

LAND FOR SALE

US-33/Elkhart Rd
Goshen, IN 46526



2.17 Acres

Sale Price: \$1,200,000



Property Highlights

- Rare, 2.17-acre commercial build-ready site with strong retail synergy
- High visibility and excellent frontage and access to Elkhart Road, a key local connector into Goshen's trade area with 22k+ AADT
- Ideal restaurant/food & beverage or mixed-use commercial development site with significant daytime and evening market potential
- Close proximity to Elkhart County's new Consolidated Courthouse recently completed in Goshen, a modern, 173,000-SF judicial facility with 14+ courtrooms and centralized county services expected to handle more than 44,000 cases annually, increasing local daytime population and visitor activity near the site
- Centralization of county court operations into this new judicial campus has enhanced regional government activity and service traffic, bringing sustained foot and vehicle traffic through the community
- Proximity to existing retail nodes and national tenants and close to major thoroughfares including US-33, CR-17 and SR-15 regional routes into Goshen and Elkhart, supporting vehicular traffic and market reach

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AREA MAP



CHASE **HOBBY LOBBY** **BIG DEAL**
A Liquidation Store

CONCORD BUSINESS PARK

Pizza Hut **Tuffy** **Granma's**
Tire & Auto Service HOUSE OF PANCAKES

goodwill **DISCOUNT TIRE** **Martin's**
Count On Us!

MARATHON **PHILLIPS 66** **KeyBank**

Burlington **Staples** **PAPA JOHN'S** **H&R BLOCK**

Auto Zone **PET SUPPLIES PLUS** **BURGER KING** **Subway** **Lake City Bank**

PANDA **ROSS** **chili's** **DOLLAR TREE** **Steak 'n Shake**
CHINESE RESTAURANT DRESS FOR LESS

SHOE sensation **Panera** **KAY JEWELERS** **GameStop**

CONCORD HIGH SCHOOL **CONCORD INTERMEDIATE SCHOOL** **CONCORD SOUTH SIDE ELEMENTARY**

CONCORD OLD BOW ELEMENTARY

LOWE'S **CHIPOTLE**
RESTAURANT

AMOCO **HYUNDAI-GOSHEN**

STARBUCKS COFFEE **WINGSTON** **meijer**

EVERYBODY'S **everwise**
CREDIT UNION

JJ **Little Caesars** **Great Clips**

TACO BELL **Wendy's** **IHOP**
RESTAURANT

Source Bank **WINGSTON**

Sweet Spot **verizon** **TWICE THE ICE**
ICE HOUSE AMERICA

DAVE'S AUTO REPAIR **Martin's** **TAKE 5** **O'Reilly**
Count On Us! AUTO PARTS

7-ELEVEN **FORENSIC COFFEE COMPANY** **Pizza Hut** **Pride's Express**
CARWASH

Purely Pilates **McDonald's** **BURGER KING** **FAMILY DOLLAR**

Calver's

TARGET **KOHL'S**

petco **ALDI**

Michaels **CVS pharmacy**

INterra **HARBOR FREIGHT**
CREDIT UNION

labcorp

BUFFALO WILD WINGS

Applebee's

PROSECUTING ATTORNEY
ELIZABETH COUNTY INDIANA

planet fitness **THE OFFICE BARN**
OFFICE FURNITURE

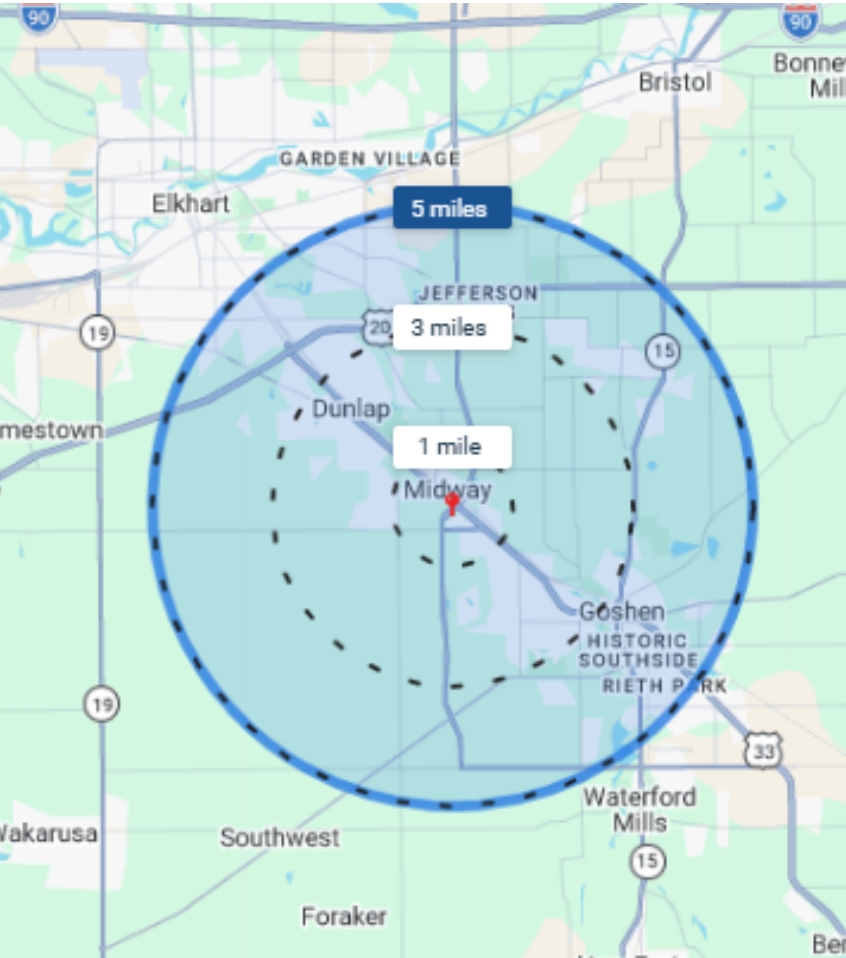
Hoppy's **Speedway** **Kroger** **Kroger FUEL Center** **Wendy's**

POPEYES **ANYTIME FITNESS** **SHERWIN WILLIAMS** **DUCK DONUTS** **DO** **BMV**

W-Pike S



DEMOGRAPHICS



2024 Demographics Goshen, IN			
Radius	1 Mile	3 Mile	5 Mile
Total Population	12,190	54,847	107,929
Median HH Income	\$86,711	\$77,835	\$67,240
Median Age	36.9	34.6	36.5
Total Employees	9,656	41,343	82,681

