

For Lease

Retail Property with 1,680-3,360 SF Available



125 N Main St

Elkhart, IN, 46516

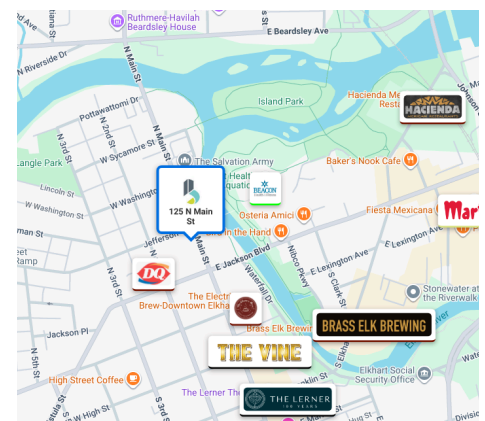
Highlights

- Property is located within the Riverfront Development District, where a future tenant would be eligible for a Riverwalk Liquor License.
- 3,360SF of main retail space with two entrances. Divisible by 1,680SF. Basement on both sides.
- Original tin ceilings, wood flooring and trim.
- Grass courtyard on the south side of the building.
- Located west of the Elkhart Riverwalk and Beacon Health and Wellness Center.
- Within walking distance to many retailers, banks, restaurants, County and City Buildings, Lerner Theatre and more.
- On the Elkhart Urban Trolley bus route.
- Excellent visibility.
- Free standing brick building with endless potential.

Lease Rate \$12 SF/YR (Net)

Available SF 3,360 SF

Lot Size 0.39 AC



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Location Information

Address	125 N Main St
City, State, Zip	Elkhart, IN 46516
County	Elkhart

Building Information

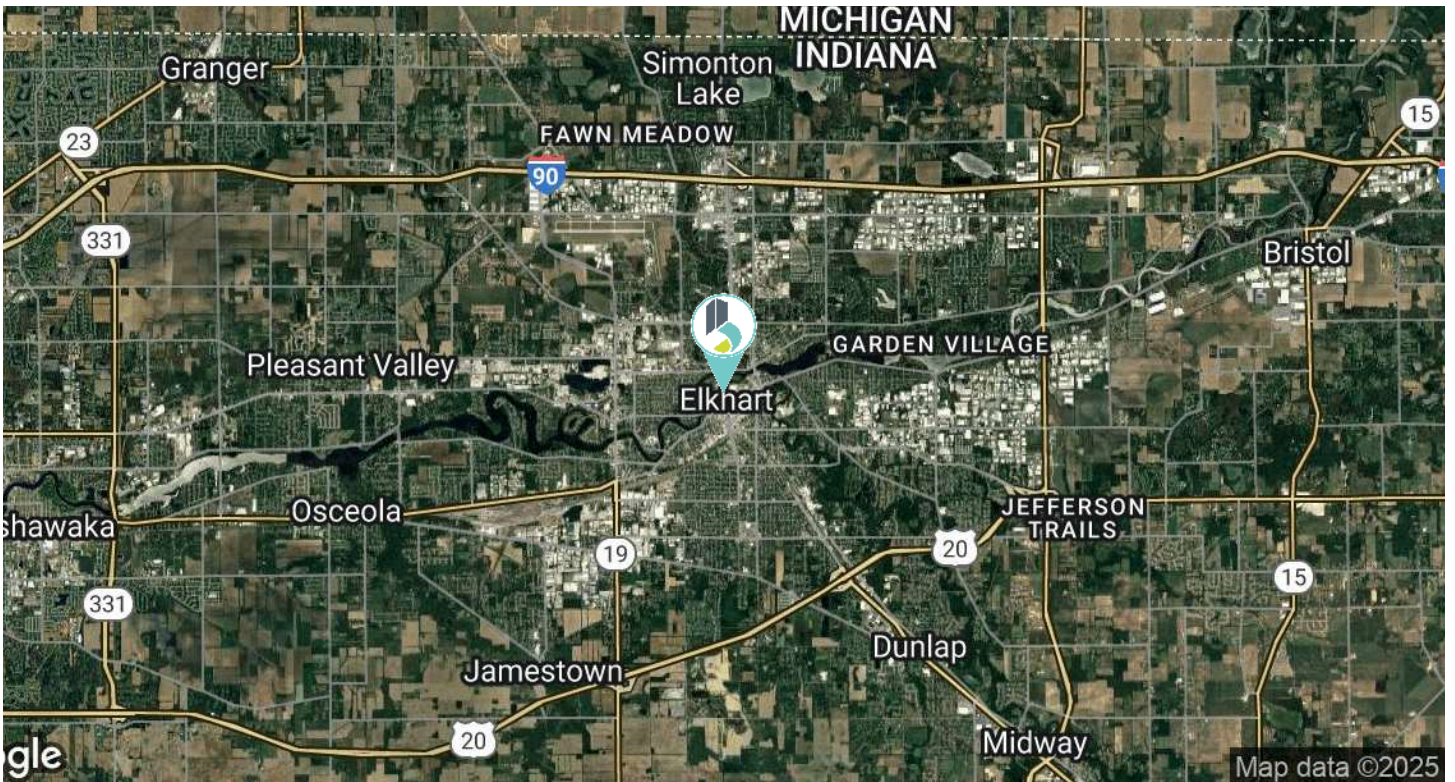
Building Size	10,080 SF
Number of Floors	2
Year Built	1910
Number of Buildings	1

Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	CBD
Lot Size	0.39 AC
APN #	20-06-05-402-013.000-012

Parking & Transportation

Parking Type	Surface
# of Parking Spots	30

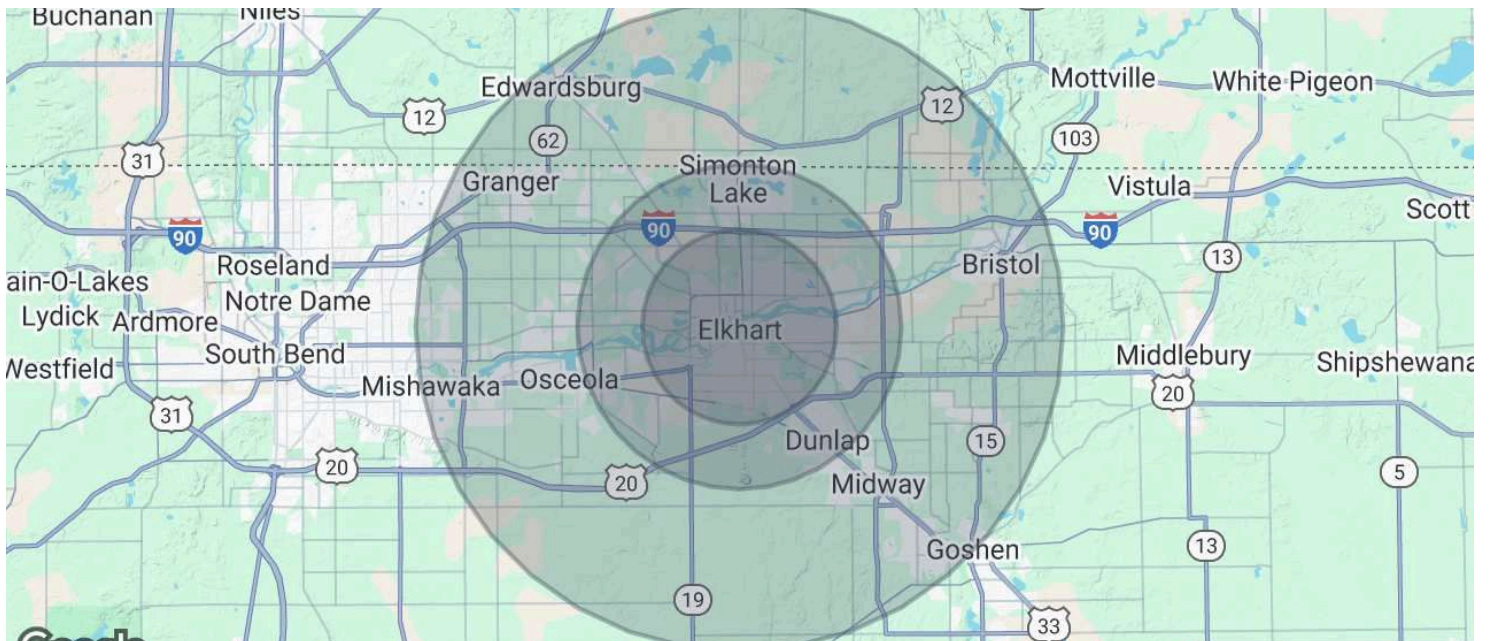


Aerial Map



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Demographics

	1 Mile	3 Miles	5 Miles
Total Population	61,387	96,304	198,108
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40
Total Households	23,147	36,500	73,868
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$66,967	\$75,458	\$89,541
Average House Value	\$185,893	\$213,401	\$243,130