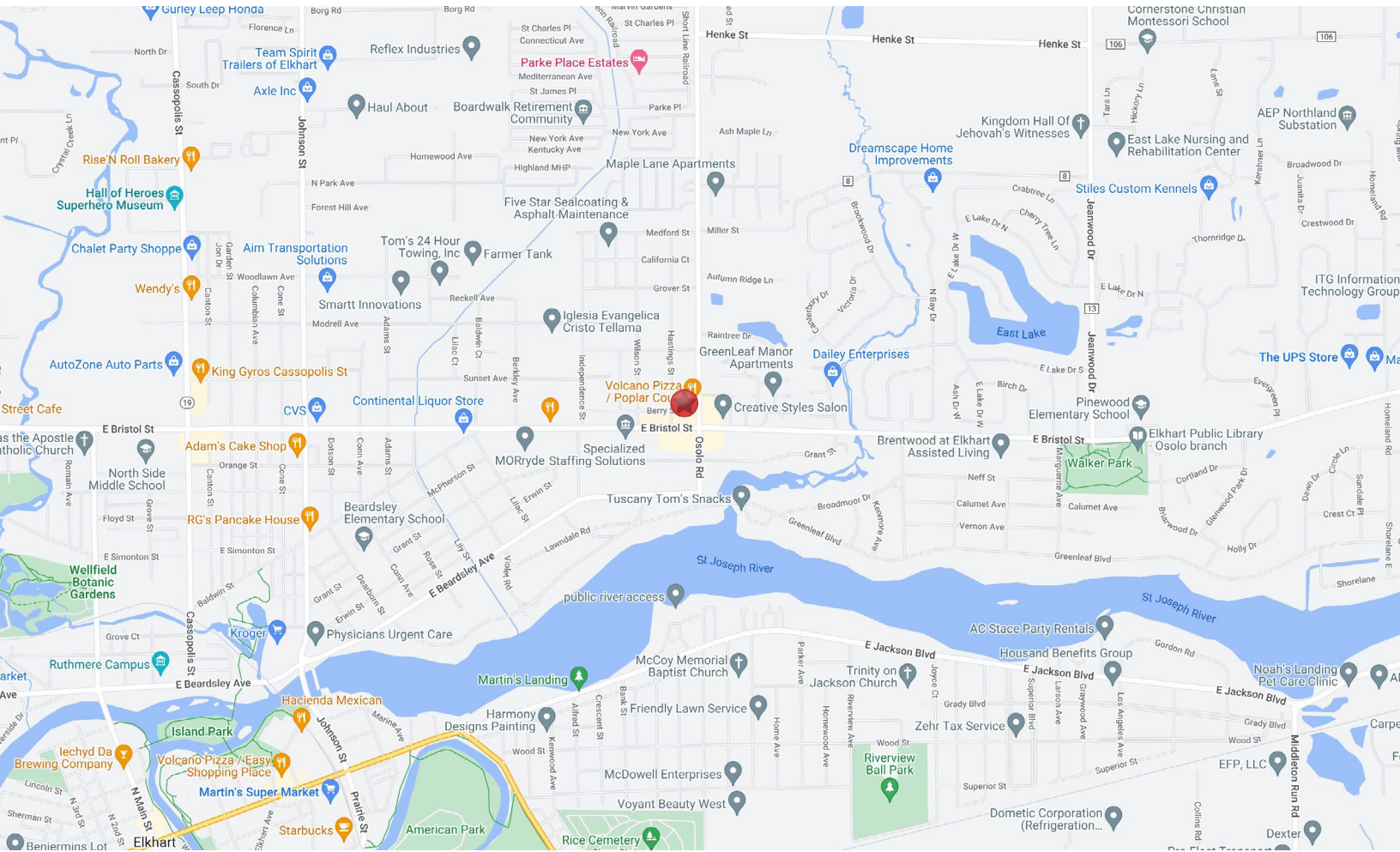
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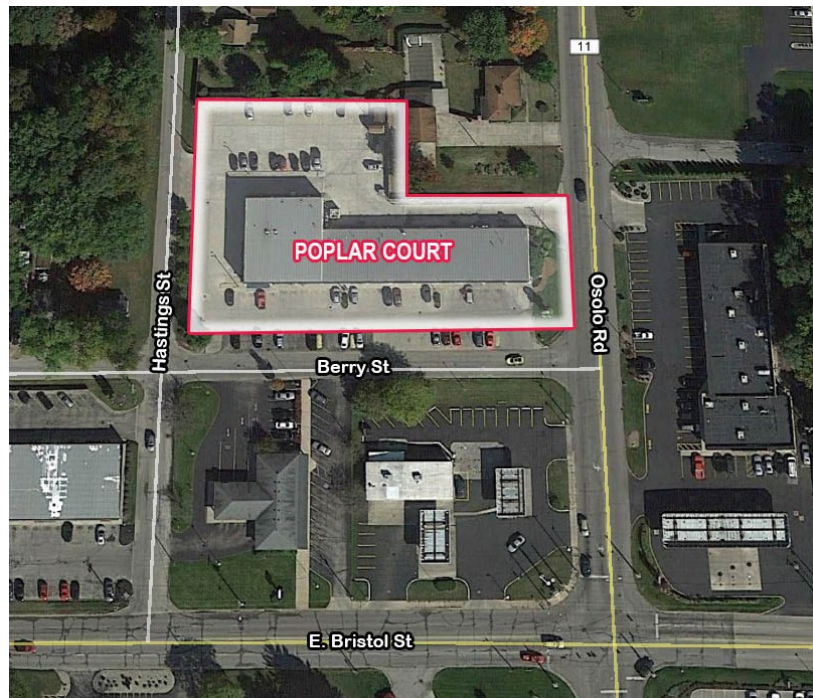
LOCATION OVERVIEW

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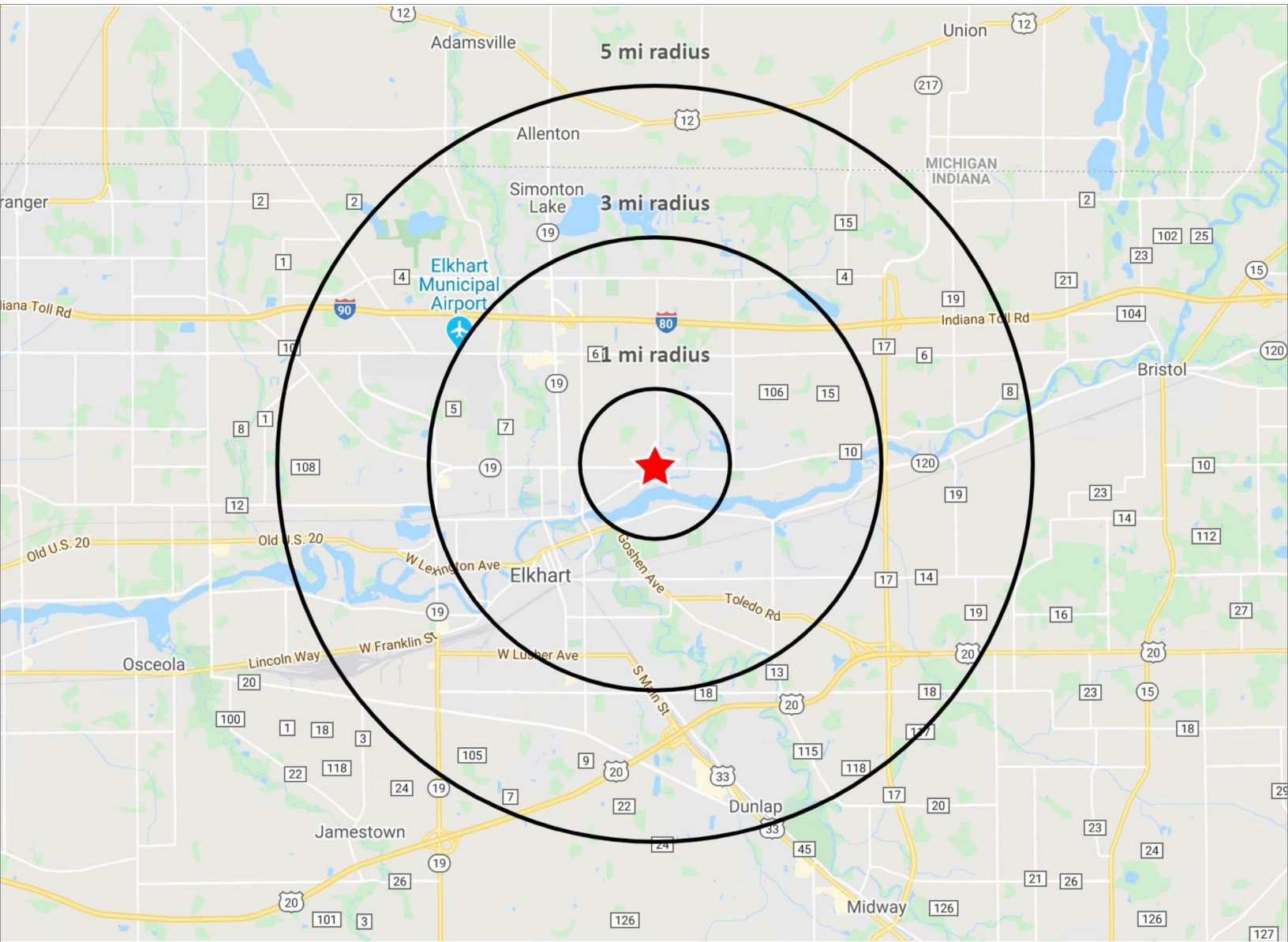
- Poplar Court is located on the northeast side of the Elkhart CBD just one block north of Bristol Street, a highly traveled corridor, surrounded by commercial, retail, service, professional office and residential development.
- This location provides the tenants with great visibility from the road,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



2024 DEMOGRAPHICS

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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