



1206 N. Nappanee St.
Elkhart, IN 46514



PROPERTY DESCRIPTION

•**CONFIDENTIAL-DO NOT DISTURB TENANT**•

1,272 SF available for sale or ground lease. Owner is willing to renovate to suit for a Restaurant with a drive-thru. Numerous amenities nearby including retail centers, restaurants, and hotels. High-traffic area and great visibility on Nappanee Road.

PROPERTY HIGHLIGHTS

- Excellent visibility on Nappanee Road
- Easy access to I-90
- 7-minutes from the Elkhart Municipal Airport

OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	1,272 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,557	19,377	41,120
Total Population	4,023	43,896	98,041
Average HH Income	\$50,779	\$48,202	\$58,072





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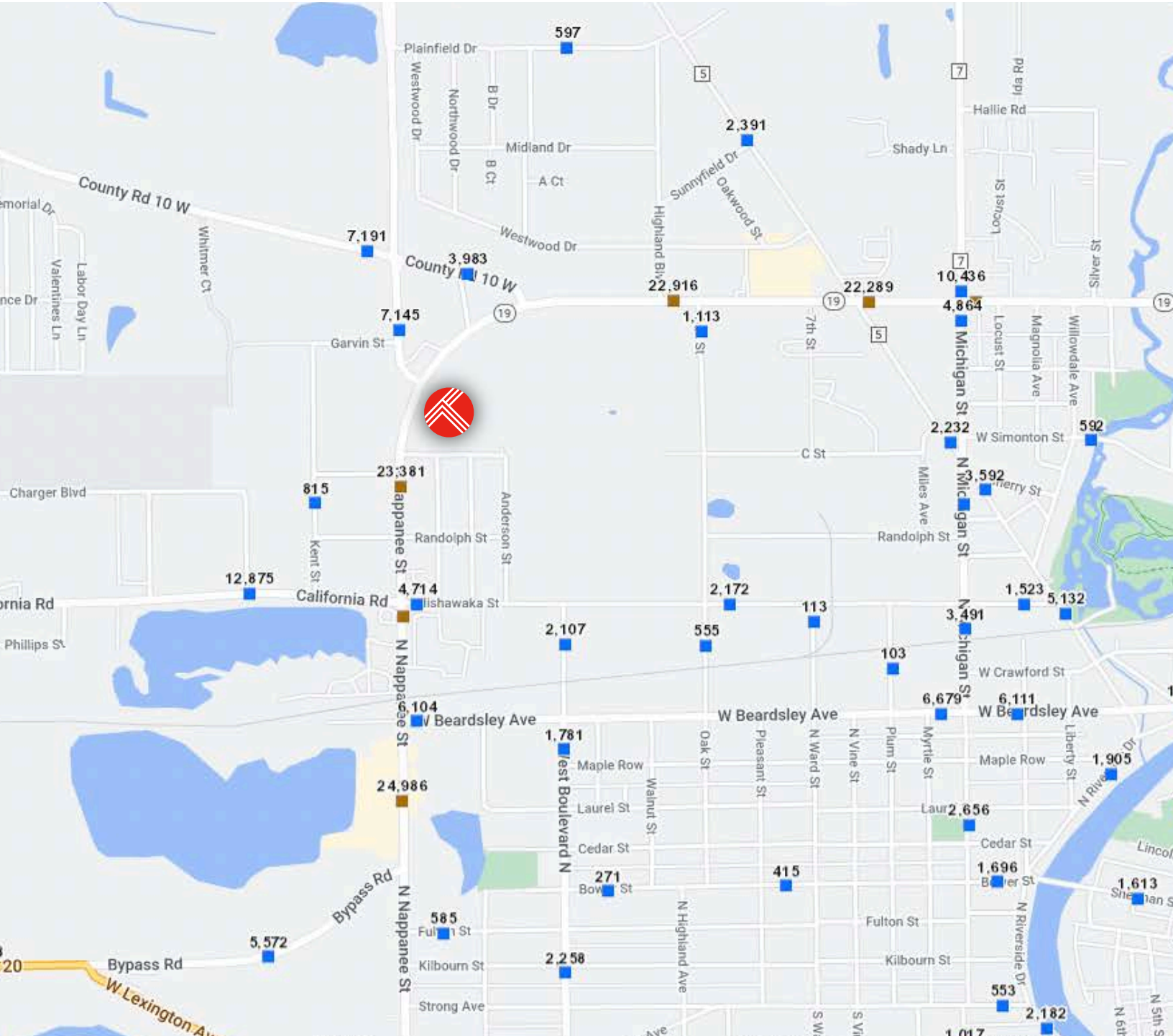
Surrounding Businesses





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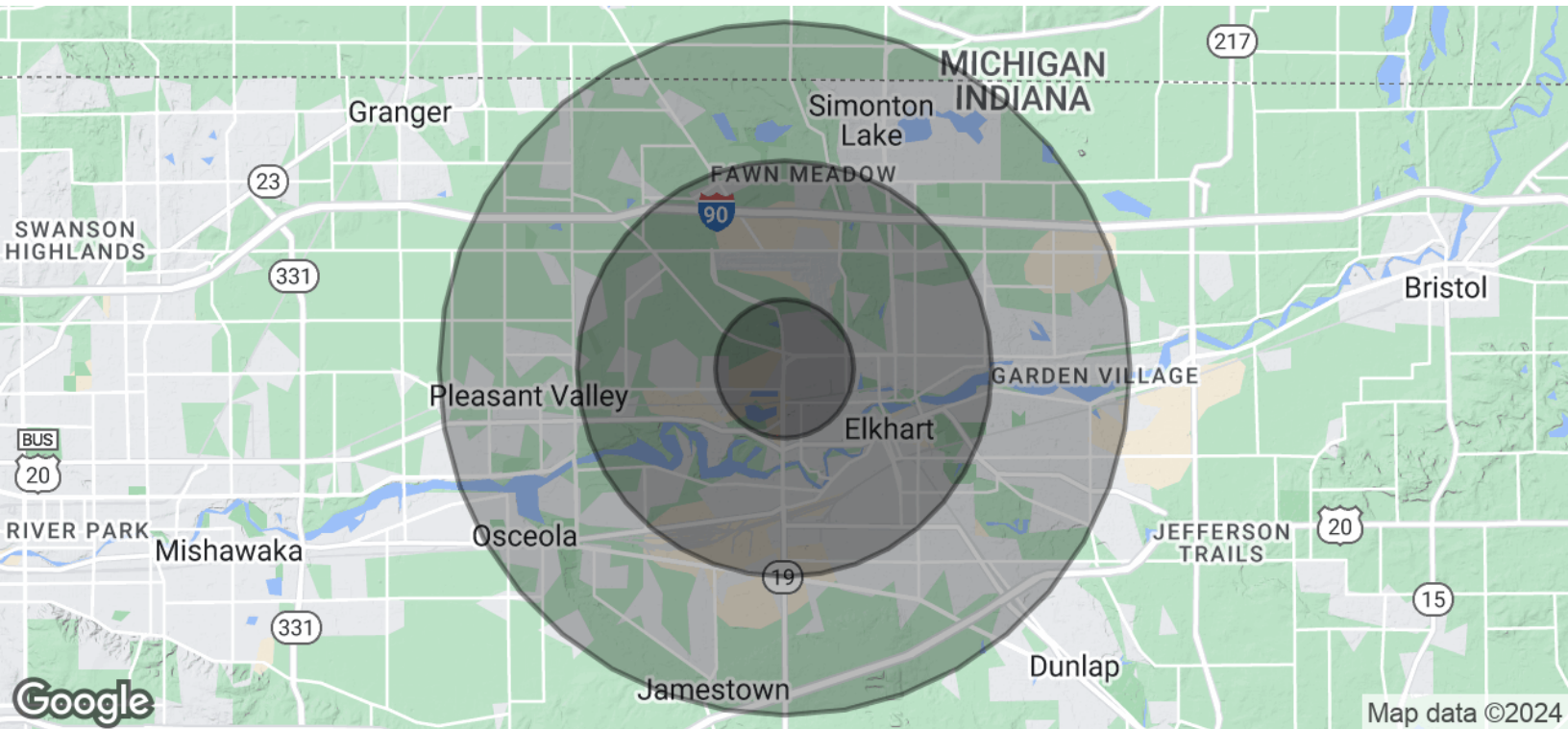
Traffic Counts





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,440	49,760	105,116
Average Age	35	37	38
Average Age (Male)	35	36	38
Average Age (Female)	36	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,593	18,737	39,560
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$69,680	\$69,076	\$78,020
Average House Value	\$174,464	\$187,138	\$212,860

Demographics data derived from AlphaMap

