

LEASE

LAND



CASSOPOLIS ST.



CASSOPOLIS ST, ELKHART, IN

PROPERTY OVERVIEW

The Subject Property consists of 1.7 acres of developable land across two parcels with over 650' of frontage along high-traffic Cassopolis St. The parcels sit on the north side of Elkhart, right off of the I80/90 ramp with close proximity to two large scale industrial parks. Situated within a large hospitality park featuring over ten hotels and inns, the site benefits from local traffic and hotel patrons alike. The size of the site allows for creative uses, whether one large scale QSR or two smaller concepts.

PROPERTY HIGHLIGHTS

- Build-to-suit opportunity along high-traffic Cassopolis St
- 1.7 acres of development ready land on the north side of Elkhart's busiest retail corridor
- Site features two parcels with opportunity for multiple developments
- City-served water and sewer

LEASE RATE NEGOTIABLE

Lot Size:	1.7 Acres
Zoning:	NorthPoint PUD (B-3)
Traffic Counts:	15,925 AADT (Cassopolis St)



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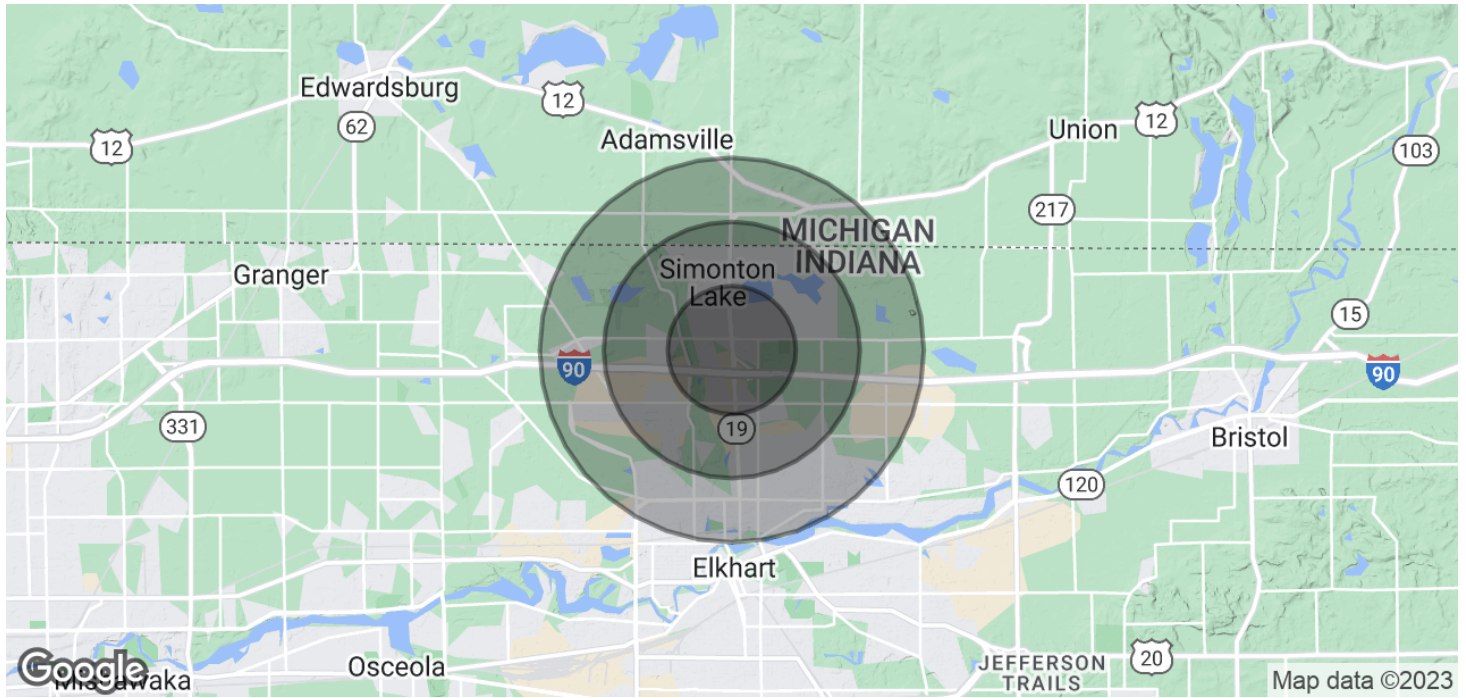
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## CASSOPOLIS ST, ELKHART, IN

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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,460	11,855	23,582
Average Age	44.2	44.1	41.0
Average Age (Male)	46.4	43.0	39.1
Average Age (Female)	41.9	43.7	40.8

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,622	5,607	10,851
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$62,744	\$60,134	\$58,527
Average House Value	\$133,286	\$141,067	\$131,181

\* Demographic data derived from 2020 ACS - US Census

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