



3610 S Nappanee St, Elkhart, IN 46517

\$6,700,000

Holiday Inn Express

Great location Hotel



Arpita Shah
RB20001564
574.274.2765

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

Got any questions? I'm happy to help.



Marketing Description

McKinnies realty 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

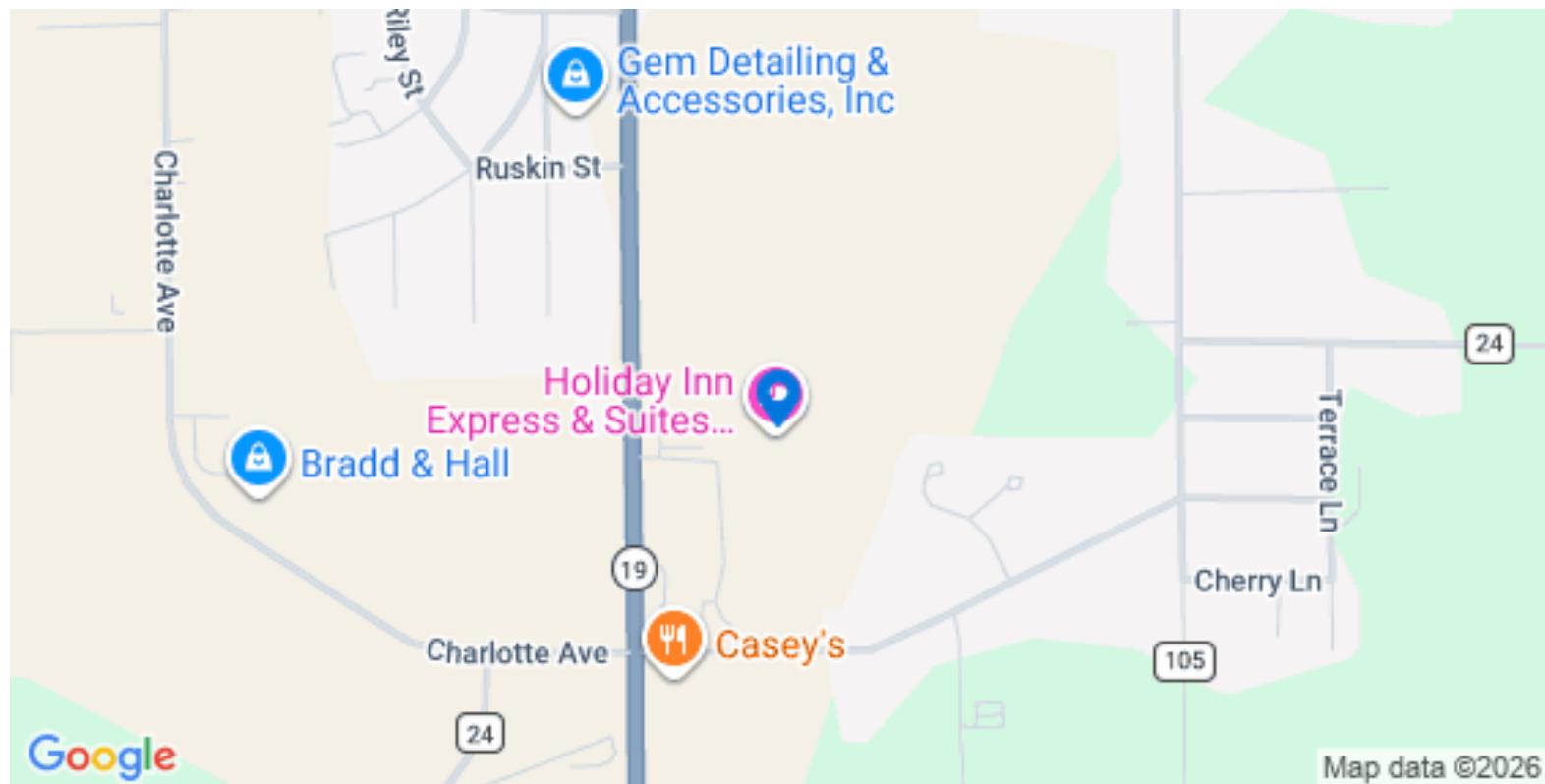
Additionally, upper-midscale RevPAR in the South Bend/Elkhart submarket increased **4.1% in 2024**, reinforcing positive market fundamentals.

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.

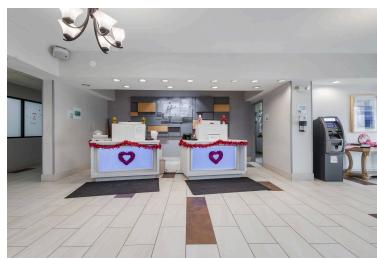
For additional information, financials, or to schedule a tour, please contact the listing team.



Location (1 Location)

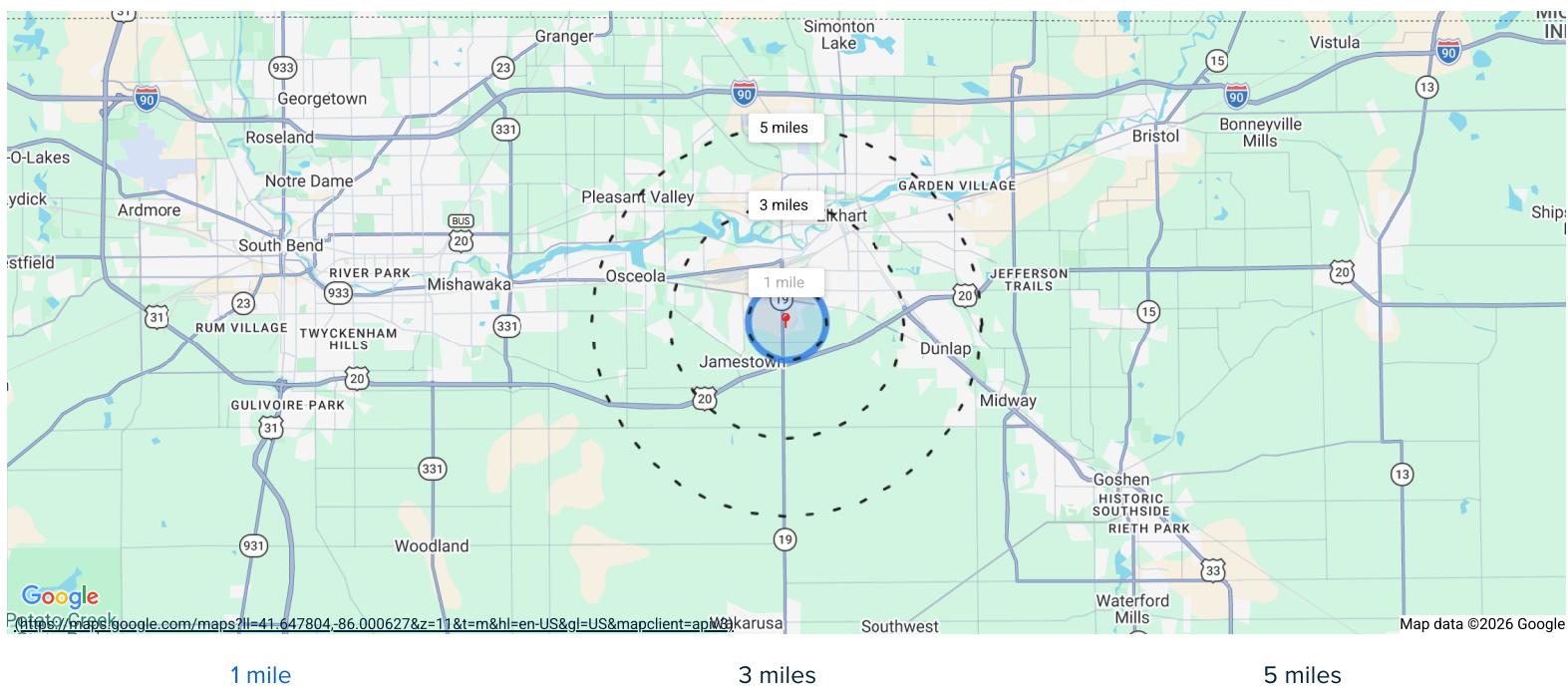


Property Photos (18 photos)

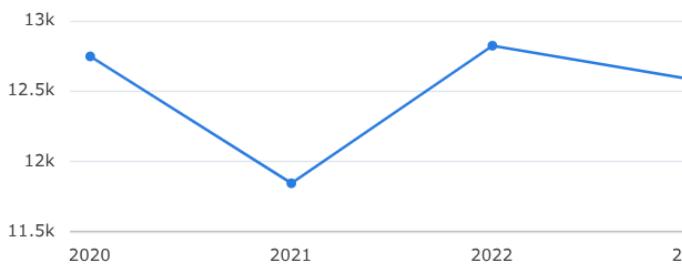


Demographic Insights

Demographic Insights



Population

12.3k↓ 2%
Compared to 12.6k in 2023↓ 3%
Compared to 12.7k in 2020

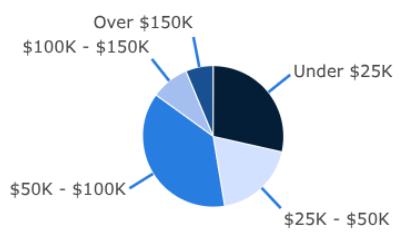
Household Income

\$52k

Median Income

\$62.4k

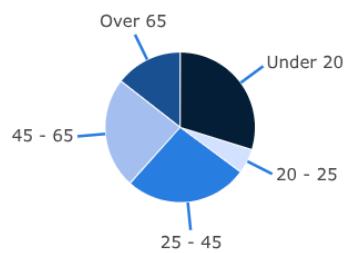
2029 Estimate

↑ 20%
Growth Rate

Age Demographics

39

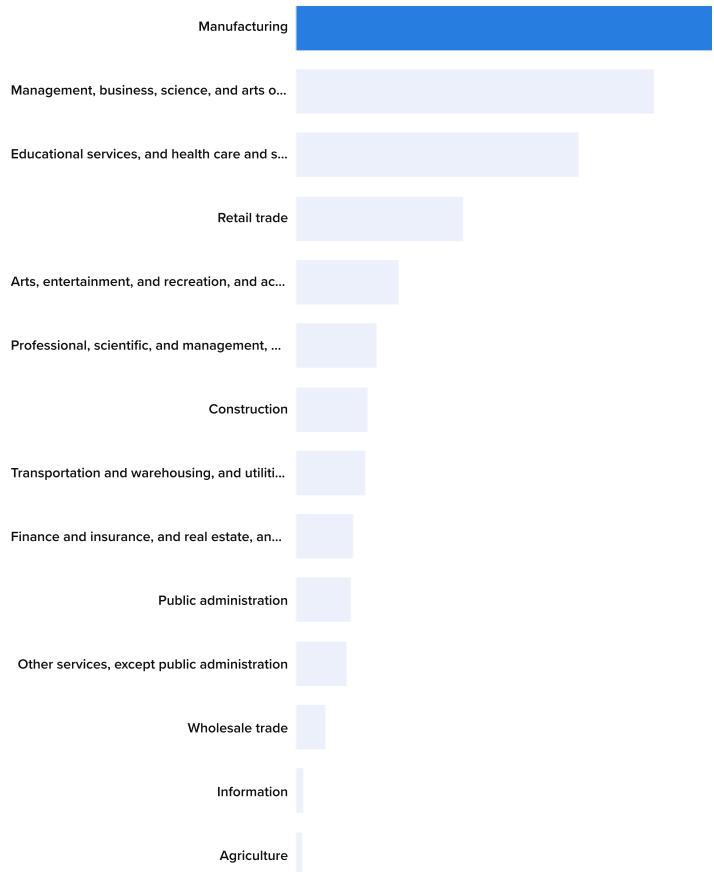
Median Age

42
2029 Estimate↑ 7%
Growth Rate

Number of Employees

9,381

Top Employment Categories



Housing Occupancy Ratio

8:110:1 predicted by
2029

Renter to Homeowner Ratio

1:11:2 predicted by
2029

Renters

Homeowner

