

**RETAIL****FOR LEASE**

Suites Available In Goshen's Prime Retail Corridor

Goshen Commons is a well-positioned neighborhood shopping center located along Lincolnway East (US 33), one of Goshen's primary retail corridors. The center offers strong visibility, easy access, and ample parking, and is home to a complementary mix of retail, medical, and service-oriented tenants that drive consistent daily traffic. Property benefits from a stable trade area and serves as a convenient destination for everyday goods and services.

Property Highlights

- ▶ Two suites available
- ▶ Suite 2014-2 is a 9,587 SF former Sears that comes fully sprinklered and has an open layout
- ▶ Suite 2026 is 1,081 SF of shell space ready for tenant buildout
- ▶ Easy access to I-80/90 and surrounding areas
- ▶ Strong daily traffic allowing for high visibility
- ▶ **FOR LEASE: \$11.00/SF/Yr NNN**

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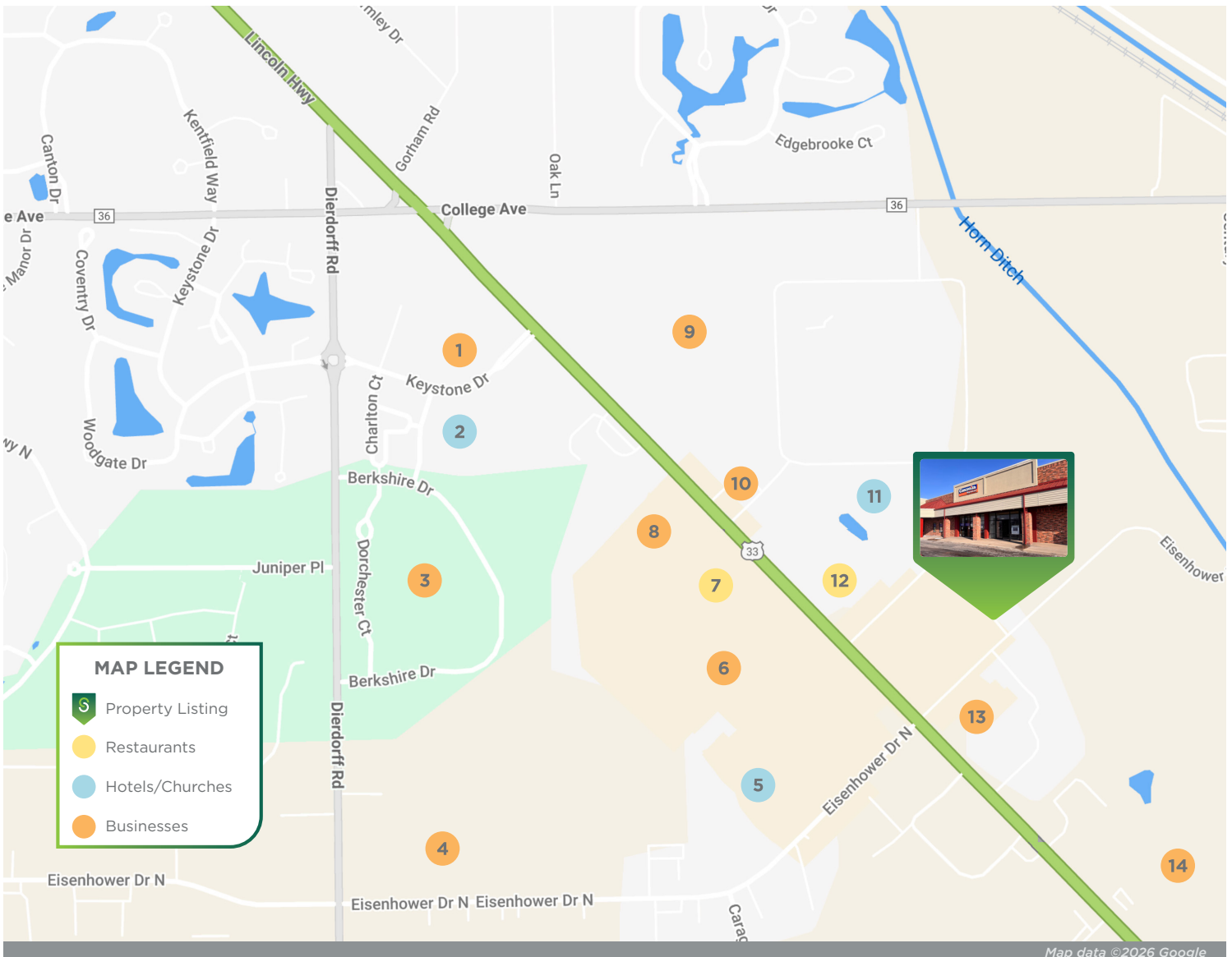
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Goshen Commons I

2008-2028 Lincolnway East

Goshen, IN 46528



Excellent Location

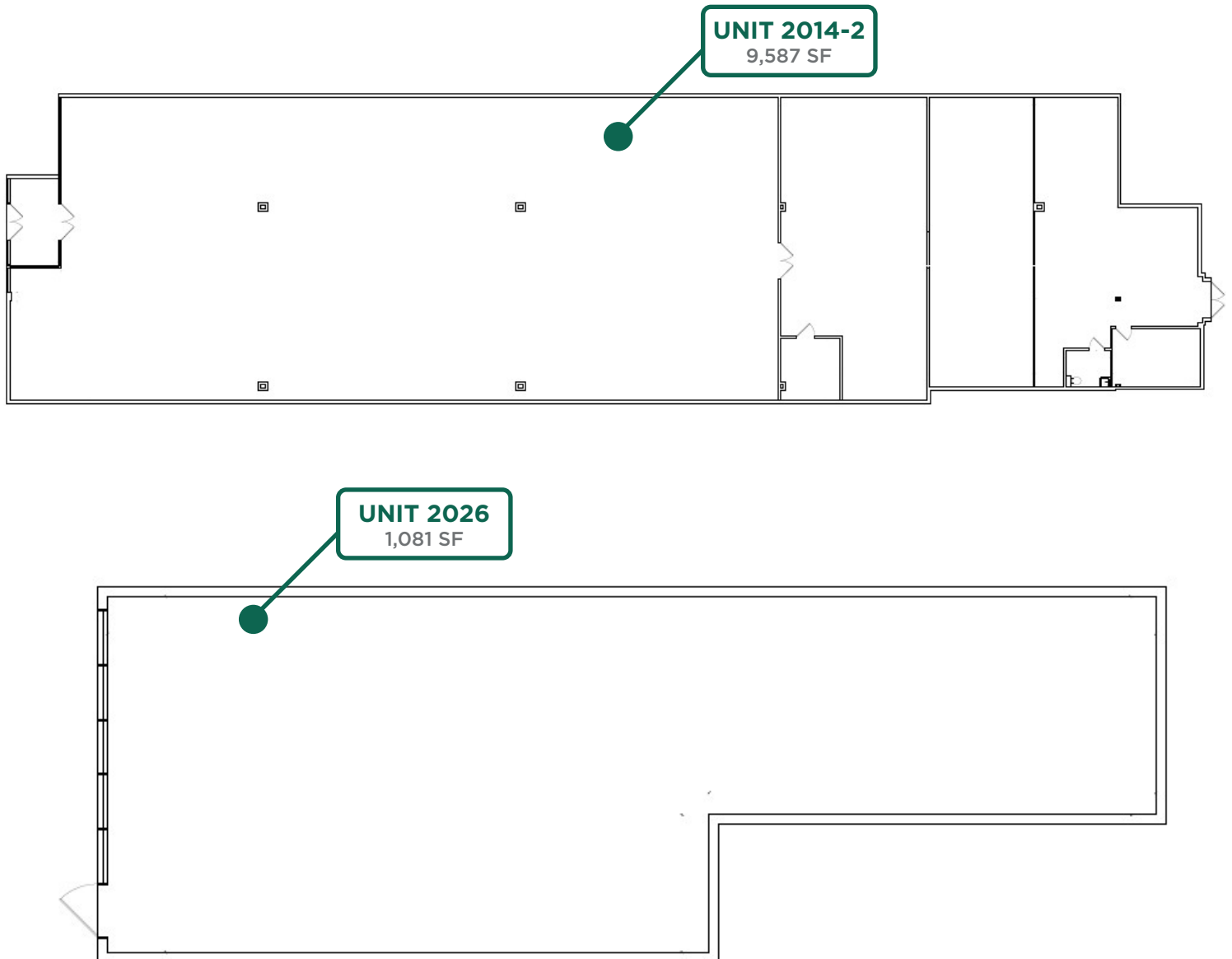
Located on Lincolnway East, one of Goshen's busiest corridors, this property offers excellent exposure to local and regional traffic. The area has a strong mix of retail, service, and hospitality, providing a built-in customer base and consistent foot traffic.

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|---|-----------------------------------|---------------------------|
| 1. Walgreens | 5. Maple City Chapel | 10. Speedway |
| 2. Fairfield by Marriott Inn & Suites | 6. Menards | 11. Hampton Inn |
| 3. Keystone Square Medical Office Park | 7. Burger King | 12. Dunkin' Donuts |
| 4. Goshen Storage Center | 8. Goodwill | 13. Aldi |
| | 9. Majestic Care of Goshen | 14. Walmart |
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Goshen Commons I
2008-2028 Lincolnway East
Goshen, IN 46528

Available Units



Floor plan may not be to scale. Contact broker for detailed floor plan.

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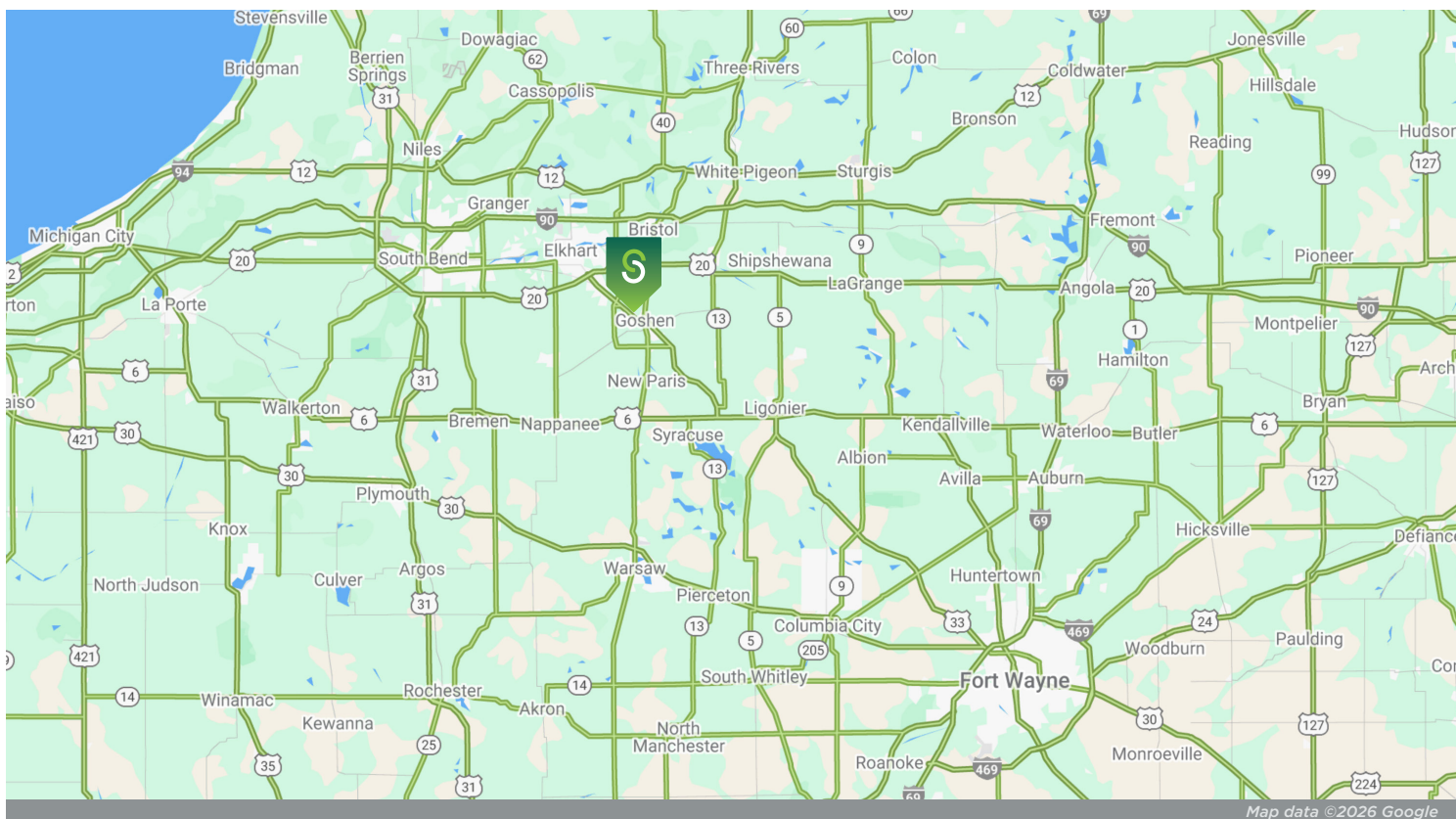
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Goshen Commons I

2008-2028 Lincolnway East
Goshen, IN 46528

PROPERTY INFORMATION

Address	2008-2028 Lincolnway E
City, State, Zip	Goshen, IN 46528
County	Elkhart
Township	Elkhart
Parcel Number	20-11-23-276-018.000-015 20-11-23-276-022.000-015



LEASE INFORMATION

Lease Rate & Type	\$11.00 SF/Yr NNN
Terms	3 years minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	65,753 SF	
Total Available	10,668 RSF	
Max Contiguous	9,587 RSF	
Units Available	RSF	Monthly Rate
• 2014-2	9,587	\$8,788.08
• 2026	1,081	\$990.91

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Goshen City Utilities

SITE DATA

Site Acreage	9.22 AC
Zoning	B4 - Central Business District
Parking	Surface

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail
Year Built	Bldg. 1 - 1988 & Bldg. 2 - 2005
# of Stories	1
Construction Type	Wood frame
Roof	TPO
Heating	Suite 2014-2 RTU Suite 2026 - n/a
A/C	Suite 2014-2 RTU Suite 2026 - n/a
Sprinkler	Suite 2014-2 - Yes Suite 2026 - No
Signage	Pylon/façade

ADDITIONAL INFORMATION

- Prime location on Lincolnway East (US 33) with high visibility
- Multiple suite sizes available

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