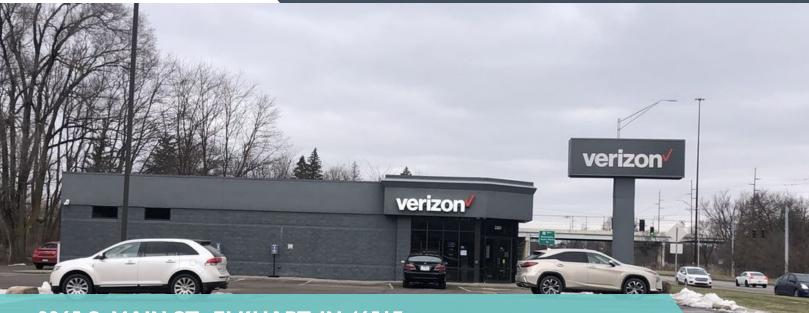


VERIZON WIRELESS

INVESTMENT SALE

RETAIL

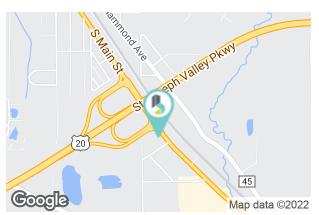


3365 S. MAIN ST., ELKHART, IN 46517

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	1500000	\$1,295,000
Lot Size:		1.18 Acres
Building Size:		3,482 SF



BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300 Senior Broker South Bend, IN 46601 574.237.6000

THERESE GEISE

574.522.7100 tgeise@bradleyco.com



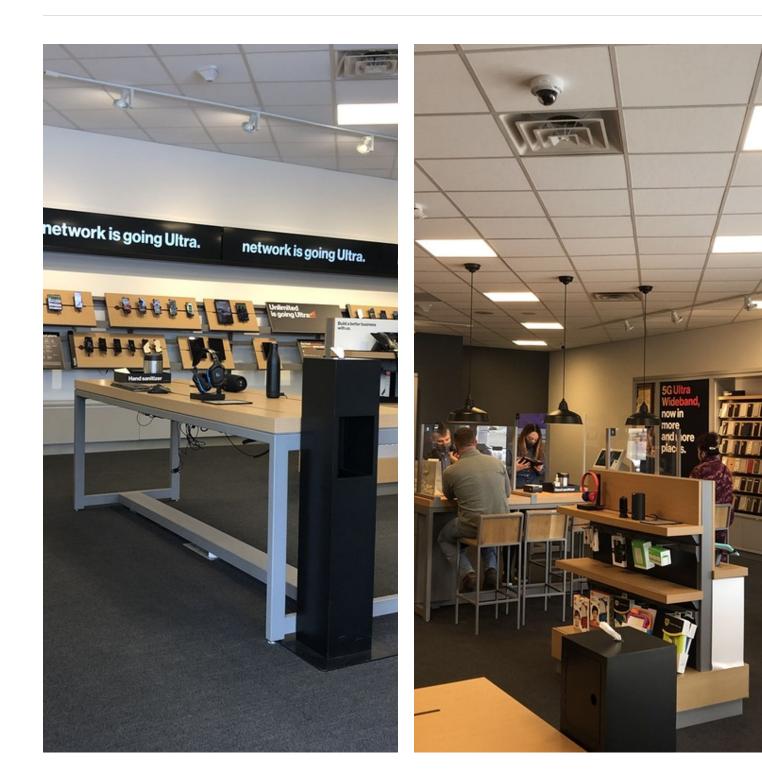


INTERIOR PHOTOS

3365 S. MAIN ST., ELKHART, IN 46517

SALE

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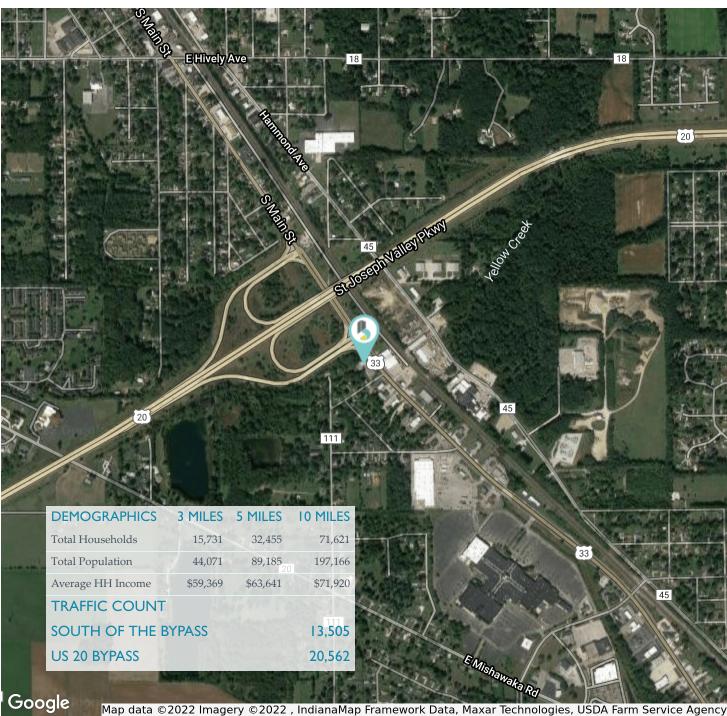


RETAILER MAP

3365 S. MAIN ST., ELKHART, IN 46517



RETAIL



map data ©2022 imagery ©2022 , indianamap ramework Data, maxar lectinologies, USDA ram service Agen

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