



2310 W Lexington Ave

Elkhart, IN 46514

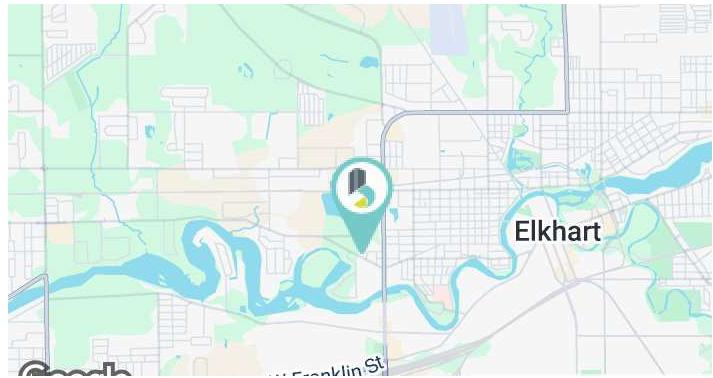
Property Highlights

- Includes reception area, conference room, multiple private offices, open workspaces, and breakroom—ideal for a variety of professional uses
- High-visibility signage along Lexington Avenue with easy access from Elkhart and neighboring St. Joseph County
- Large surface lot provides convenient on-site parking for staff and visitors
- Priced attractively to offer a low barrier to entry for owner-users or investors
- Well-maintained building with the opportunity to modernize interior finishes to suit buyer preferences
- Neighboring Parcel Available: Adjacent parcel to the east is also available for sale.

SALE PRICE

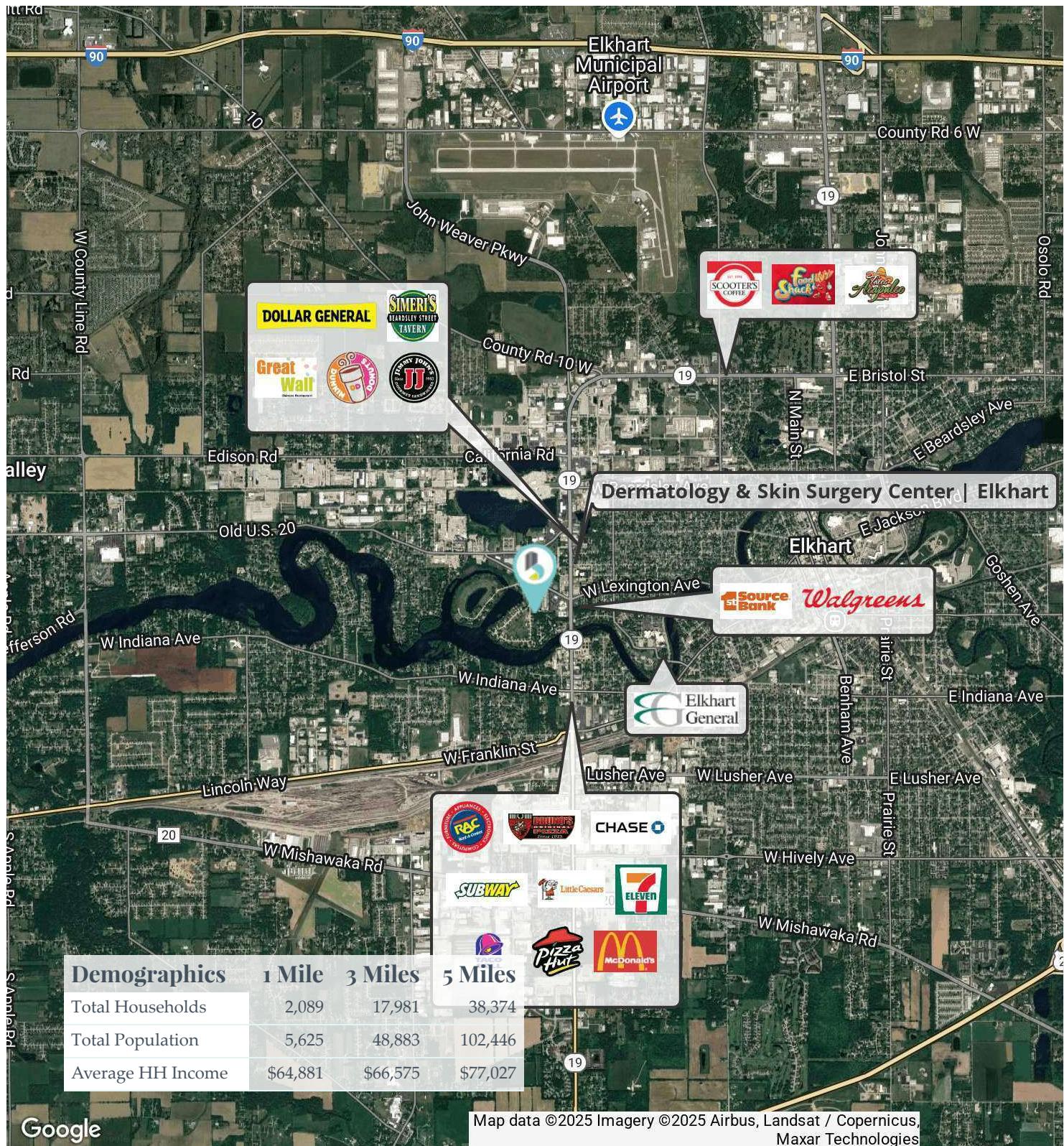
\$350,000

Lot Size:	0.93 Acres
Building Size:	4,419 SF
Traffic Counts:	ADT 10,810 - W Lexington Ave



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Demographics

	1 Mile	3 Miles
Total Households	2,089	17,981
Total Population	5,625	48,883
Average HH Income	\$64,881	\$66,575

5 Miles

RAC	PEPPERMINT	CHASE
SUBWAY	Little Caesars	7-ELEVEN
TACO BELL	Pizza Hut	McDonald's

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Dermatology & Skin Surgery Center | Elkhart

Retailers in the Area:

- DOLLAR GENERAL
- SIMERI'S HARBOUR STREET TAVERN
- Great Wall
- COFFEE
- JJ
- SCOOTERS COFFEE
- Family Fun & Snack
- Tacos & Margaritas
- 1st Source Bank
- Walgreens
- Elkhart General
- RAC
- PEPPERMINT
- CHASE
- SUBWAY
- Little Caesars
- 7-ELEVEN
- TACO BELL
- Pizza Hut
- McDonald's

