



RETAIL

FOR LEASE

Highly Visible Retail Unit Available

Located on a signalized corner with excellent visibility and frontage, 1763 Lincolnway East is a modern, two-tenant retail building offering a single available space for lease. Built in 2019, the building features first-class construction and a storefront design tailored for high-traffic retail use. The building is also home to Starbucks, and benefits from its immediate proximity to major retail and service hubs, including a Walgreens, new Fairfield Inn & Suites (Marriott), and the Keystone Square medical office park. This is an ideal location for retailers or service users seeking strong exposure on a major corridor in Elkhart County, with a well-established daytime population and solid market fundamentals.

Property Highlights

- ▶ Prime retail space in a modern two-tenant building
- ▶ Starbucks as neighboring tenant, driving built-in traffic
- ▶ High visibility corner with traffic signal
- ▶ Ample parking
- ▶ Major retail corridor in Elkhart County
- ▶ **FOR LEASE: See Broker**

SHELBY WILSON

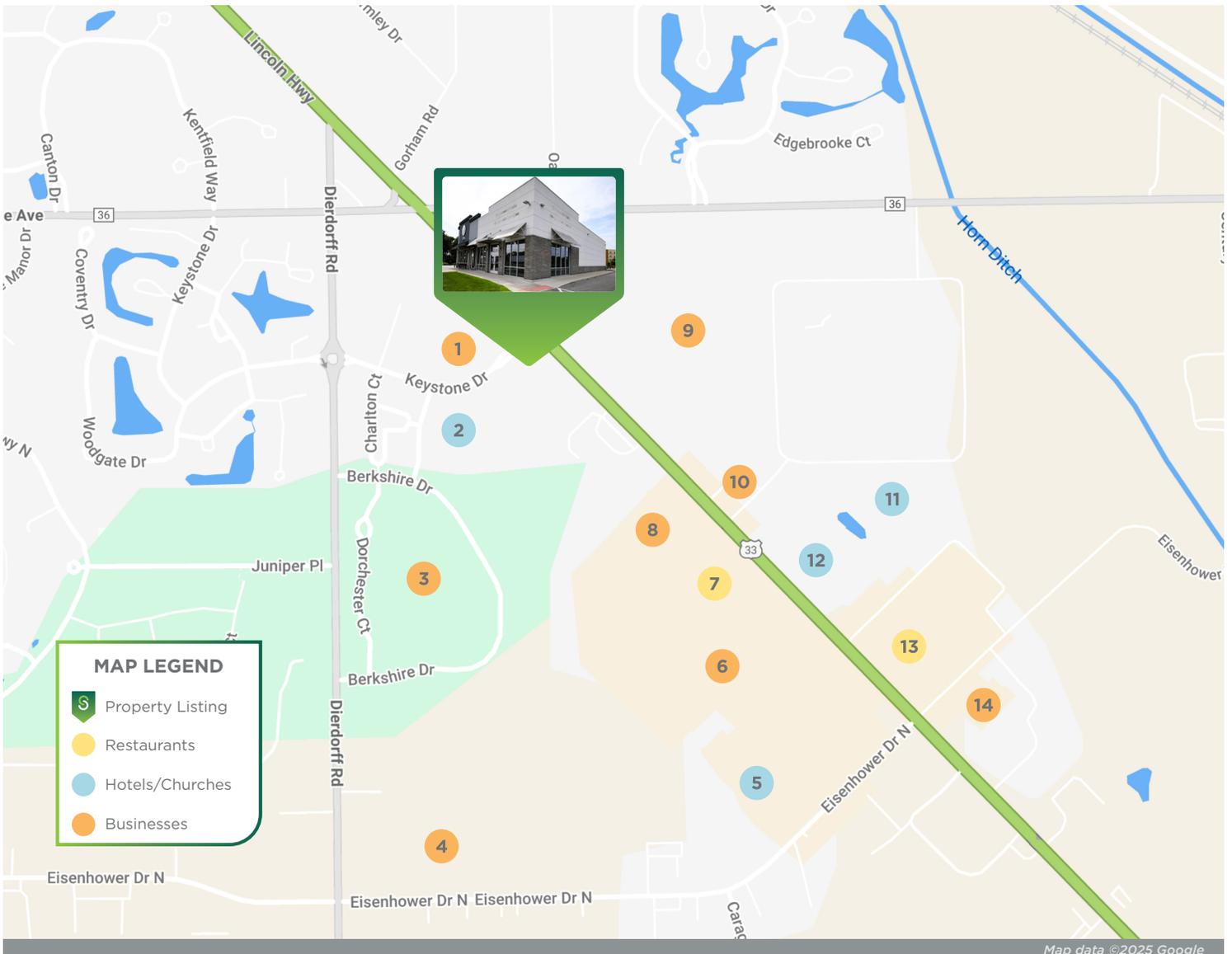
Broker
260 424 8448
shelby.wilson@sturgespg.com



Goshen Shoppes

1763 Lincolnway E

Goshen, IN 46526



Excellent Location

Located on Lincolnway East, one of Goshen's busiest corridors, this property offers excellent exposure to local and regional traffic. The area has a strong mix of retail, service, and hospitality, providing a built-in customer base and consistent foot traffic.

- | | | |
|---|-----------------------------------|---------------------------------|
| 1. Walgreens | 5. Maple City Chapel | 10. Speedway |
| 2. Fairfield by Marriott Inn & Suites | 6. Menards | 11. Hampton Inn |
| 3. Keystone Square Medical Office Park | 7. Burger King | 12. Quality Inn & Suites |
| 4. Goshen Storage Center | 8. Goodwill | 13. Lux Cafe |
| | 9. Majestic Care of Goshen | 14. Aldi |

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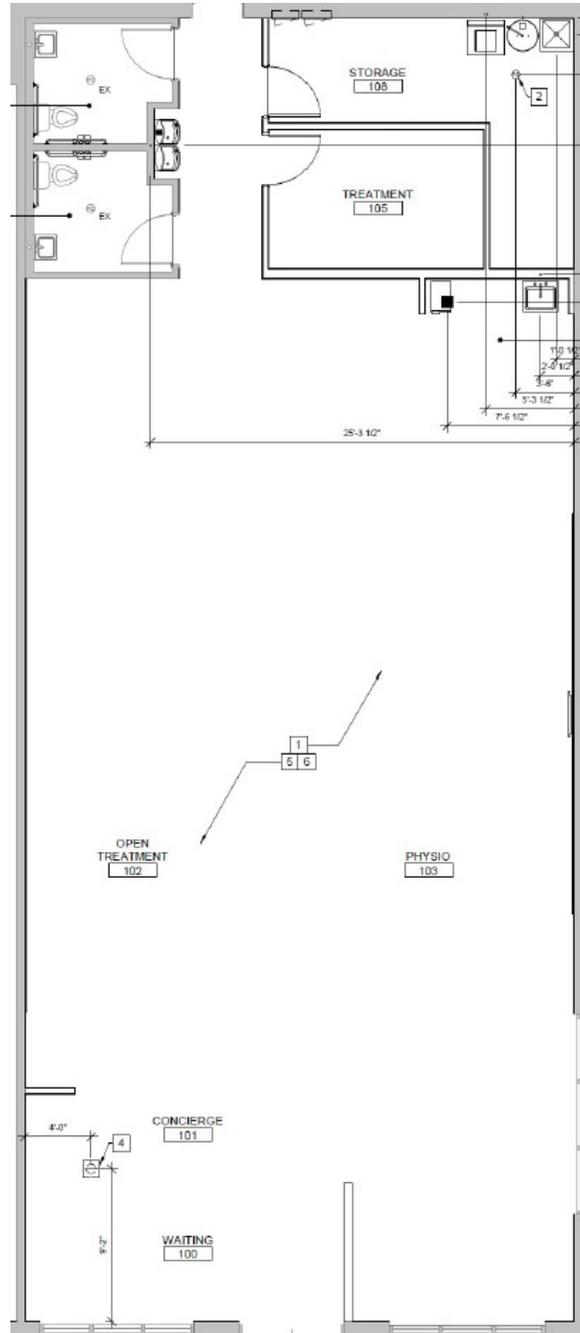
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Goshen Shoppes
 1763 Lincolnway E
 Goshen, IN 46526

Unit 1763-1 Available - 2,720 SF

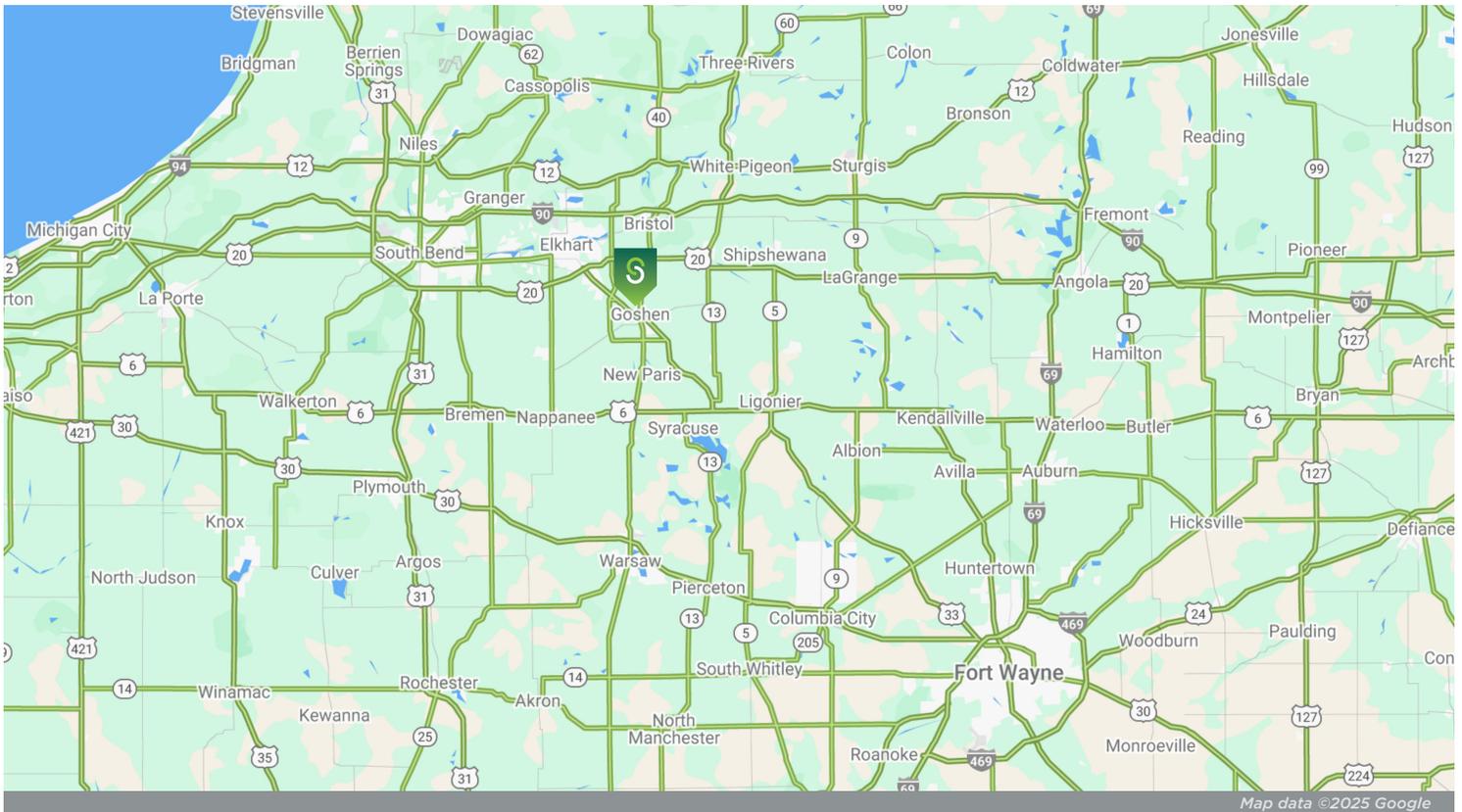


Floor plan may not be to scale.
 Contact broker for detailed floor plan.

SHELBY WILSON
 Broker
 260 424 8448
 shelby.wilson@sturgespg.com



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 Goshen, IN 46526



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SHELBY WILSON
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Goshen Shoppes

1763 Lincolnway E
Goshen, IN 46526

PROPERTY INFORMATION

Address	1763 Lincolnway E
City, State, Zip	Goshen, IN 46526
County	Elkhart
Township	Elkhart
Parcel Number	20-11-23-126-012.000-015



LEASE INFORMATION

Lease Rate	Undisclosed - Contact Broker
Type	NNN
Terms	5 year minimum

AVAILABLE UNITS

Total Building Area	4,976 SF	
Total Available	2,720 RSF	
Max Contiguous	2,720 RSF	
Units Available	RSF	Monthly Rate
• 1763-1	2,720	See Broker

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Goshen City Utilities

SITE DATA

Site Acreage	1.29
Zoning	B-3 PUD (General Business)
Parking	Ample

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail
Year Built	2019
# of Stories	1
Construction Type	Wood frame
Roof	TPO
Heating	RTU
A/C	RTU
Sprinkler	No
Lighting	LED
Ceiling Height	10'
Signage	Pylon/Façade

ADDITIONAL INFORMATION

- Prime retail space in modern two-tenant building
- High visibility corner with traffic signal
- Ample parking and building façade signage available

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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#13
Top States for
Doing Business
(CNBC, 2023)



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ELKHART, INDIANA
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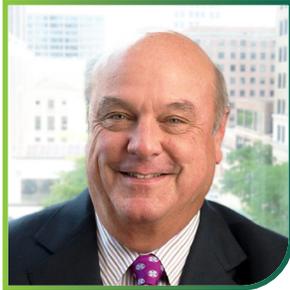


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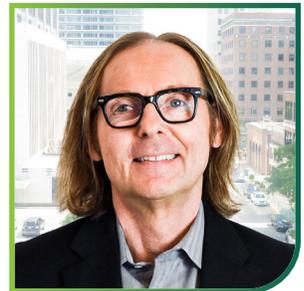
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Maintenance Management

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MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

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Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

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