

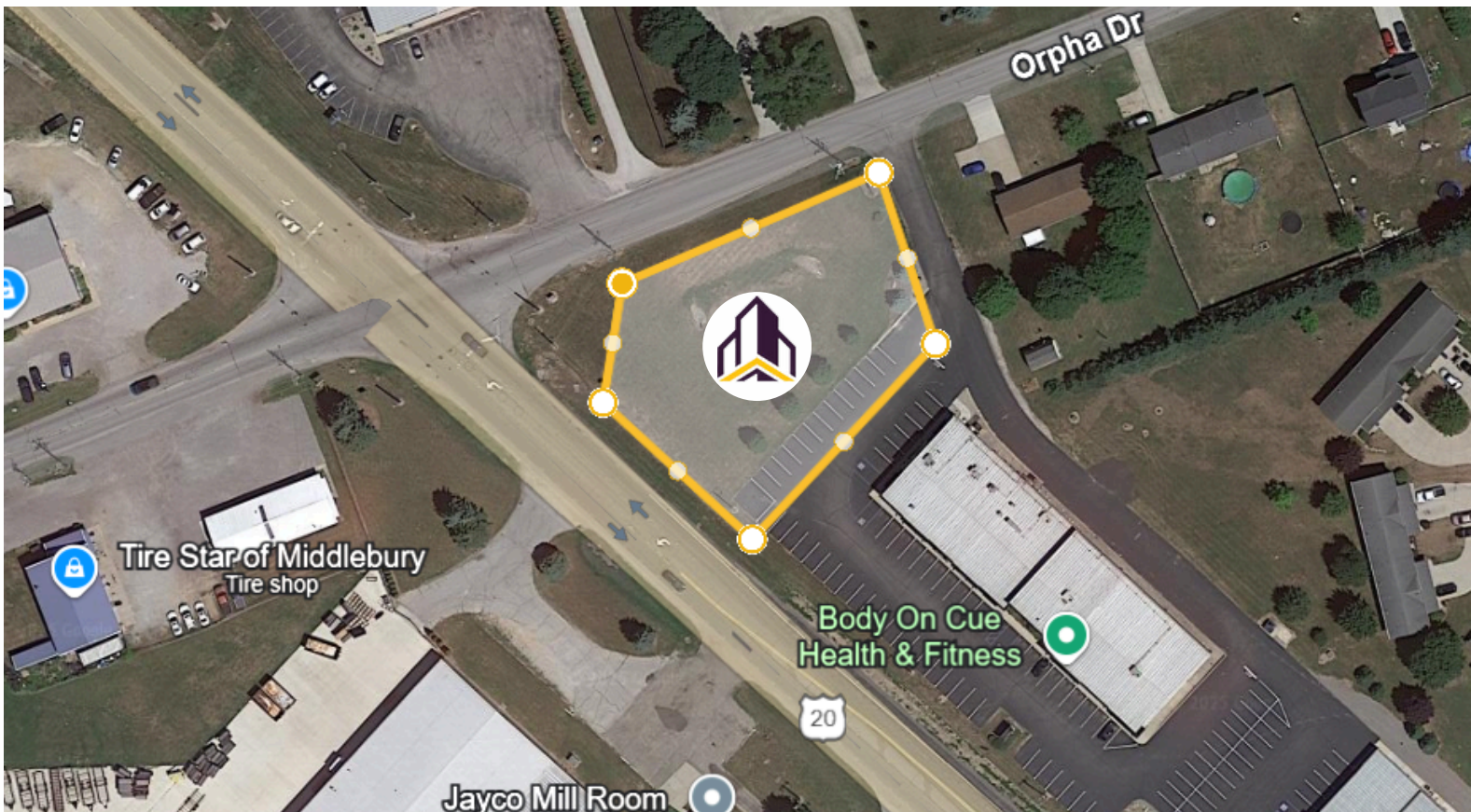
PAD SITE FOR SALE

129 Orpha Drive
Middlebury, IN



0.7 Acre Pad Site

Sale Price: \$675,000



Poperty Highlights

- Rare Middlebury retail pad site adjacent to the 129 Orpha Drive strip center featuring Wedgewood Brewing, Tiki Tan, Infuse Salon and Body on Cue.
- Situated on hard corner of the signaled intersection of US 20 and Orpha Drive with 13,900 ADT.
- Located 1.5 miles from the Middlebury Community Schools campus in the heart of Middlebury’s retail trade area.

Demographics

	Middlebury	Elkhart County
Population	3,681	207,436
Median Resident Age	39.5	36.3
Median Household Income	\$81,094	\$65,617
Total Households	1,275	81,193

Source: US Census Bureau

Andy Knapick, MS
Senior Broker
574.383.8896
AKnapick@PinnProp.Com

Pinnacle Properties
418 S. Main Street
Elkhart, IN 46514



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



AREA MAP

