



3610 S Nappanee St, Elkhart, IN 46517

\$6,700,000

Holiday Inn Express

Great location Hotel



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Listing Added: Yesterday
Listing Updated: Today



Details			
Asking Price	\$6,700,000	Property Type	Hospitality
Sub Type	Hotel	Keys	70
Year Built	2004	Year Renovated	2026

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Got any questions? I'm happy to help.



Marketing Description

McKinnies ralty is pleased to present the **Holiday Inn Express & Suites Elkhart-South, an IHG Hotel**, a 70-room, three-story upper-midscale asset located at **3610 S Nappanee Street in Elkhart, Indiana**. The property is offered at **\$6,700,000**. This IHG-branded hotel has demonstrated consistent market leadership. The property's sustained outperformance reflects strong management, stable corporate demand, and competitive positioning within the submarket.

Property Highlights

- 70 guestrooms | Three stories
- Indoor heated pool
- Fitness center
- Business center
- Complimentary breakfast area
- All PTAC units recently replaced
- Strong IHG brand affiliation

Strategic Location – “RV Capital of the World”

Elkhart anchors the Elkhart-Goshen MSA and is nationally recognized as the “**RV Capital of the World**.” The area supports a diverse manufacturing economy including recreational vehicles, musical instruments, pharmaceuticals, electronic components, and manufactured housing.

Major nearby employers include:

- Forest River (4.8 miles)
- Thor Motor Coach (7.8 miles)
- Bennington Pontoon Boats (9.5 miles)
- Keystone RV (17.5 miles)
- NIBCO Incorporated (5.6 miles)
- Elkhart Brass Manufacturing (3.6 miles)

The Hotel also benefits from proximity to **University of Notre Dame (16.4 miles; 12,000+ enrollment)** and five additional colleges, driving year-round visitation and event-based compression demand.

Diverse Leisure Demand Generators

Leisure attractions supporting occupancy include:

- RV/MH Hall of Fame & Museum
- Elkhart County 4-H Fair (200,000+ annual attendees)
- Ruthmere Campus & Midwest Museum of American Art
- Amish tourism destinations including The Barns in Nappanee
- Blue Gate Theatre (1,500-seat venue)

Economic Growth & Development

Elkhart continues to experience meaningful investment and expansion, including:

- \$7.3 million Indiana Toll Road entrance revitalization
- Voyant Beauty 20,000 SF manufacturing expansion
- South Main mixed-use development
- Amazon’s new 800,000 SF fulfillment center

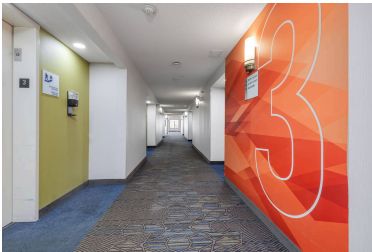
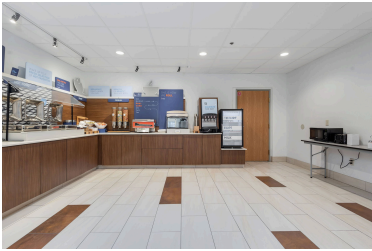
Additionally, upper-midscale RevPAR in the South Bend/Elkhart submarket increased **4.1% in 2024**, reinforcing positive market fundamentals.

The Holiday Inn Express & Suites Elkhart-South presents investors with an opportunity to acquire a well-maintained, nationally branded hotel demonstrating sustained RevPAR outperformance in a diversified and growing Midwestern market. For additional information, financials, or to schedule a tour, please contact the listing team.

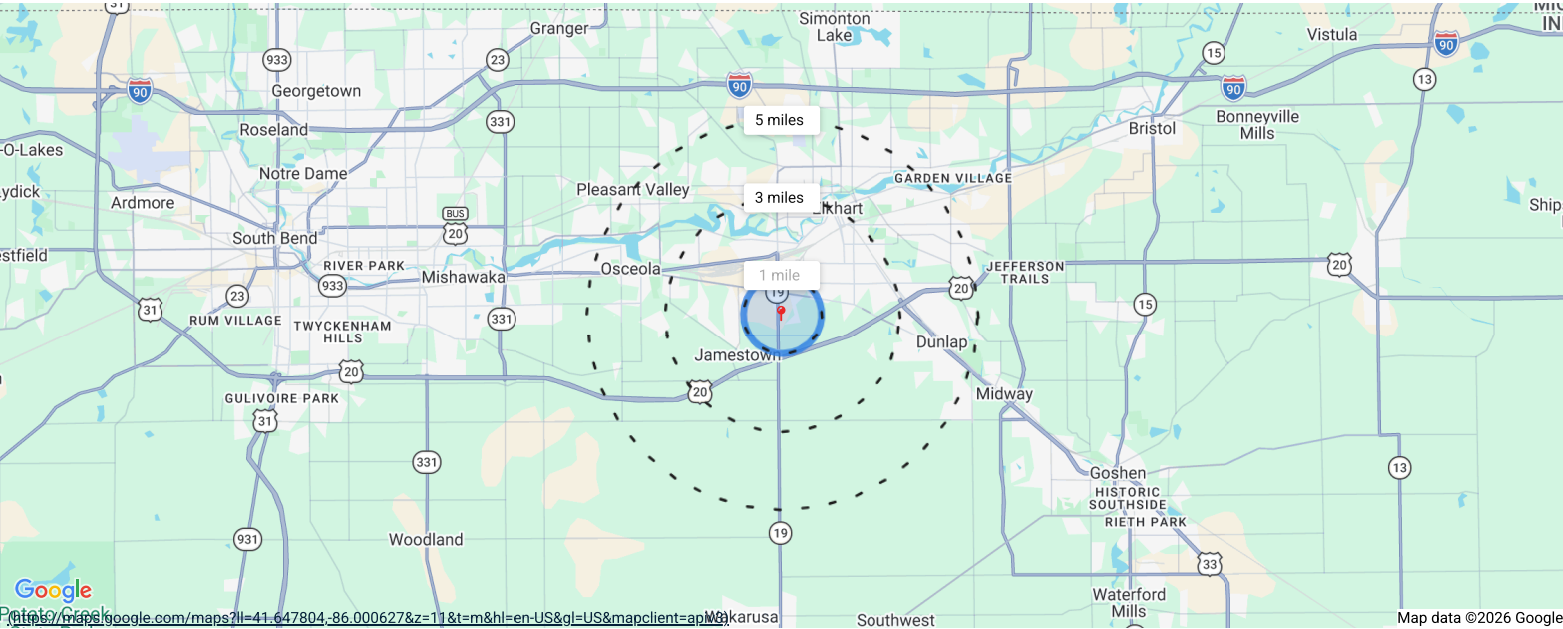
Location (1 Location)



Property Photos (18 photos)



Demographic Insights



1 mile

3 miles

5 miles

Population

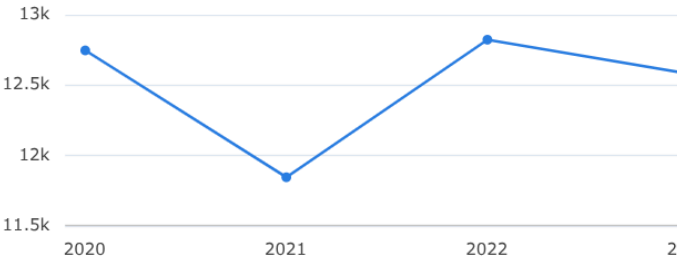
12.3k

↓ 2%

Compared to 12.6k in 2023

↓ 3%

Compared to 12.7k in 2020



Household Income

\$52k

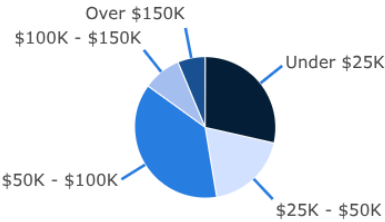
Median Income

\$62.4k

2029 Estimate

↑ 20%

Growth Rate

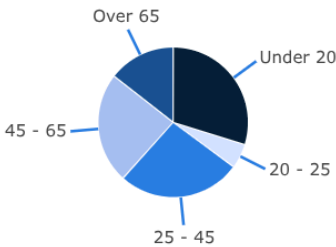


Age Demographics

39
Median Age

42
2029 Estimate

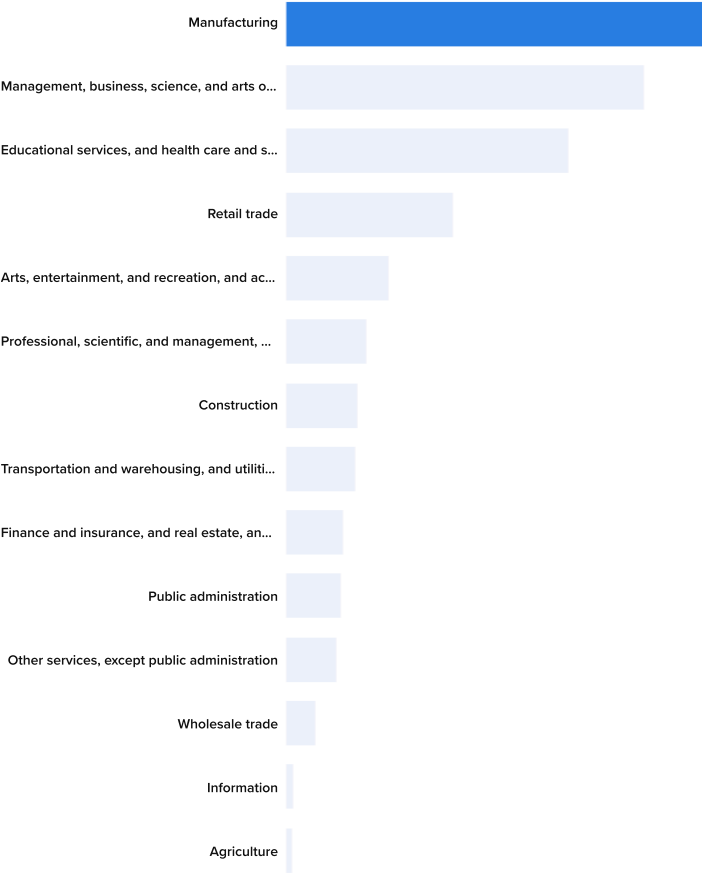
↑ 7%
Growth Rate



Number of Employees

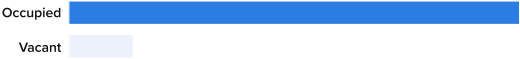
9,381

Top Employment Categories



Housing Occupancy Ratio

8:1
10:1 predicted by 2029



Renter to Homeowner Ratio

1:1
1:2 predicted by 2029

