

PROPERTY FOR LEASE

PINE CREEK PLAZA
5230 & 5218 BECK DRIVE
ELKHART, IN 46516



SHOPPING CENTER

2,918 Sq. Ft. MEDICAL SPACE

PROPERTY HIGHLIGHTS

- **TOTAL BUILDING—24,056 SF**
- **SIGNALLED INTERSECTION**
- **COVERED WALKWAYS**
- **3 ACRE PLAZA**
- **AMPLE PARKING**
- **COUNTY ROAD 17 CORRIDOR**
- **FOR LEASE - \$18.50 PSF
NNN \$ 5.64**
- **MIXED USE-RETAIL/OFFICE**
- **SUITE 9/10 AVAILABLE 2,918
SF**

PROPERTY DETAILS



PINE CREEK PLAZA IS HIGHLY VISIBLE AND A VERY POPULAR CENTER THAT IS BUSY AT ALL HOURS OF THE DAY. PINE CREEK HAS A DIVERSE BLEND OF LOCAL FAVORITES AS TENANTS AS WELL AS NATIONAL CHAINS, INCLUDING MEDICAL, RETAIL, AND DINING. COUNTY ROAD 17 IS A PROGRESSIVE DEVELOPMENT AREA THAT HAS HAD REMARKABLE GROWTH IN THE LAST 10 YEARS. A 15 YEAR PLAN IS IN PLACE TO MAKE THIS AREA VERY ATTRACTIVE TO BUSINESSES INCLUDING RESTAURANTS, HOTELS, AND RETAIL ESTABLISHMENTS. THE AREA AROUND THE FAST GROWING COUNTY ROAD 17 IS SURROUNDED BY INDUSTRIAL AND RESIDENTIAL. THIS IS A BUSY TRAFFIC CORRIDOR IN ELKHART.

LOCATION

PINE CREEK PLAZA IS LOCATED IN ELKHART COUNTY, INDIANA, ON COUNTY ROAD 17 AT THE SIGNALLED INTERSECTION OF BECK DRIVE. THIS IS LOCATED CONVENIENTLY BETWEEN THE US 20 BYPASS AND THE INDIANA TOLL ROAD. THERE ARE ALSO MAJOR THOROUGHFARES THAT CONNECT TO ELKHART SUCH AS STATE ROAD 120, BRISTOL STREET AND COUNTY ROAD 6.

TO LEARN MORE, PLEASE CONTACT:

JOSH HENDRICKS, BROKER/OWNER
OFFICE: 269-476-4368
TOLL FREE: (866) 822-9721
CELL: (574) 202-2000
FAX: (574) 651-5469

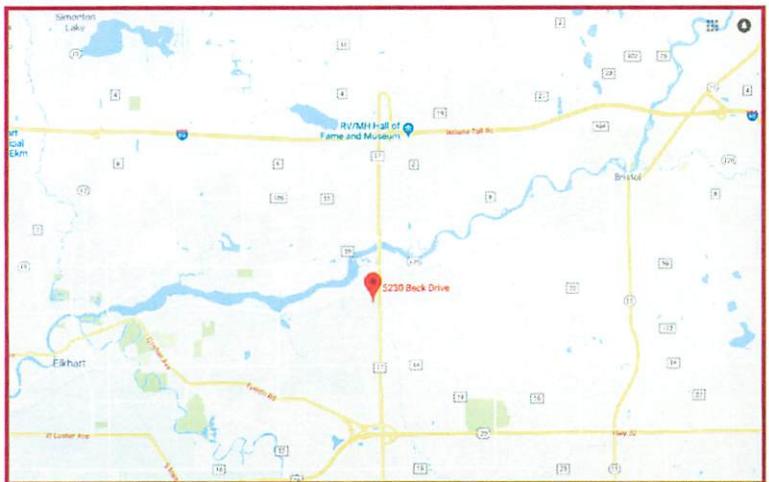
RESIDENTIAL & COMMERCIAL SALES
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

JOSH@CREEKSTONEINVESTMENTS.COM
WWW.CREEKSTONEINVESTMENTS.COM
66010 JOSEPH STREET
VANDALIA, MI 49095

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CREEKSTONE REALTY



GREAT LOCATION WITH FULL VISIBILITY FROM CR 17!

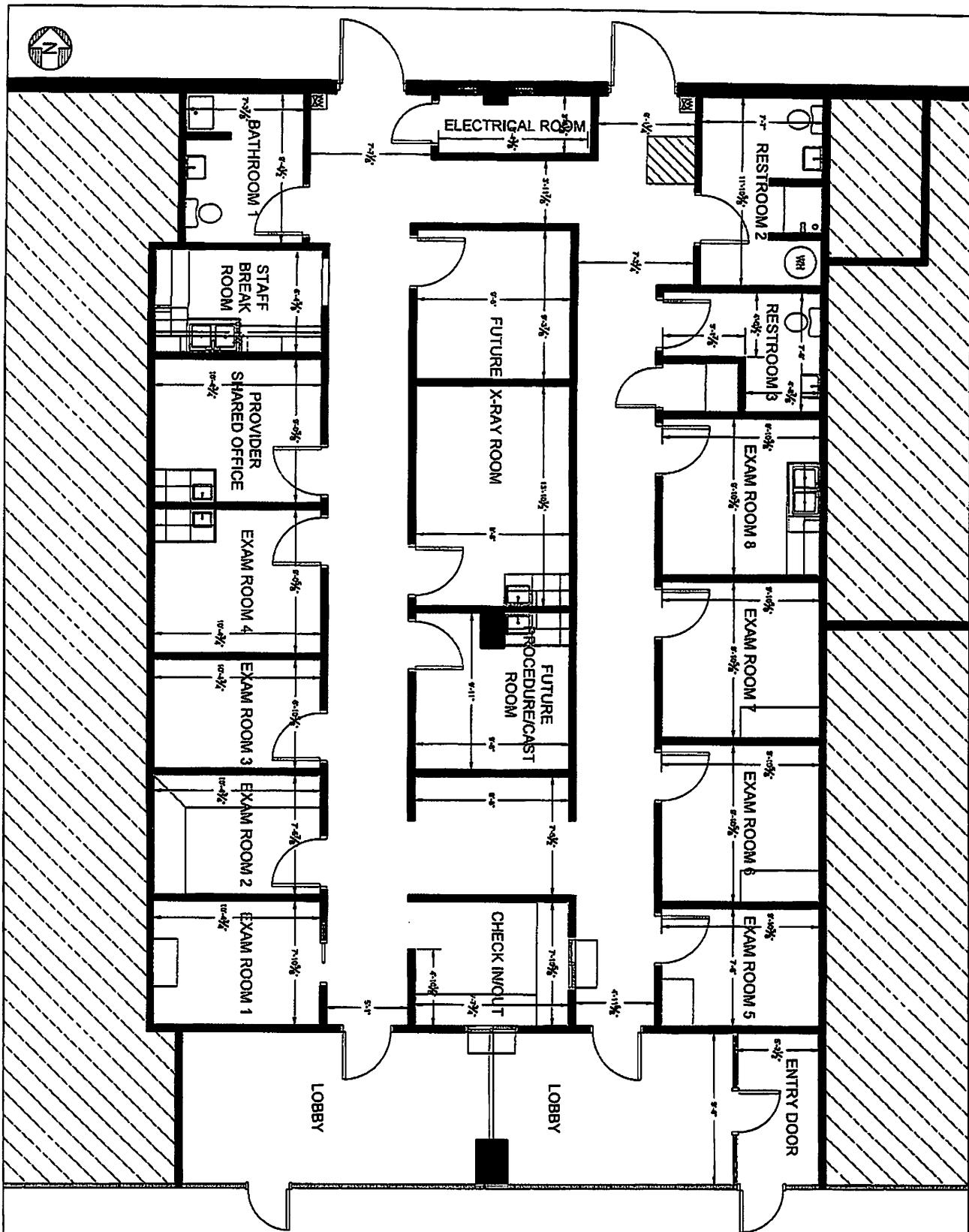


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FACILITY RENOVATIONS
SOUTH BEND ORTHOPEDICS
5218 BECK DR. SUITES 9&10
ELKHART, IN 46516



Design & Build
Herman & Goetz, Inc.
5255 Lehigh Rd.
Suite #100
Philadelphia, PA 19128
1-800-525-1000

GENERAL NOTES