



**OFFERING
MEMORANDUM**

**107 Northpointe Blvd
Elkhart, IN 46514**





PROPERTY SUMMARY

107 NORTHPOINTE BLVD, ELKHART, IN 46514



PRICE: \$1,500,000

5,264 SF

0.89 ACRES

- Existing Perkins turnkey operation, on pace for \$1.6 million in sales in 2025, with the opportunity to acquire both real estate and business in one acquisition. A strategic investment for hospitality buyer or restaurateur, combining real estate value and ongoing cash-flow from an established business in a high-traffic node.
- Excellent visibility & access, located just off the I-80 / I-90 (Indiana Toll Road) Exit 92 interchange with strong traffic from regional travelers.
- Large, well-positioned site featuring a prominent 5,264 SF freestanding restaurant building on 0.89 acres, with a large pylon sign, ideal for conversion or continued use.
- Perkins franchise agreement runs through 2026 and can be renewed or allowed to lapse, providing flexibility for new owners. Local management and staff can stay in place permanently or through transition period to assure seamless continued operations.
- Highly synergistic hospitality environment: surrounded by numerous hotels, including the nearby Hampton Inn, Microtel Inn & Suites, Staybridge Suites, Four Points by Sheraton, Fairfield Inn & Suites, Hilton Garden Inn, Holiday Inn Express and Tru by Hilton.
- Ample parking backed by high-volume traffic from both toll-road users and local shoppers.



PHOTOS

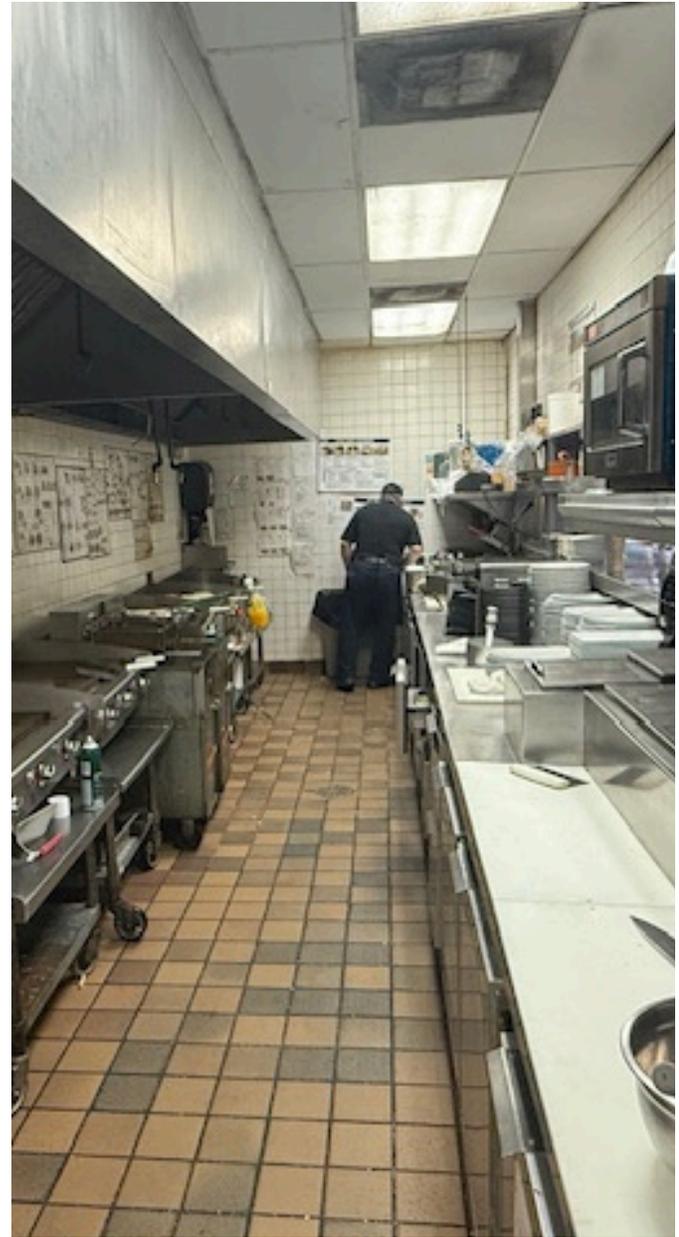
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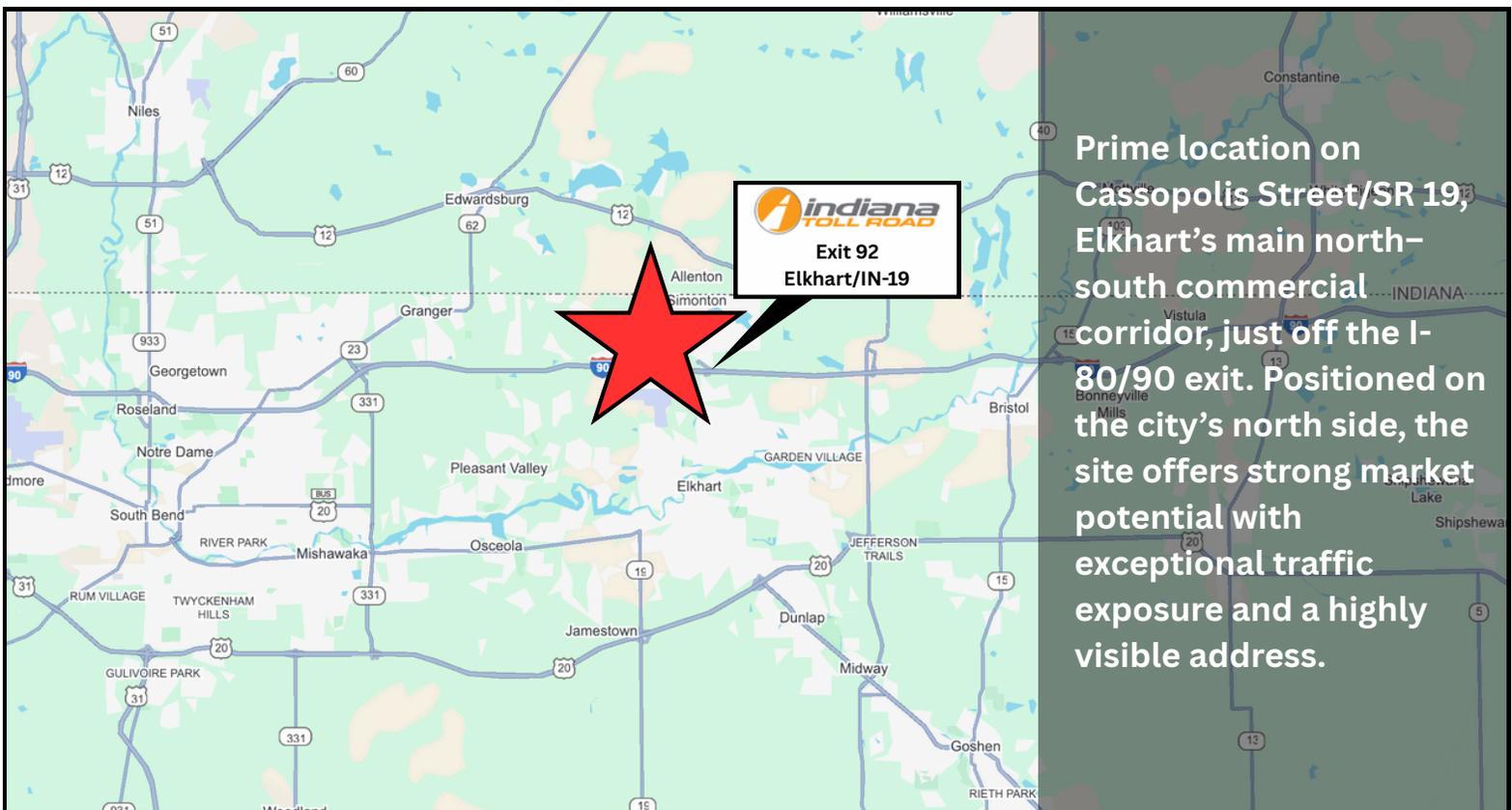


DEMOGRAPHICS

107 NORTHPOINTE BLVD, ELKHART, IN 46514

2025 Demographics | Elkhart County

Population	208,100
Households	75,772
Average Household Income	\$93,948
Median Age	34.8
Average Commute Time	17.8 Minutes
Total Businesses	8,382
Unemployment Rate	2.7%
Median Home Value	\$217,222





AREA MAP

107 NORTHPOINTE BLVD, ELKHART, IN 46514





CONTACT

107 NORTHPOINTE BLVD, ELKHART, IN 46514

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