

RETAIL PROPERTY FOR LEASE

4542-4568 Elkhart Rd. | Elkhart, IN 46526



Four Building Center at Signalized Corner

Building Size:	37,286 SF
Available:	Suite 4542-400 - 4,028 SF Suite 4568-500 - 2,800 SF
Land:	5.12 Acre
Zoning:	PUD
Remodeled:	2006
Parking:	Paved On-Site
Lease Rate:	\$12.00 - \$18.00 PSF / YR NNN

[VIEW PROPERTY ONLINE](#)

Details:

Goshen Village Shoppes is a prime retail center strategically located as part of a Meijer shadow-anchored development, offering high visibility and easy access. The center boasts a four-building layout situated at a signalized corner, ensuring maximum exposure to the 17,058 vehicles that pass by daily. Its well-positioned lighted entrance further enhances its accessibility. Tenants include popular brands such as Starbucks, Jimmy John's, Great Clips, AT&T, and Eyemart Express, making it a convenient destination for shopping, dining, and services. The center's proximity to the street and high-traffic location make it an attractive spot for both customers and businesses.



P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [v](#)
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Tim Mehall
Vice President Retail Services, Principal
D 574.485.1516 | C 574.298.0910
tmehall@cressy.com

John Mester
Senior Broker, Retail/Investments
D 574.485.1501 | C 574.274.7675
jmester@cressy.com

EXTERIOR PHOTOS

RETAIL PROPERTY FOR LEASE

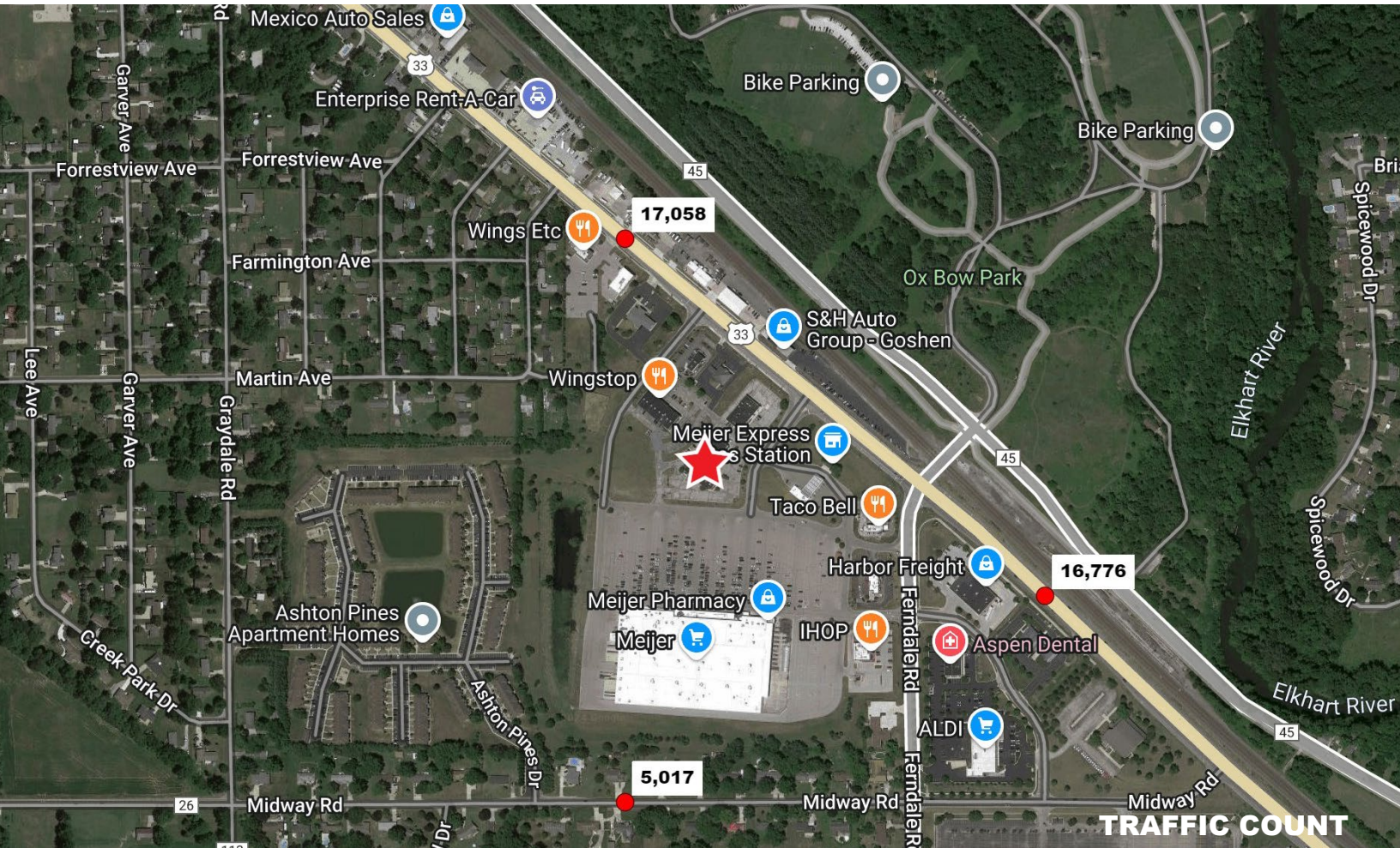
4542-4568 Elkhart Rd. | Elkhart, IN 46526



LOCATION OVERVIEW

RETAIL PROPERTY FOR LEASE

4542-4568 Elkhart Rd. | Elkhart, IN 46526



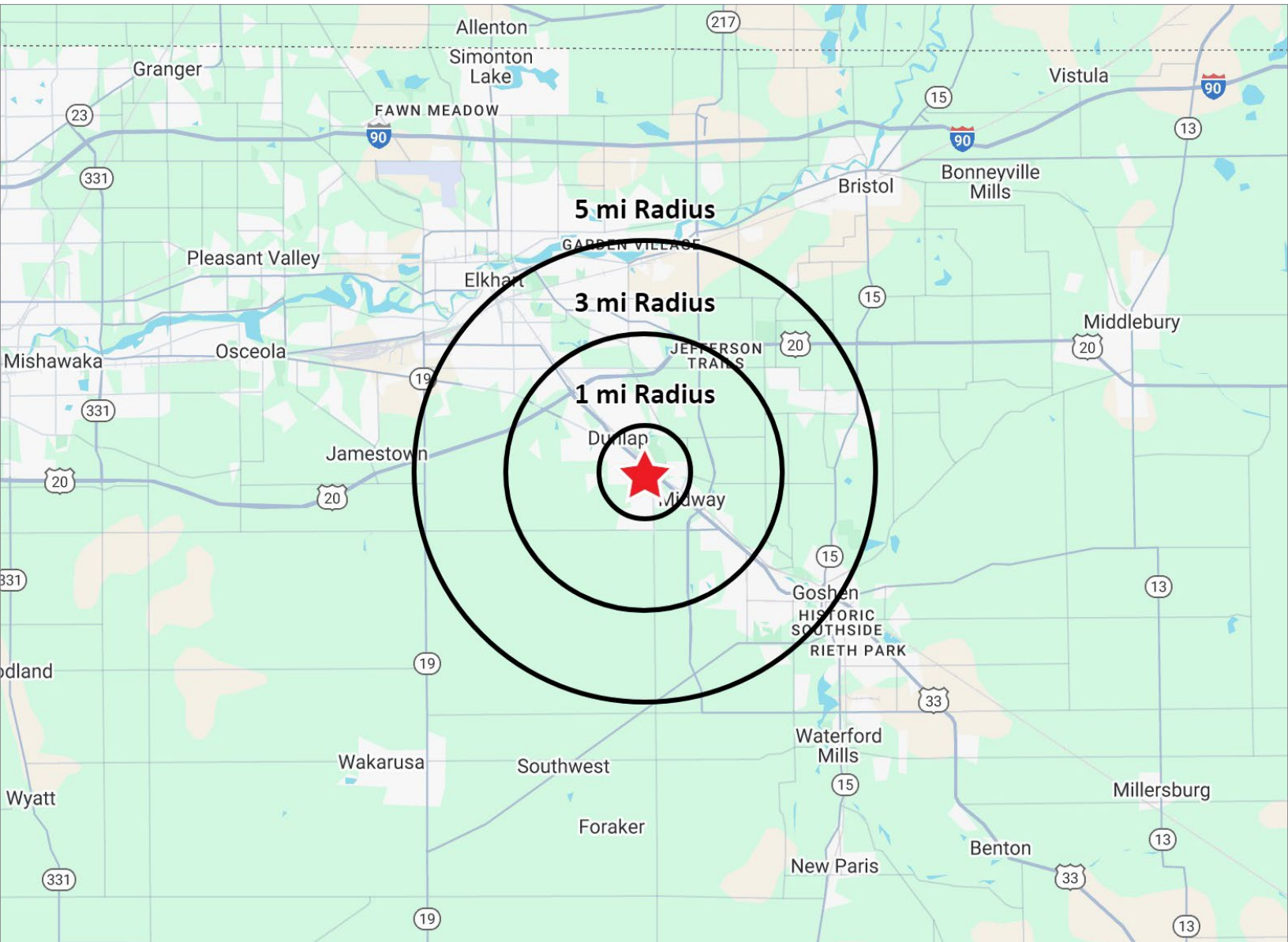
Located on US 33 in Goshen, just 1/2 block west of the southwest corner, this prime commercial site is surrounded by a high-traffic area with a diverse and expansive trade area. The location is strategically positioned near major national retailers, including Meijer, Kohl's, Target, Walmart, and Lowe's, drawing significant customer traffic from Goshen, Elkhart, and the surrounding communities. The area boasts a strong commercial presence, offering ample opportunities for businesses to thrive in a bustling retail hub with a broad consumer base.



2024 DEMOGRAPHICS

RETAIL PROPERTY FOR LEASE

4542-4568 Elkhart Rd. | Elkhart, IN 46526



POPULATION

1 MILE	3,789
3 MILE	24,235
5 MILE	74,034



NUMBER OF HOUSEHOLDS

1 MILE	1,086
3 MILE	6,089
5 MILE	16,717



AVERAGE HOUSEHOLD INCOME

1 MILE	\$100,374
3 MILE	\$92,087
5 MILE	\$84,923



MEDIAN HOME VALUE

1 MILE	\$164,757
3 MILE	\$184,316
5 MILE	\$188,054



is the Global Brokerage Division
of Cressy Commercial Real Estate.

Tim Mehall
Vice President Retail Services, Principal
D 574.485.1516 | C 574.298.0910 | tmehall@cressy.com

John Mester
Senior Broker, Retail/Investments
D 574.485.1501 | C 574.274.7675 | jmester@cressy.com