



655 County Road 17, Suite 10

Elkhart, IN 46516

Property Overview

655 County Rd 17 is located along one of Elkhart's most active commercial corridors with excellent visibility, access, and high daily traffic counts. The space features high ceilings, a flexible open layout, and monument signage opportunities, making it ideal for retail, showroom, medical, or office use. Positioned near Elkhart's core RV manufacturing and supply hub, this location offers convenience and exposure to a strong daytime workforce and thriving industrial base. Nearby national retailers and new residential developments further enhance the site's appeal for a wide variety of users.

Property Highlights

- Excellent Visibility & Signage** – Prime frontage on CR 17 in between the US 20 Bypass and the 80/90 Toll Road with +monument signage opportunity to capture drive-by traffic
- Strong Industrial & Workforce Proximity** – Located near Elkhart's major RV manufacturers and suppliers, providing access to a large daytime workforce
- Ample On-Site Parking** – Amberwood Terrace includes a large parking lot with easy ingress and egress for customers and employees
- NNN Expenses** – estimated at \$3.95 SF/YR

LEASE RATE

\$10.00 SF/YR (NNN)

Available SF:

4,265 SF

Building Size:

32,974 SF



John Jessen
Managing Director
jjessen@bradleyco.com
574.968.9270

Nikki Nickell
Broker
nnickell@bradleyco.com
574.213.5605

Gage Hudak, CCIM
Senior Vice President
ghudak@bradleyco.com
574.855.5706



GARDEN VILLAGE

Arby's **TACO BELL**

Stack's **BIGGBY COFFEE** **WICH?** **Centier**

Don Jones **PARADISE POOLS**
O'LEARY PAINT **BLOP**

Chalet Party Shoppe **BRUNO'S PIZZA** **SPORTS TIME**

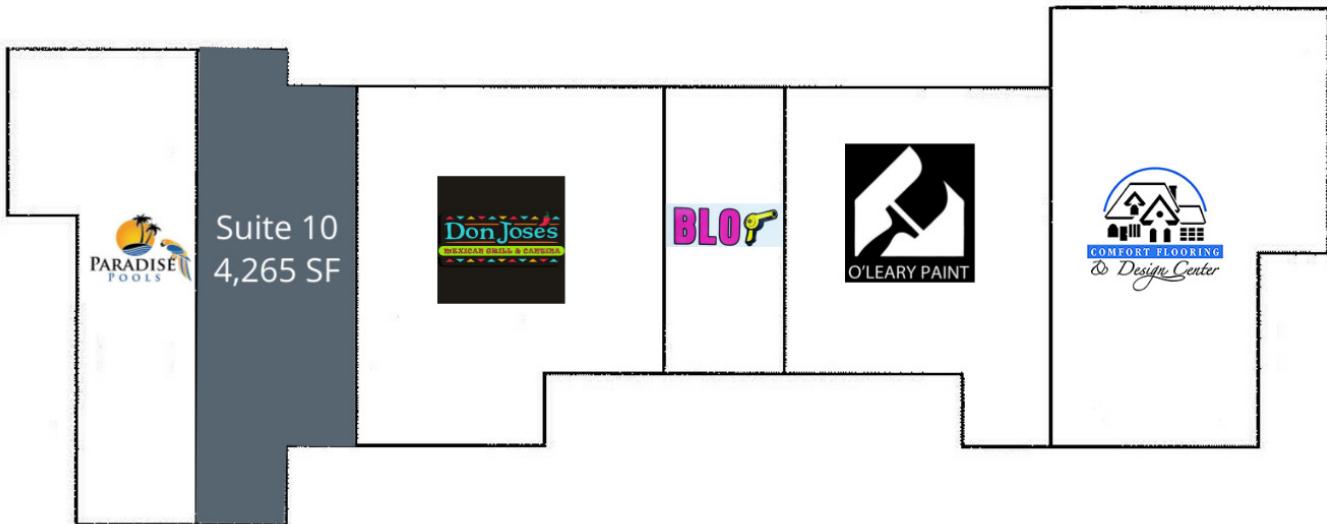
SORG JEWELERS

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	120	9,667	27,822
Total Population	337	25,158	75,280
Average HH Income	\$101,292	\$100,161	\$84,517

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies





Legend

Available

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,265 SF	Lease Rate:	\$10.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
Suite 10	Available	4,265 SF	NNN	\$10.00 SF/yr