

LEASE

LAND



500 N NAPPANEE ST OUT LOT



500 N NAPPANEE ST, ELKHART, IN 46516

PROPERTY HIGHLIGHTS

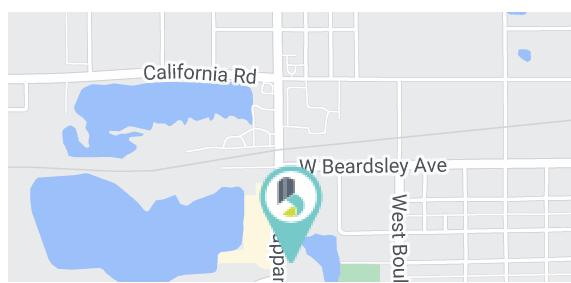
- Out lot pad on State Road 19 available for lease
- Ideal for drive-thru only usage, in particular coffee users.
- High traffic counts of 26,618 VPD along N Nappanee St.
- Parcel is zoned for commercial drive-thru use.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,532	20,443	41,261
Total Population	6,154	47,486	98,649
Average HH Income	\$49,522	\$46,651	\$57,737

LEASE RATE

NEGOTIABLE

Lot Size:	0.36 Acres
Water & Sewer:	Municipal
Gas:	NIPSCO
Electric:	AEP
Traffic Counts:	26,618 VPD (N Nappanee St)
Zoning:	B-3, Service Business District



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