

RETAIL PROPERTY FOR LEASE

4542-4568 Elkhart Rd. | Elkhart, IN 46526



Four Building Center at Signalized Corner

Building Size:	37,286 SF
Available:	Suite 400 - 4,028 SF (Includes full kitchen) Suite 500 - 2,800 SF (Showroom retail space) Suite 1200 - 4,550 SF (Endcap)
Land:	5.12 Acre
Zoning:	PUD
Remodeled:	2006
Parking:	Paved On-Site
Lease Rate:	Suite 400 - \$12.00 PSF NNN Suite 500 - \$18.00 PSF NNN Suite 1200 - \$24.00 PSF NNN

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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.

Suite 400 is a 4,028 SF space featuring a full kitchen, making it well suited for restaurant or food service use.

Suite 500 is 2,800 SF and features a recently refreshed open showroom retail space.

Suite 1200 is a 4,550 SF endcap space with high visibility along US-33 and strong street presence. Formerly a restaurant, it offers existing infrastructure and patio seating, making it ideal for food, beverage, or high-exposure retail use.



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EXTERIOR PHOTOS

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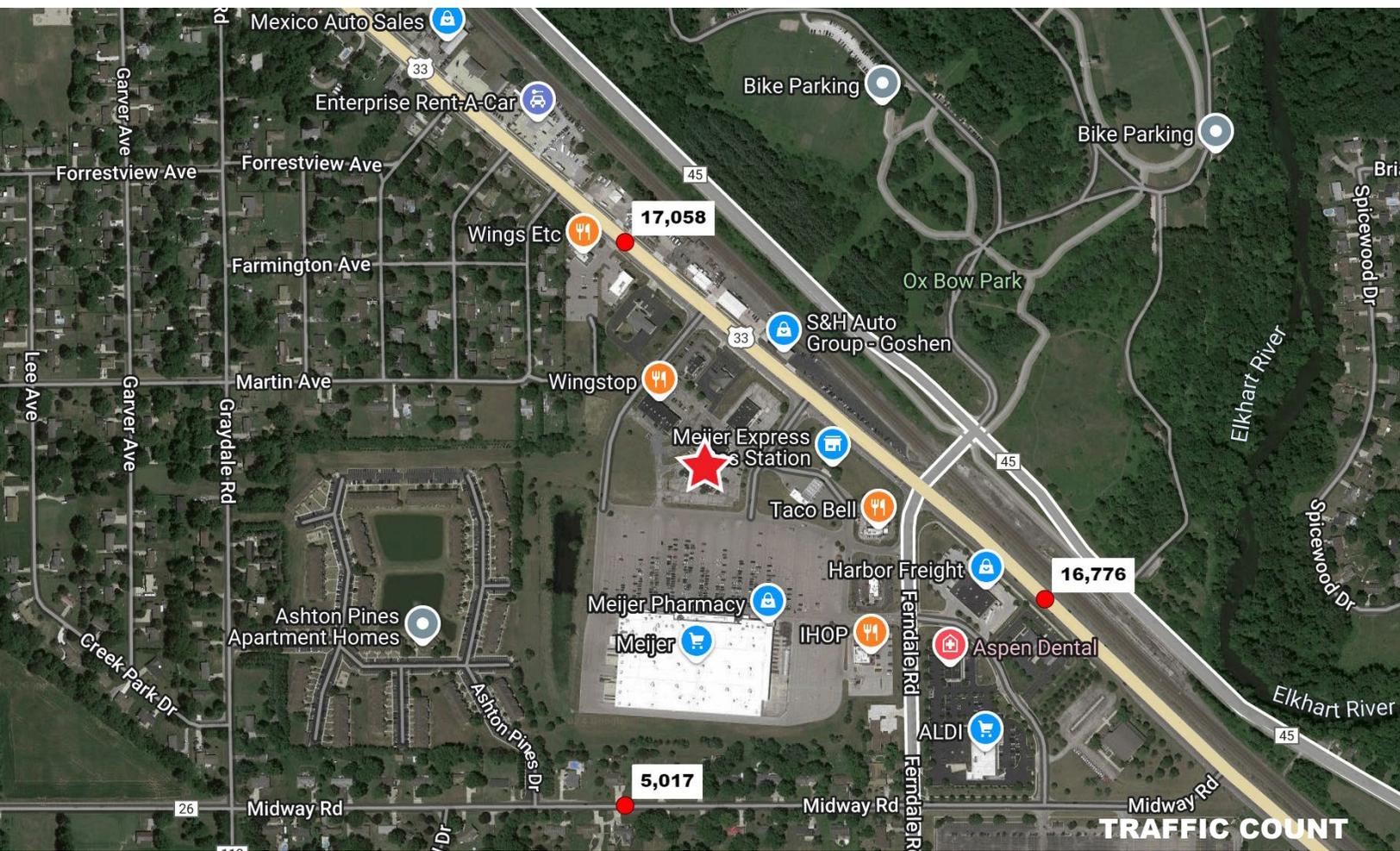
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LOCATION OVERVIEW

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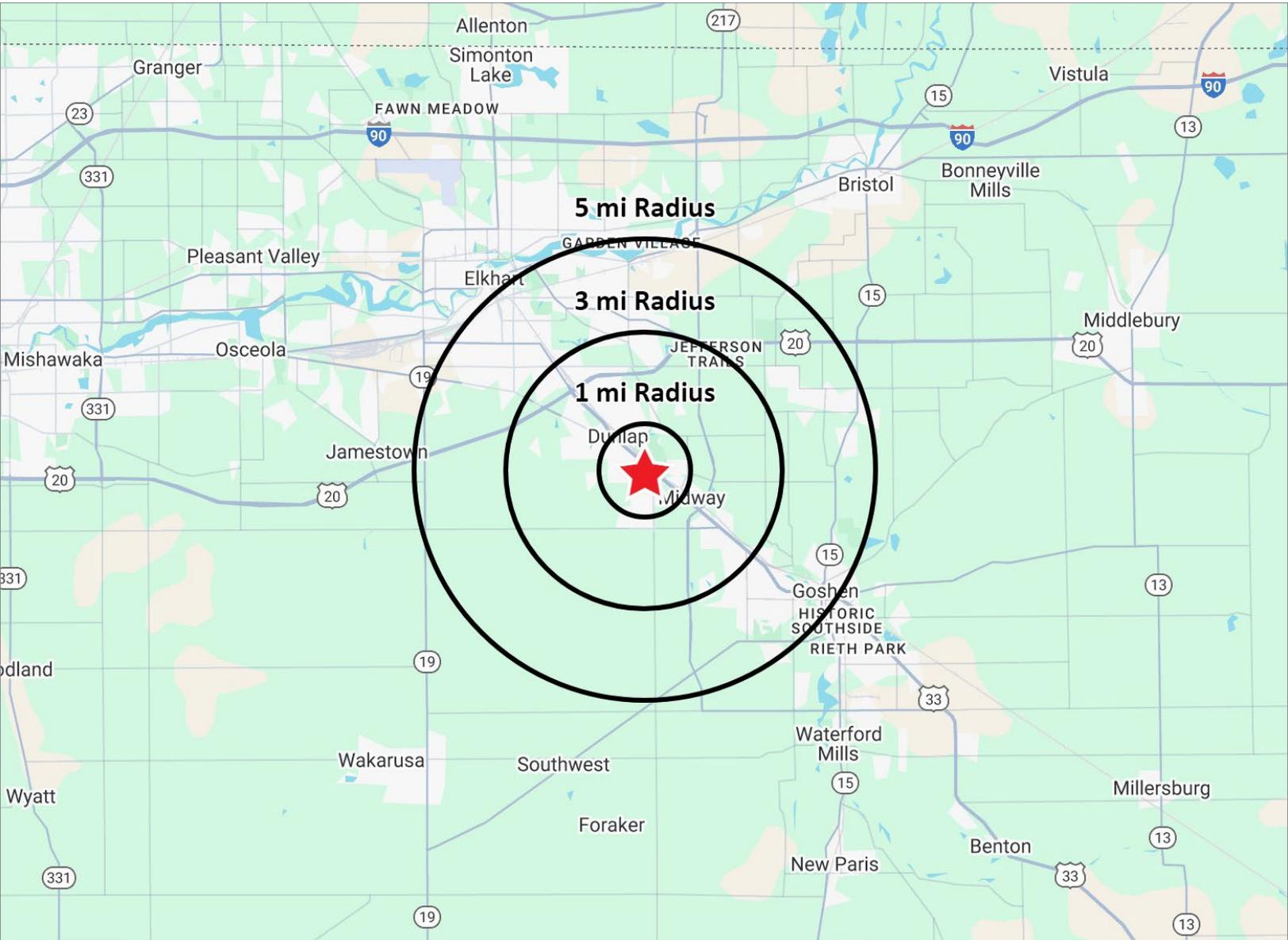
Located on US 33 in Goshen, just 1/2 block west of the southwest corner, this prime commercial site is surrounded by a high-traffic area with a diverse and expansive trade area. The location is strategically positioned near major national retailers, including Meijer, Kohl's, Target, Walmart, and Lowe's, 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.



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POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	3,924
3 MILE	23,755
5 MILE	74,020

1 MILE	1,088
3 MILE	5,871
5 MILE	16,331

1 MILE	\$117,329
3 MILE	\$98,418
5 MILE	\$86,757

1 MILE	\$200,008
3 MILE	\$204,921
5 MILE	\$199,418