

INVESTMENT SALE

RETAIL



VERIZON WIRELESS

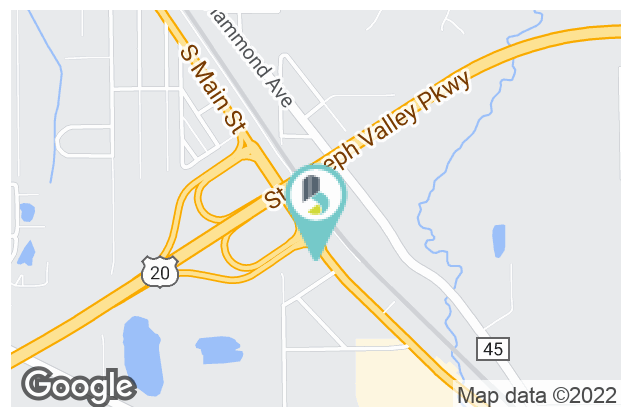


3365 S. MAIN ST., ELKHART, IN 46517

PROPERTY HIGHLIGHTS

- Tenant (Verizon) in place since 1997 with a lease running through April 30, 2030
- Cellular Training Center and Retail Store
- Great visibility on Main Street (US 33) with access on Shaffer Ave.
- Traffic counts on Main North of the Bypass is 12,627
- Traffic counts south of the ByPass is 13,505
- Traffic counts on the US 20 ByPass is 20,562
- 2021 Population Census: Three Miles 44,071 / Five Miles 86,251 / Ten Miles 189,955
- Full triple net lease, no expenses to owner
- Municipal utilities
- Large parking area

SALE PRICE	+150000	\$1,295,000
Lot Size:	1.18 Acres	
Building Size:	3,482 SF	



BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

THERESE GEISE
Senior Broker
574.522.7100
tgeise@bradleyco.com





3365 S. MAIN ST., ELKHART, IN 46517

SALE

RETAIL



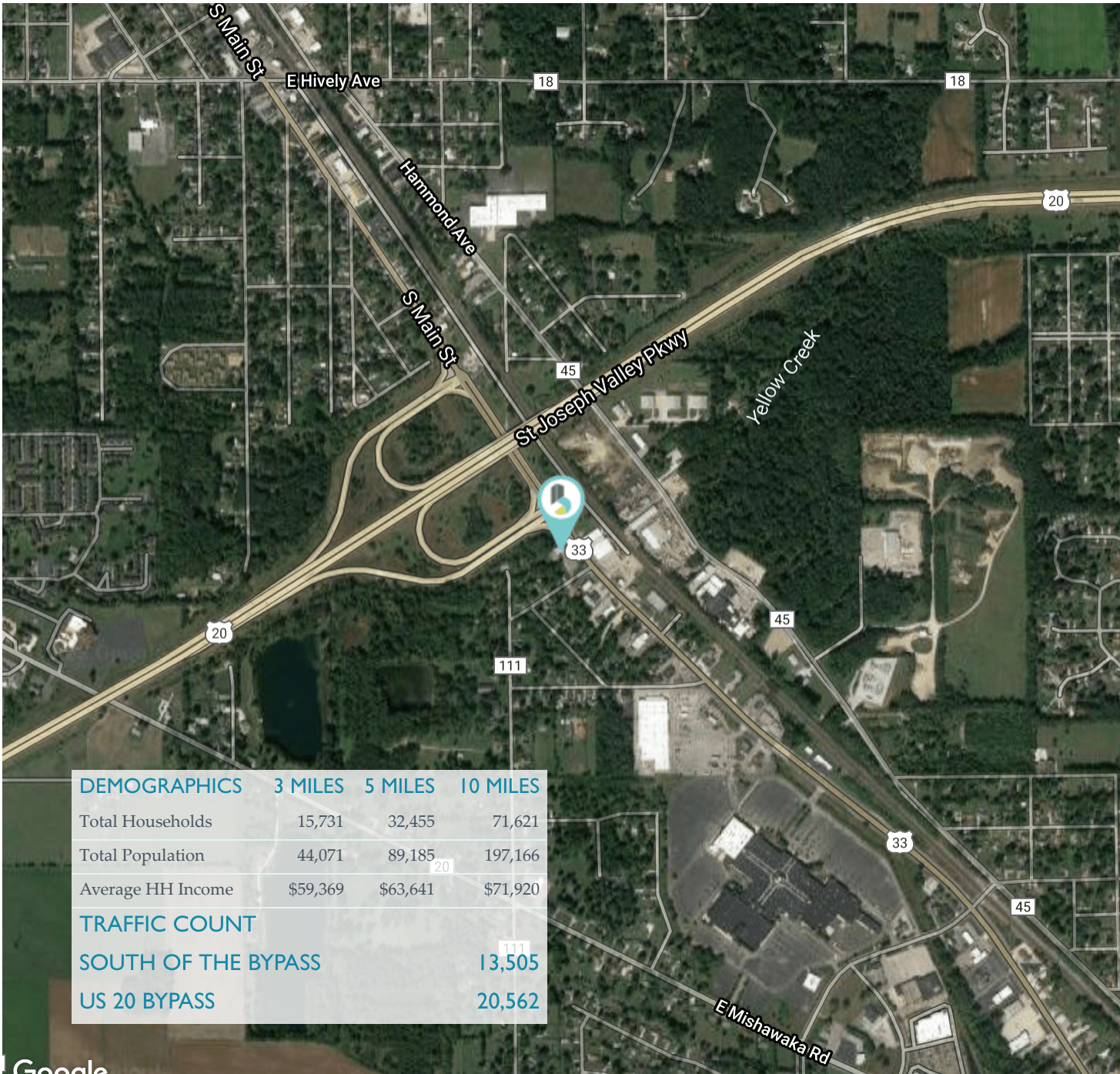
THERESE GEISE
Senior Broker
574.522.7100
tgeise@bradleyco.com



3365 S. MAIN ST., ELKHART, IN 46517

SALE

RETAIL



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,731	32,455	71,621
Total Population	44,071	89,185	197,166
Average HH Income	\$59,369	\$63,641	\$71,920
TRAFFIC COUNT			
SOUTH OF THE BYPASS			13,505
US 20 BYPASS			20,562

Google

Map data ©2022 Imagery ©2022 , IndianaMap Framework Data, Maxar Technologies, USDA Farm Service Agency

THERESE GEISE

Senior Broker

574.522.7100

tgeise@bradleyco.com