

PROPERTY FOR LEASE

PARKWAY PLAZA

1001 PARKWAY AVENUE

ELKHART, IN 46516



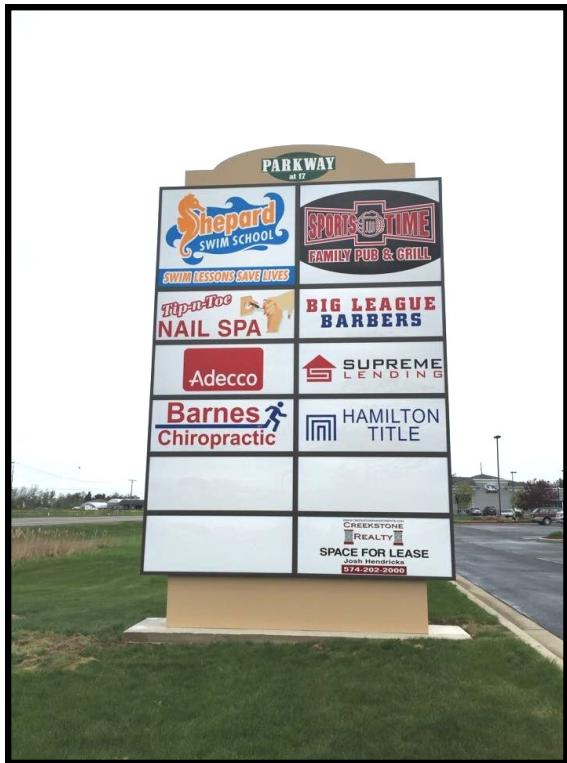
MIXED USE SHOPPING CENTER

PARKWAY @ 17



PROPERTY HIGHLIGHTS

- TOTAL BUILDING—30,813 SF
- FRONTAGE ON CR 17
- AWNING COVERED ENTRANCES
- 5 ACRES
- AMPLE PARKING
- NNN LEASE
- FOR LEASE- \$15 PSF
- NNN \$4.70
(TAX \$2.46, INSURANCE \$.31, COM. EXP. \$1.93)
- MIXED USE-RETAIL/ OFFICE



LOCATION

PARKWAY PLAZA IS LOCATED IN ELKHART COUNTY, INDIANA, WITH FRONTAGE ON CR 17. PARKWAY IS ACCESSED FROM PARKWAY AVENUE. THIS IS LOCATED CONVENIENTLY BETWEEN THE US 20 BYPASS AND THE INDIANA TOLL ROAD. THERE ARE ALSO MAJOR THOROUGHFARES THAT CONNECT TO ELKHART SUCH AS STATE ROAD 120, BRISTOL STREET AND COUNTY ROAD 6.

TO LEARN MORE, PLEASE CONTACT:

JOSH HENDRICKS, BROKER/OWNER
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TOLL FREE: (866) 822-9721
CELL: (574) 202-2000
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RESIDENTIAL & COMMERCIAL SALES
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

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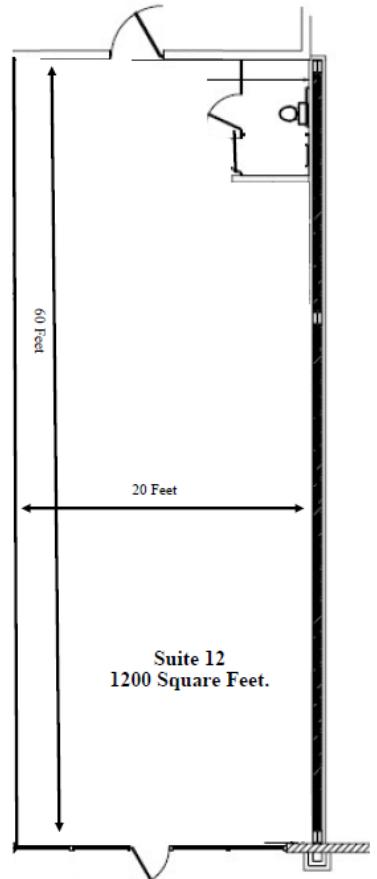
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PROPERTY DETAILS

PARKWAY PLAZA IS HIGHLY VISIBLE AND A VERY POPULAR CENTER THAT IS BUSY AT ALL HOURS OF THE DAY. PARKWAY @ 17 HAS A DIVERSE BLEND OF LOCAL FAVORITES AS TENANTS AS WELL AS NATIONAL CHAINS, INCLUDING SPORTS TIME RESTAURANT. COUNTY ROAD 17 HAS PROVEN TO BE A SUCCESSFUL BUSINESS TRADE AREA. A 15 YEAR PLAN IS IN PLACE TO MAKE THIS AREA VERY ATTRACTIVE TO BUSINESSES INCLUDING RESTAURANTS, HOTELS, AND RETAIL ESTABLISHMENTS. THE AREA AROUND COUNTY ROAD 17 IS SURROUNDED BY RESIDENTIAL LIVING AND THE IMMEDIATE AREA HAS GROWING INDUSTRY. CURRENT TENANTS: HAMILTON TITLE, SUPREME LENDING, BARNES CHIROPRACTIC, SPORTS TIME FAMILY PUB, CHAMPION BARBERS, TIP N TOE, SHEPARD SWIM SCHOOL, CENTURY 21, EDGERTON TRAVEL, COMMUNITY OCCUPATIONAL MEDICINE (OFFICES), ACTIVATE HEALTHCARE AND ADECCO STAFFING.



Drawing may not be to scale and measurements are estimated.

GREAT VISIBILITY & CONVENIENT LOCATION



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