

OFFICE/RETAIL SPACE FOR LEASE

2930 S. Nappanee St. | Elkhart, IN 46517



1,000 SF - 6,147 SF Office/ Retail Space for Lease Great Tenant Mix

Building:	26,535 SF
Available:	1,000 SF - 6,147 SF
Land:	2.47 Acres
Zoning:	B-3
Parking:	94 Spaces
HVAC:	Full Air Conditioned
Utilities:	Municipal
Lease Rate:	\$5.00 - \$7.00 PSF NNN
CAM:	\$1.20 PSF

Details:

Mixed-use commercial building available for lease. 1,000 SF - 6,147 SF currently available for retail or office use. Join several quality long term tenants including Everwise Credit Union, Core Fit Physical Therapy, Mancino's Pizza & Grinders and Allstate Insurance. Great traffic counts & visibility along a busy corner of SR 19 & Mishawaka Road. Excellent parking space with 94 spaces. Recent improvements include new roofing, new electrical service, new lighting, new A/C units. Has 3-Phase power. Municipal utilities. Zoning is B-3 Service Business District. CAM is approximately \$1.20/sq.ft./year. Available immediately.

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NAI Cressy

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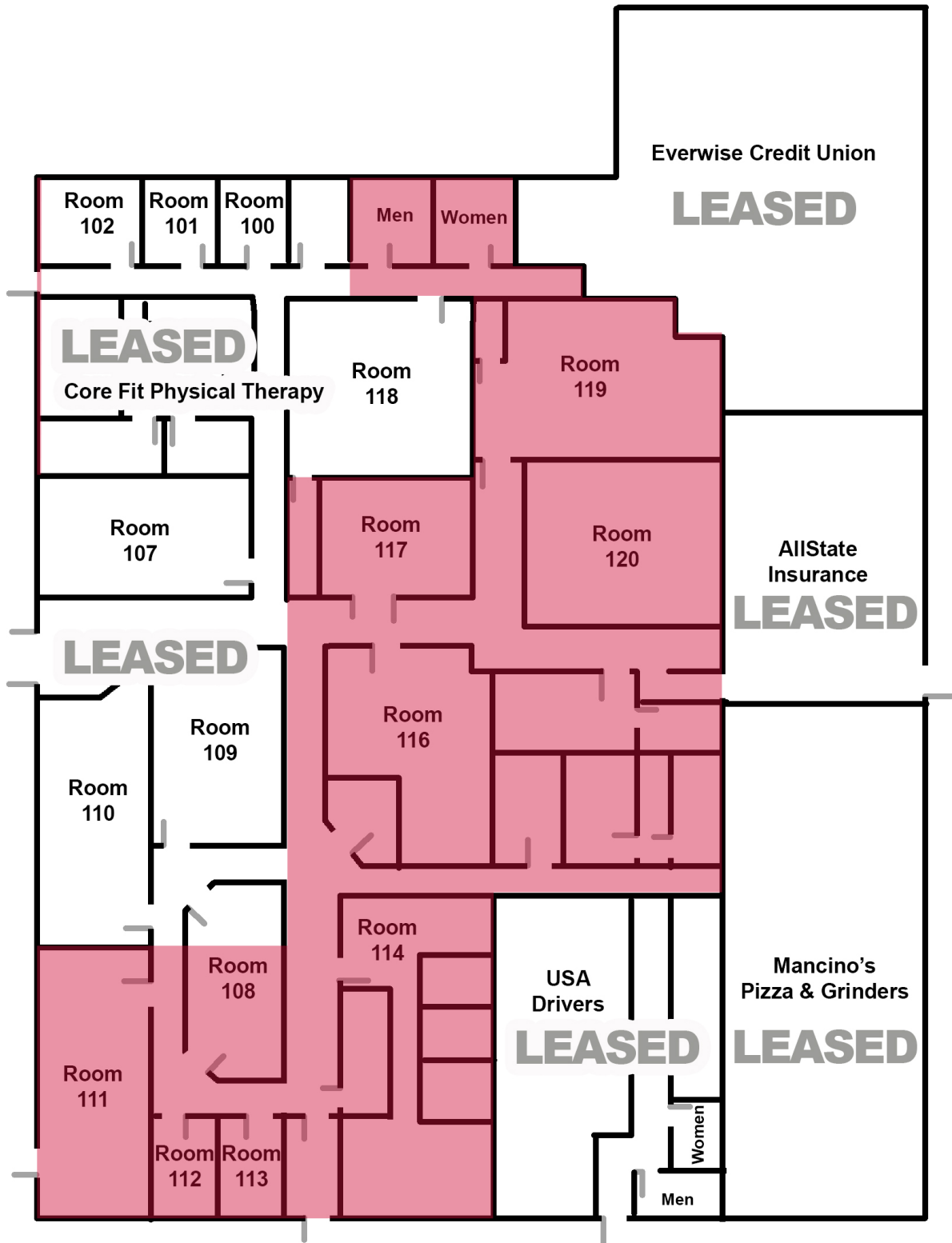
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PROPERTY PHOTOS

OFFICE/RETAIL SPACE FOR LEASE

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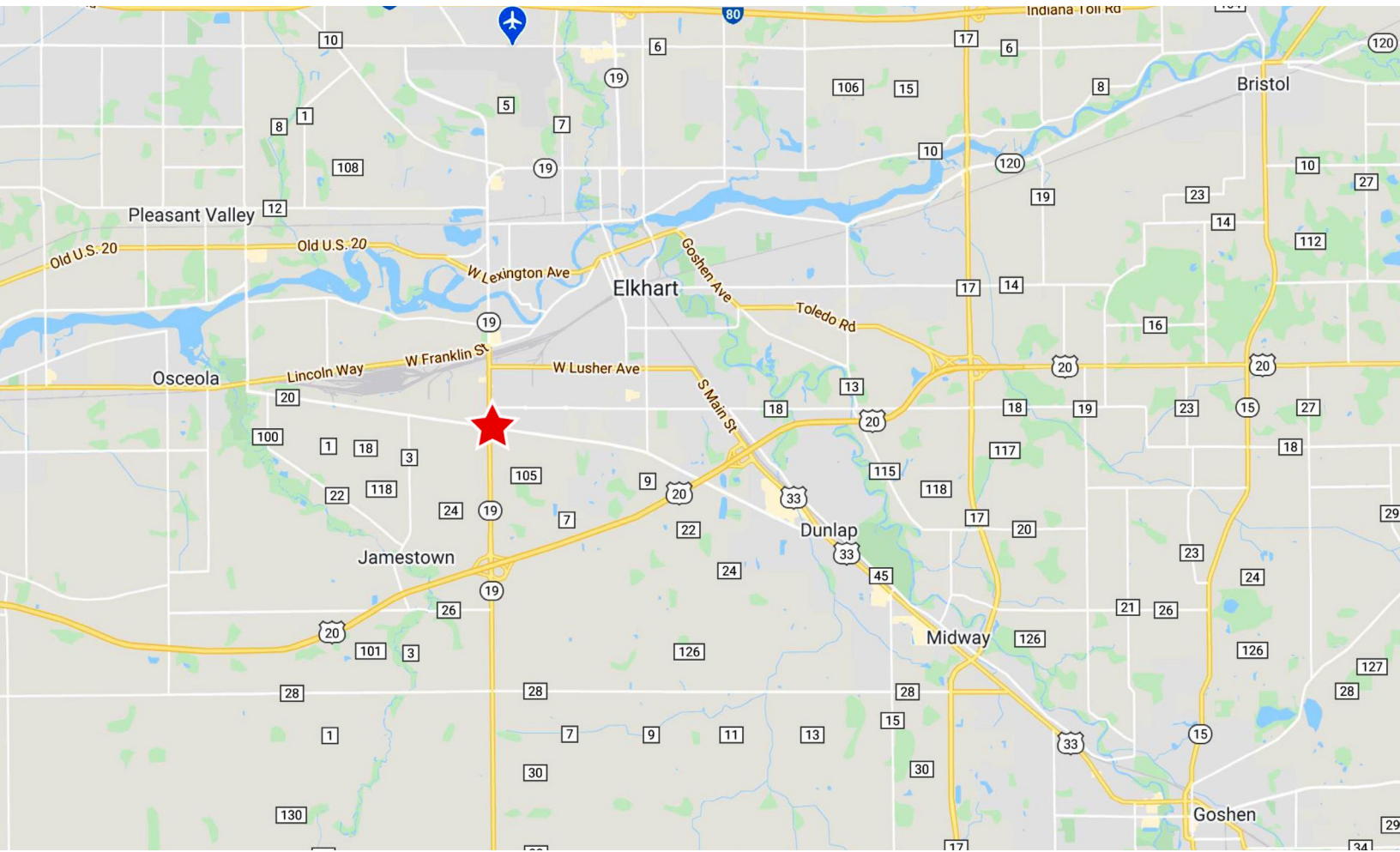




LOCATION OVERVIEW

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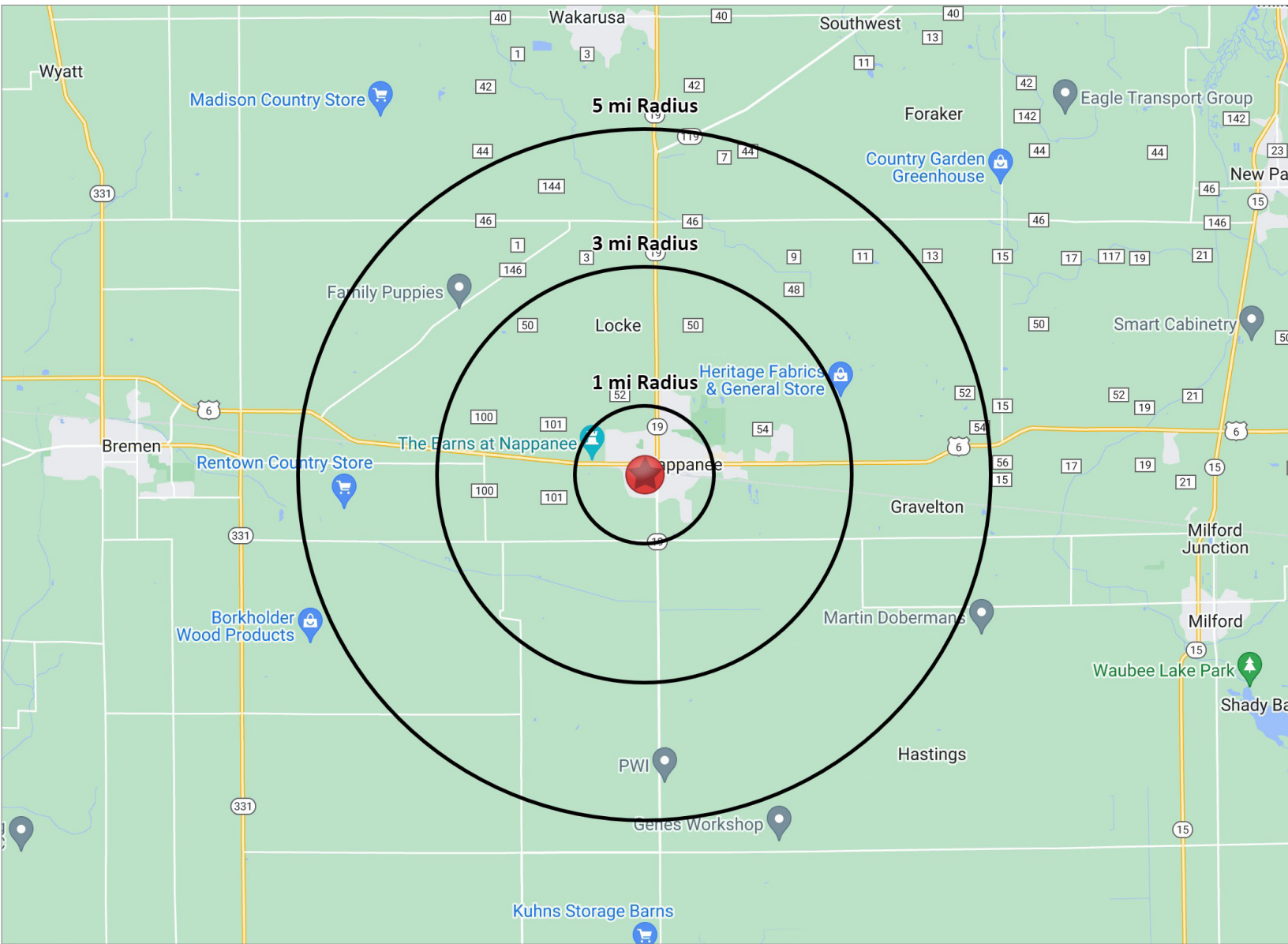
- The property is located south of the central business district of Elkhart on the corner of Nappanee St. and Mishawaka Rd. providing easy access.
- The property is surrounded by industrial buildings, single-family residential properties, locally and nationally owned commercial and service businesses as well as neighborhood businesses that support the local residential population.
- Nappanee Street has high traffic counts of 24,511 vehicles daily.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	6,086
3 MILE	9,732
5 MILE	13,567



NUMBER OF HOUSEHOLDS

1 MILE	2,359
3 MILE	3,536
5 MILE	4,651



AVERAGE HOUSEHOLD INCOME

1 MILE	\$86,749
3 MILE	\$89,752
5 MILE	\$94,110



MEDIAN HOME VALUE

1 MILE	\$184,937
3 MILE	\$206,871
5 MILE	\$221,992