

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
- SIGNED 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 SIGNED 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:

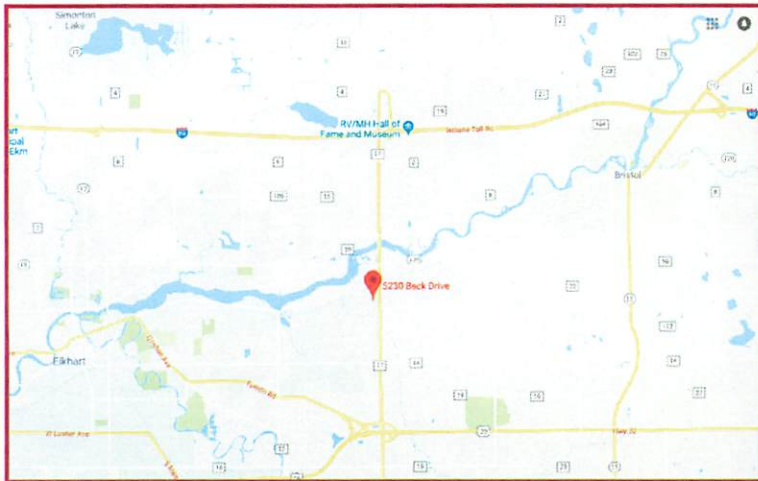
JOSH HENDRICKS, BROKER/OWNER
OFFICE: 269-476-4368
TOLL FREE: (866) 822-9721
CELL: (574) 202-2000
FAX: (574) 651-5469

RESIDENTIAL & COMMERCIAL SALES
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

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

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ELKHART, IN 46516



**GREAT LOCATION WITH FULL
VISIBILITY FROM CR 17!**



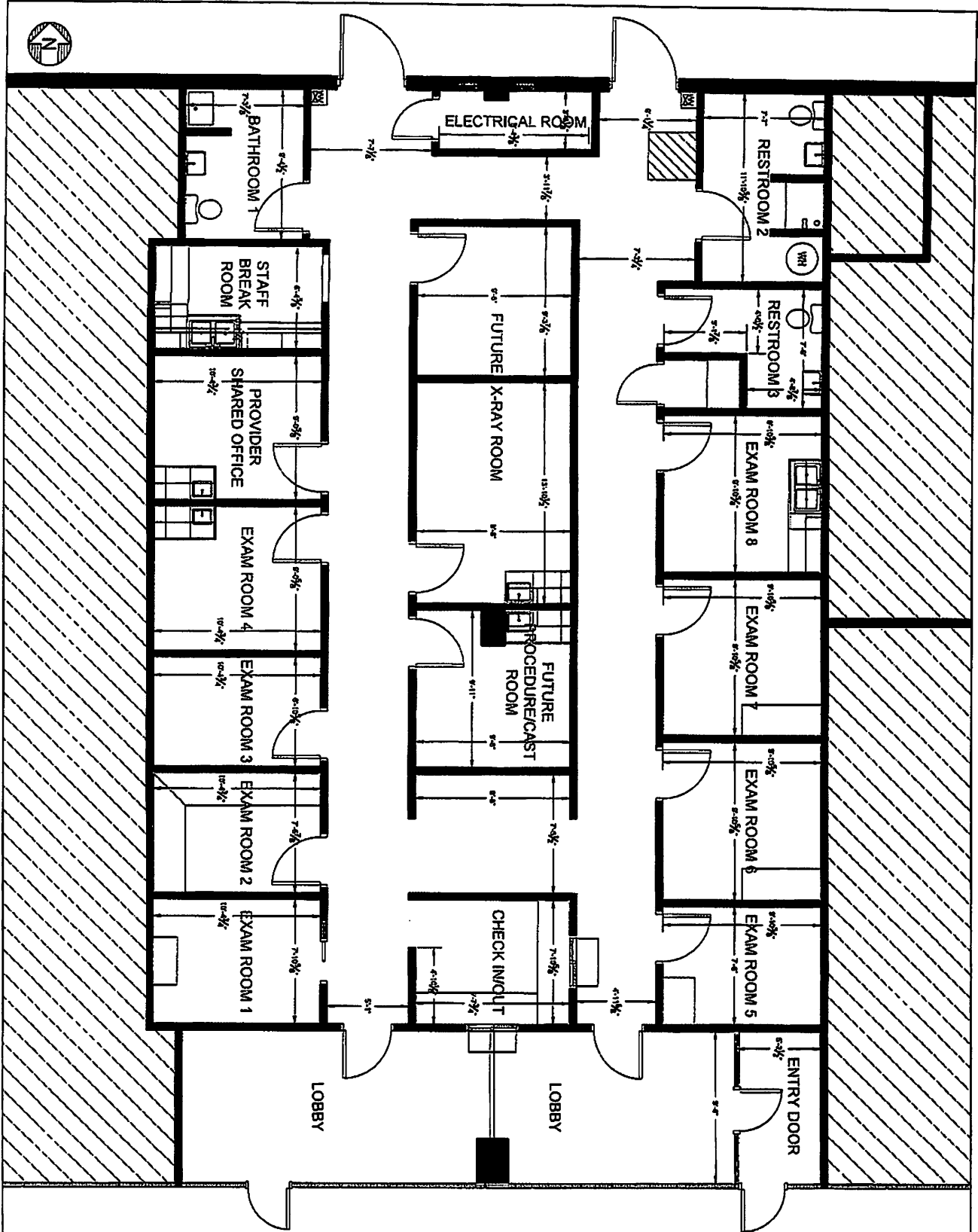
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GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND SIGNS DURING ALL CONSTRUCTION ACTIVITIES.

7. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK SITE AT ALL TIMES.

PROJECT INFORMATION	
PROJECT NAME	SOUTH BEND ORTHOPEDICS
PROJECT LOCATION	5218 BECK DR. SUITES 9&10 ELKHART, IN 46516
OWNER	Design & Build Herman & Goetz, Inc.
DESIGNER	Design & Build Herman & Goetz, Inc.
DATE	10/1/2011
BY	10/1/2011
REVISIONS	
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION

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

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