

Retail Space for Lease

Amberwood Terrace

655 CR 17

Elkhart, Indiana 46516



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

One Suite Remaining! Multi-Tenant Shopping Center



Snapshot

Building:	32,117 SF (Total)
Available:	Suite 10 - 4,265 SF
Land:	6.04 Acres
Zoning:	PUD
Year Built:	2005
Parking:	145 Paved Spaces
CAM:	\$3.14 PSF/YR
Lease Rate:	\$10.00 PSF NNN

Property Details

This 32,117 SF Retail Shopping Center is located on County Road 17 with easy ingress/egress. There is one 4,265 SF suite available. Additional business in the surrounding development include Mutual Bank, Chalet Party Shop, INOVA Federal Credit Union, Bullard Farms Market, Coldwell Banker, a Chiropractor and RVIA Headquarters.



4100 Edison Lakes Parkway, Suite 350

Mishawaka, Indiana

574.271.4060

574.271.4292 Fax

www.cressy.com

A Global Division of Cressy Commercial Real Estate

JOHN MESTER

Senior Broker Retail/Investments

574.485.1501

jmester@cressy.com

TIM MEHALL

VP Retail Services, Principal

574.485.1516

tmehall@cressy.com

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.

Retail Space for Lease

Amberwood Terrace

655 CR 17

Elkhart, Indiana 46516



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Suite 10 - 4,265 SF



4100 Edison Lakes Parkway, Suite 350

Mishawaka, Indiana

574.271.4060

574.271.4292 Fax

www.cressy.com

A Global Division of Cressy Commercial Real Estate

JOHN MESTER

Senior Broker Retail/Investments

574.485.1501

jmester@cressy.com

TIM MEHALL

VP Retail Services, Principal

574.485.1516

tmehall@cressy.com

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.

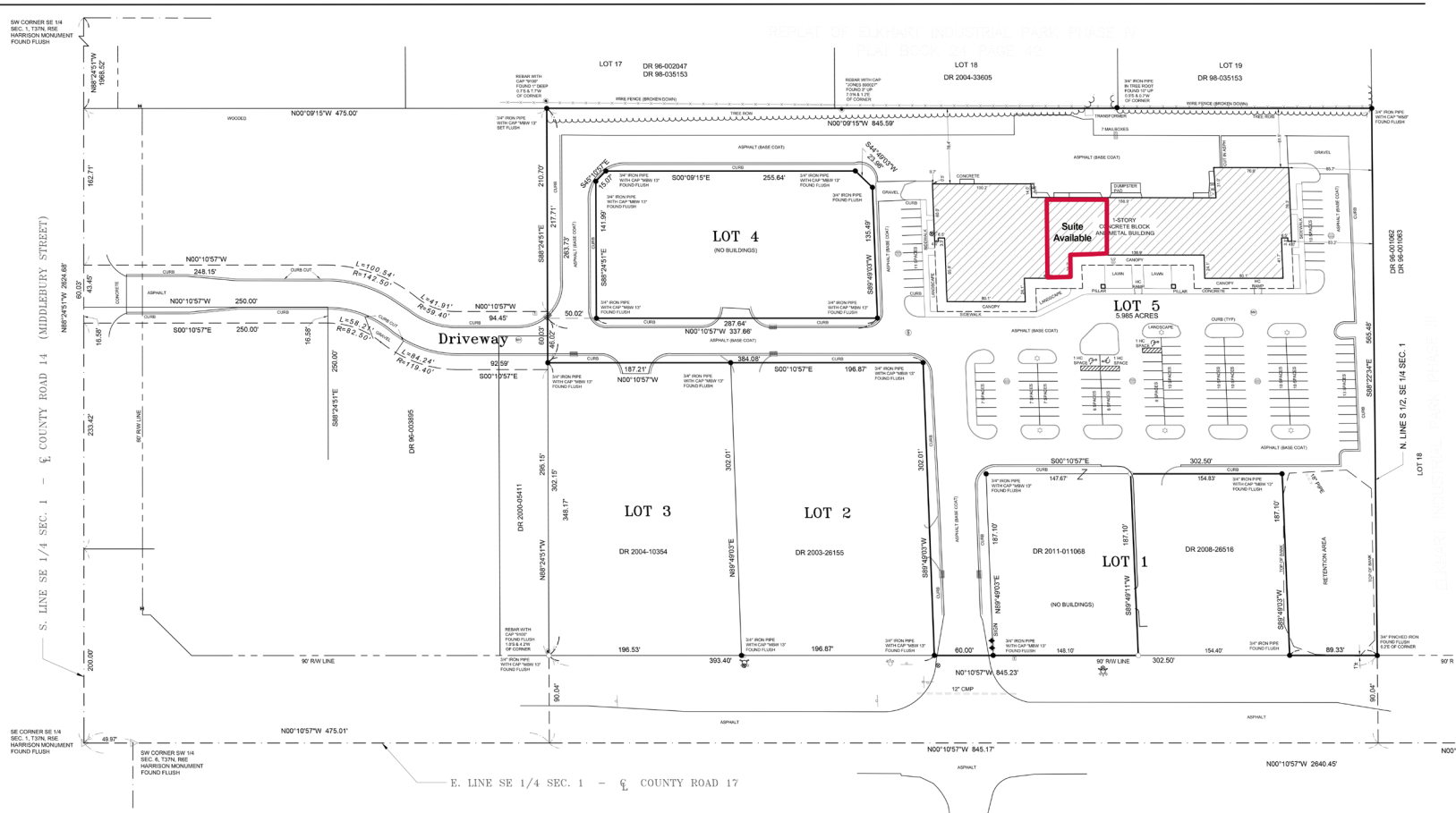
Retail Space for Lease

Amberwood Terrace
655 CR 17
 Elkhart, Indiana 46516

NAI Cressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Great Location Within Minutes of the US 20 Bypass and I-80/90 Toll Road



Location

Amberwood Terrace is located on the east side of Elkhart on Michiana Parkway (County Road 17), one mile from the US 20 ByPass and 3.5 miles from the I-80/90 Indiana Toll Road. The property is located near industrial parks, professional offices, restaurants, shopping centers and other commercial and service businesses. This is a high-traffic north/south commercial corridor in Elkhart County with approximately 24,467 cars driving by daily.

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	255	25,736	79,909
NUMBER OF HOUSEHOLDS	91	10,152	30,511
AVERAGE HOUSEHOLD INCOME	\$81,750	\$90,796	\$72,925



4100 Edison Lakes Parkway, Suite 350
 Mishawaka, Indiana
 574.271.4060
 574.271.4292 Fax
 www.cressy.com

A Global Division of Cressy Commercial Real Estate

JOHN MESTER
 Senior Broker Retail/Investments
 574.485.1501
 jmester@cressy.com

TIM MEHALL
 VP Retail Services, Principal
 574.485.1516
 tmehall@cressy.com

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.