



ALLIES  
COMMERCIAL  
REALTY

4 MILES  
FROM



5  
SPACES  
AVAILABLE

FOR LEASE

Elkhart Plaza West

Retail

VIEW THIS  
LISTING ONLINE



1200-1252 N NAPPANEE ST  
ELKHART, IN 46514



ASKING RATE

Ranges from  
\$9.25 - \$12.00 NNN



TRAFFIC COUNT

27,099 VPD ON N NAPPANEE ST  
23,826 VPD ON I-90



PRIME LOCATION

Located 4 miles from I-90

Space 1 SUITE 1210  
8,450 SF

Space 2 SUITE 1230  
2,700 SF

Space 3 SUITE 1238  
1,200 SF

Space 4 SUITE 1242  
3,000 SF

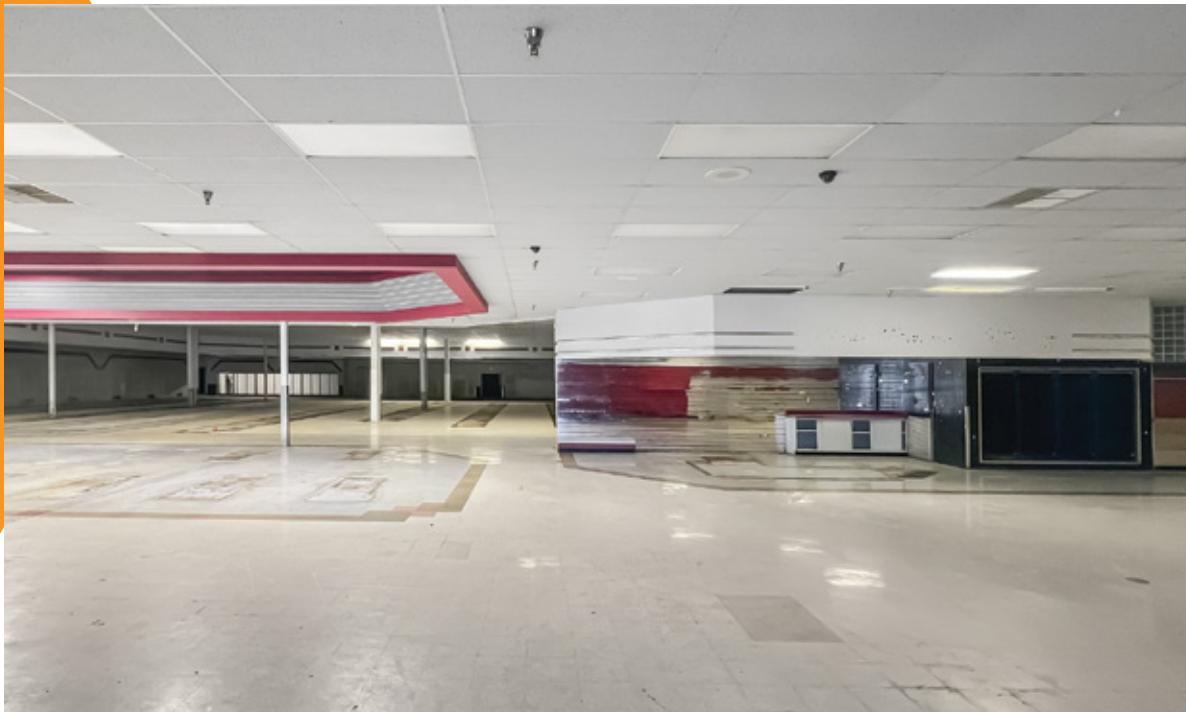
Space 5 SUITE 1244  
1,680 SF



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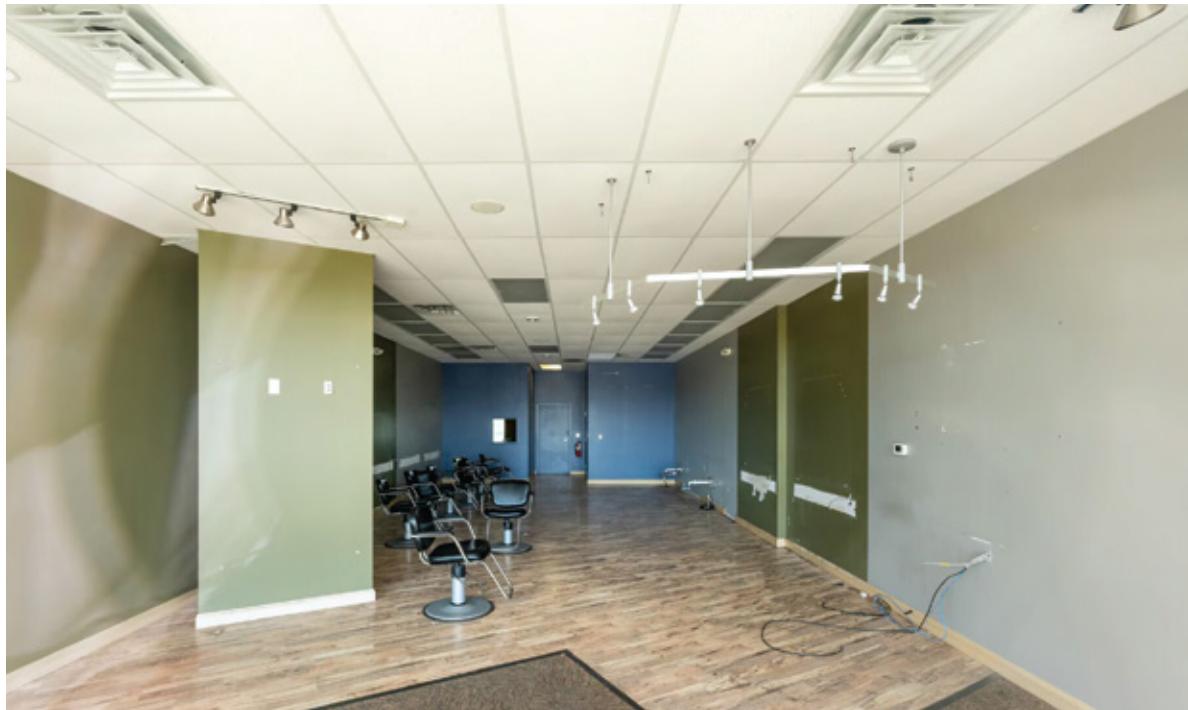
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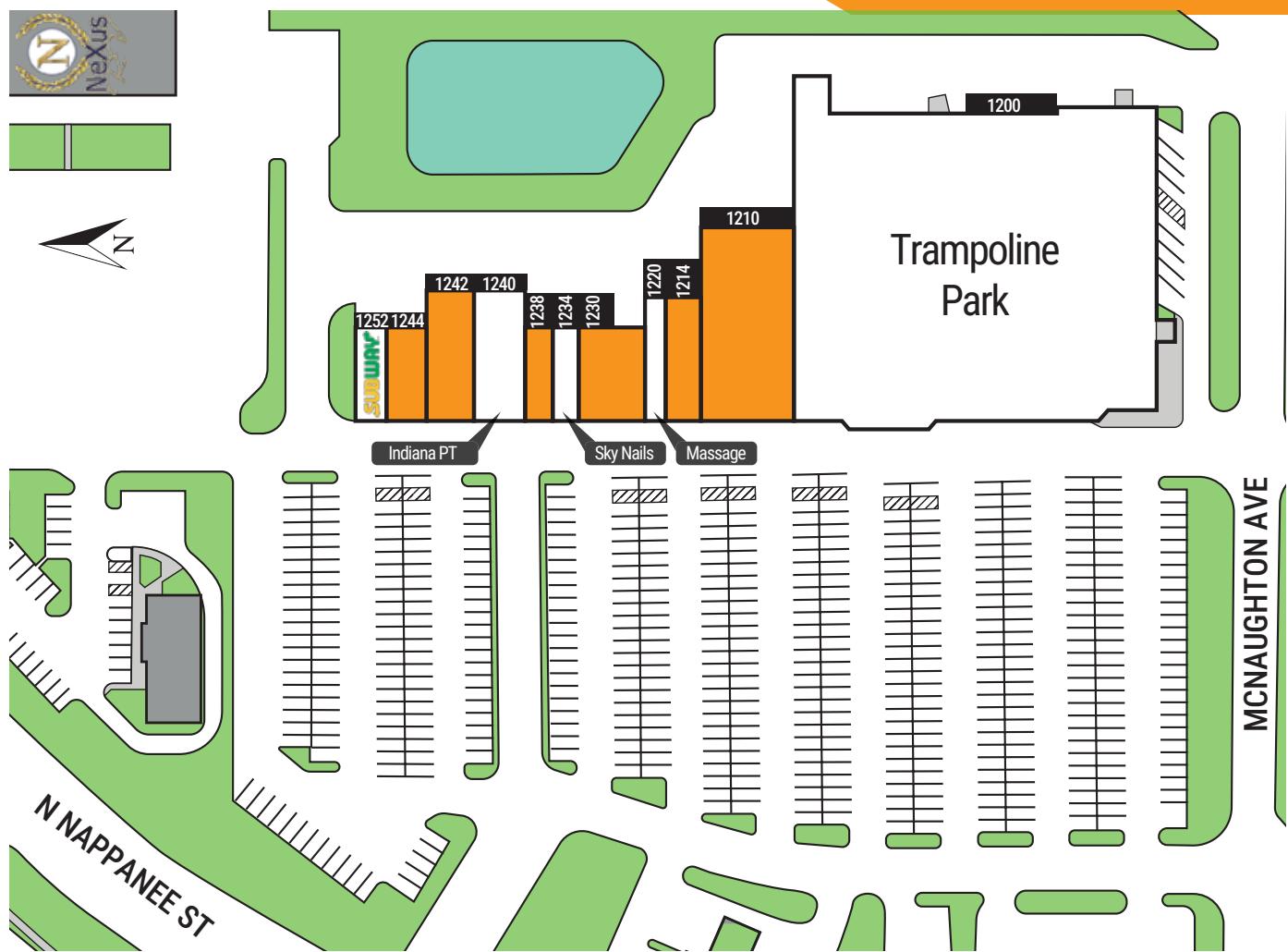
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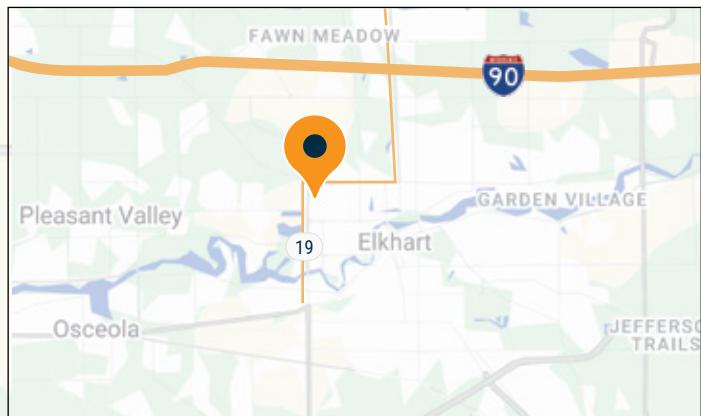
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# SITE MAP & DEMOGRAPHICS



| Area Demographics                       | 1 Mile   | 3 Mile   | 5 Mile   |
|---|----------|----------|----------|
| 2024 Total Population                   | 5,517    | 48,701   | 104,263  |
| Estimated 2029 Population               | 5,502    | 48,830   | 104,121  |
| 2024 Total Households                   | 2,116    | 18,512   | 39,179   |
| Estimated 2029 Households               | 2,121    | 18,680   | 39,413   |
| 2024 Average Household Income           | \$65,533 | \$69,607 | \$78,671 |
| Estimated 2029 Average Household Income | \$76,529 | \$80,939 | \$91,424 |

# LOCATION



**MENARDS**

**LOWE'S**

**Walmart**

**meijer**

**CVS Health.**

**DOLLAR GENERAL**

**Walgreens**

**AutoZone**

**1200-1252 N NAPPANEE ST, ELKHART IN**

**T Mobile**

**jiffylube**

**Kroger**

**O'Reilly  
AUTO PARTS**



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DANIEL SANTANA  
Broker

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