

**BUILD TO SUIT | DESIGN BUILD OPPORTUNITY |  
HIGH TRAFFIC RETAIL**

**5220 MIDDLEBURY STREET**  
Elkhart, Indiana



**HIGHLIGHTS**

- Land Size: 3.65 Acres (Property Can Be Split)
- Zoned: B-2, PUD
- Access: Middlebury Street
- Power: 3 Phase At Site
- Utilities: AEP – Electric; NIPSCO – Gas;  
Water – 12" Water Main Line On Site Along CR 17; Sewer – 15" Sanitary Sewer Main Along Middlebury Street
- Visibility: Located On High-Traffic Corner At 4-Way Traffic Signal
- Traffic Count: 25,805 Vehicles Per Day
- Annual Taxes: \$10,983.26 (2020 Pay 2021)
- Lease Rate: Negotiable Depending on Lease Term, Use & Credit



**PROPERTY DETAILS**

Excellent restaurant / grocery / food service location. High traffic counts, great visibility, easy access. The site can be split to accommodate more than one business. Build to suit, design build opportunity.

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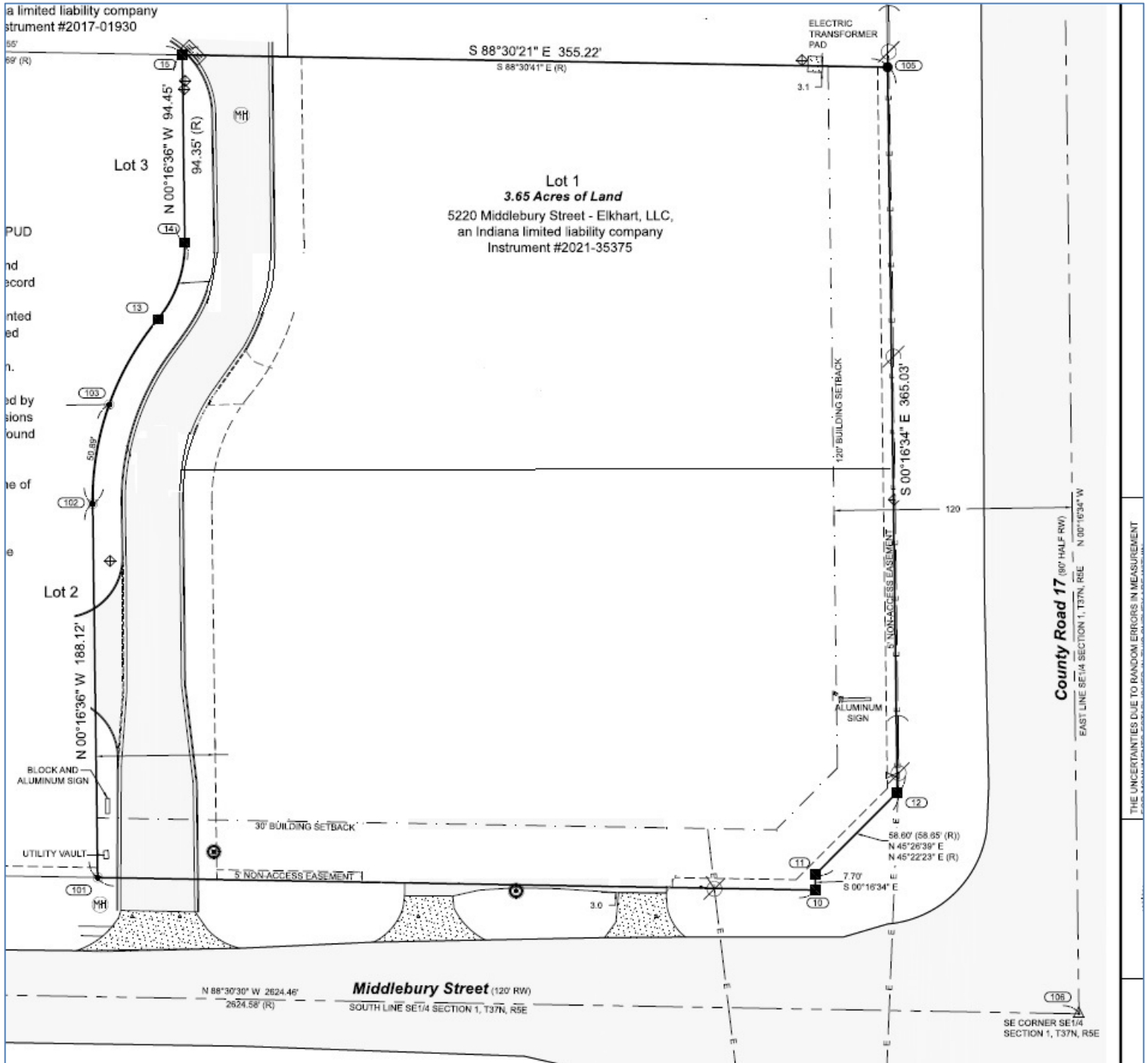
**JAMES C. SKILLEN**  
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# SITE PLAN

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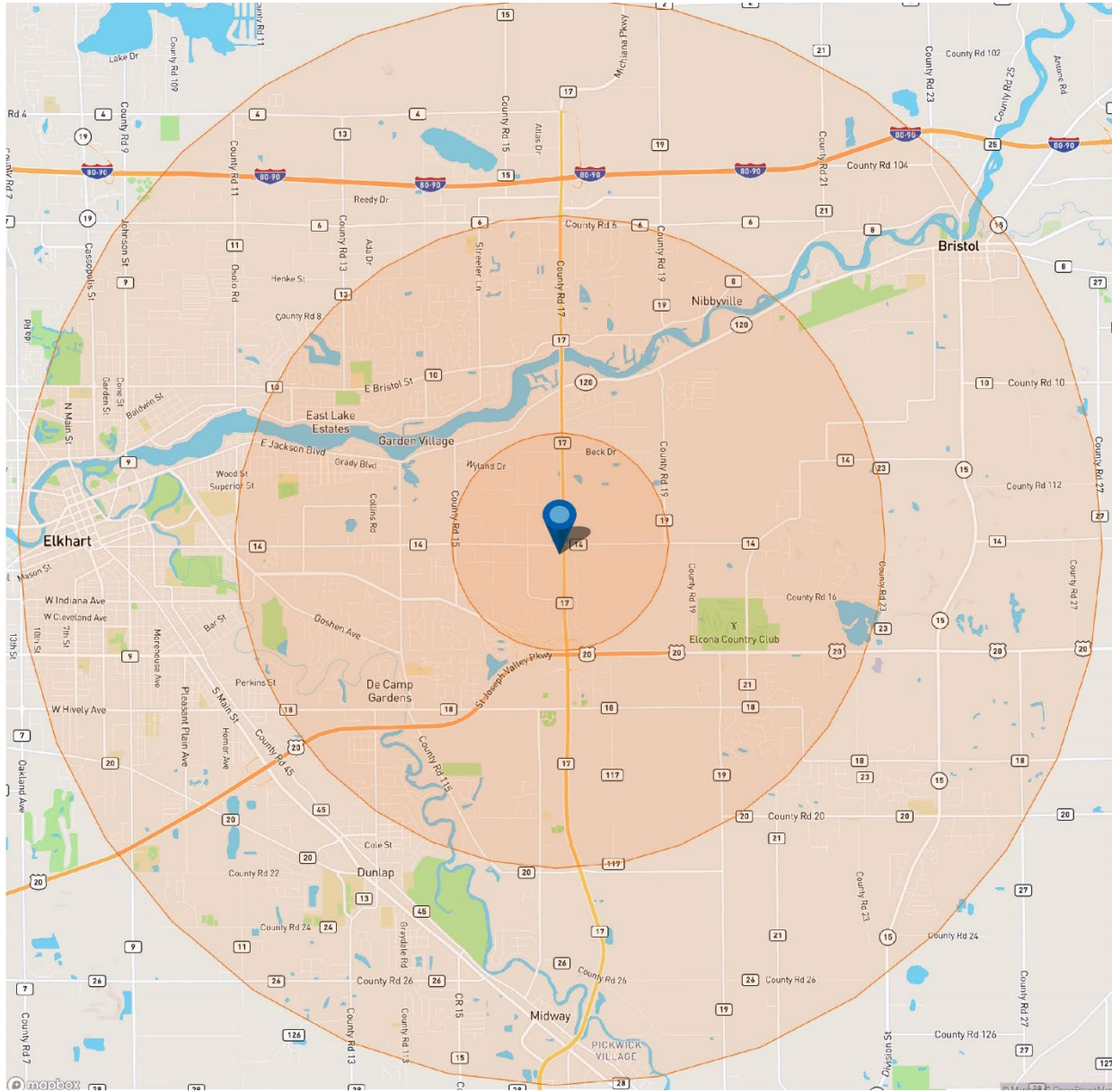
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# DEMOGRAPHIC PROFILE

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	1 MILE	3 MILE	5 MILES
POPULATION	817	24,351	73,393
AVERAGE AGE	44	40	35
NUMER OF HOUSEHOLDS	301	9,172	26,894
MEDIAN INCOME	\$61,484	\$65,747	\$53,446
LABOR FORCE SIZE	645	18,921	55,385



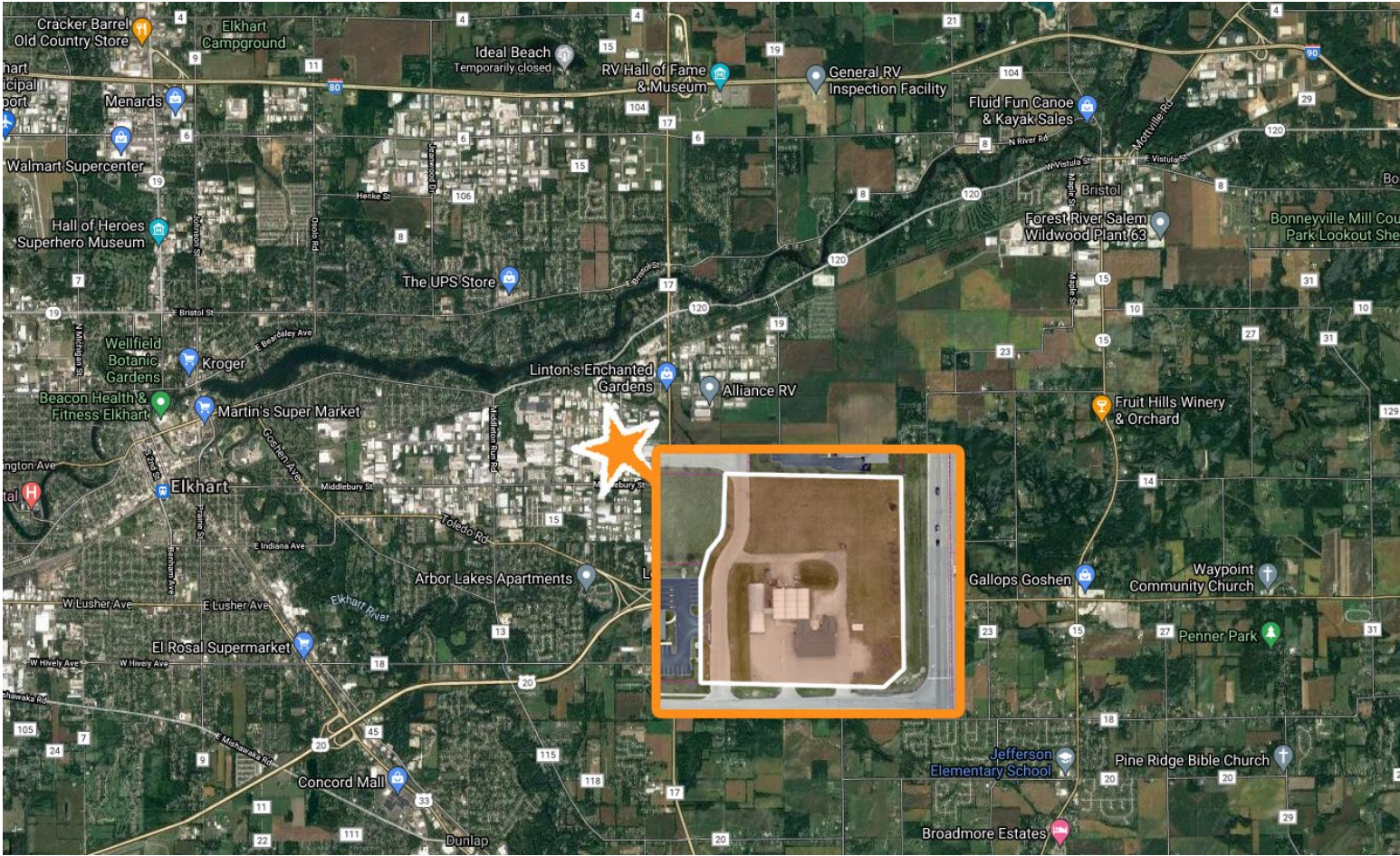
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**PROPERTY LOCATION**

The property is located at the northwest corner of Middlebury Street & County Road 17. Excellent high traffic location for serving both commuting passenger and commercial vehicles.



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