

Retail or Light Industrial Space for Lease
Elkhart Plaza West
1246 N. Nappanee Street
Elkhart, Indiana



Multi-Tenant Shopping Center | 56,000 SF Open Box



Snapshot

Building Size:	81,750 SF
Available:	1,200 SF - 55,901 SF
Land:	8.39 Acres
Zoning:	B-3
Year Built:	1996
Parking:	497 SF Paved Spaces
Lease Rate:	\$4.00 - \$16.00 PSF NNN
Dock Doors:	4
Full Fire Supression	
TI Available Subject to Terms	

Property Details

New on the market is the former Martin's Supermarket space that had previously anchored Elkhart Plaza West. A high performing location, Martin's relocated to a larger, newly constructed store within the trade area. The space consists of 55,901 sq. ft. and includes 4 docks and one roll up door, backup power generator, full fire suppression, and ceiling heights of 24' to the roof deck and 20' clear. The property is zoned B-3 but may qualify for an adaptive re-use such as a retail show room, light manufacturing, warehousing, etc. subject to the approval of the City of Elkhart. The shopping center is situated on 8.39 acres and offers paved parking for up to 497 cars. The property is located on the west side of Elkhart on SR 19 and is minutes from both the Indiana 80/90 Toll Road, Exit 92, and the US 20 Bypass to the south. There is also available inline small shop retail space beginning at 1,200 sq. ft. which includes existing tenants such as Subway, GNC, CVS, Great Clips and Indiana Physical Therapy.



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

Global Brokerage Division of Cressy Commercial Real Estate

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

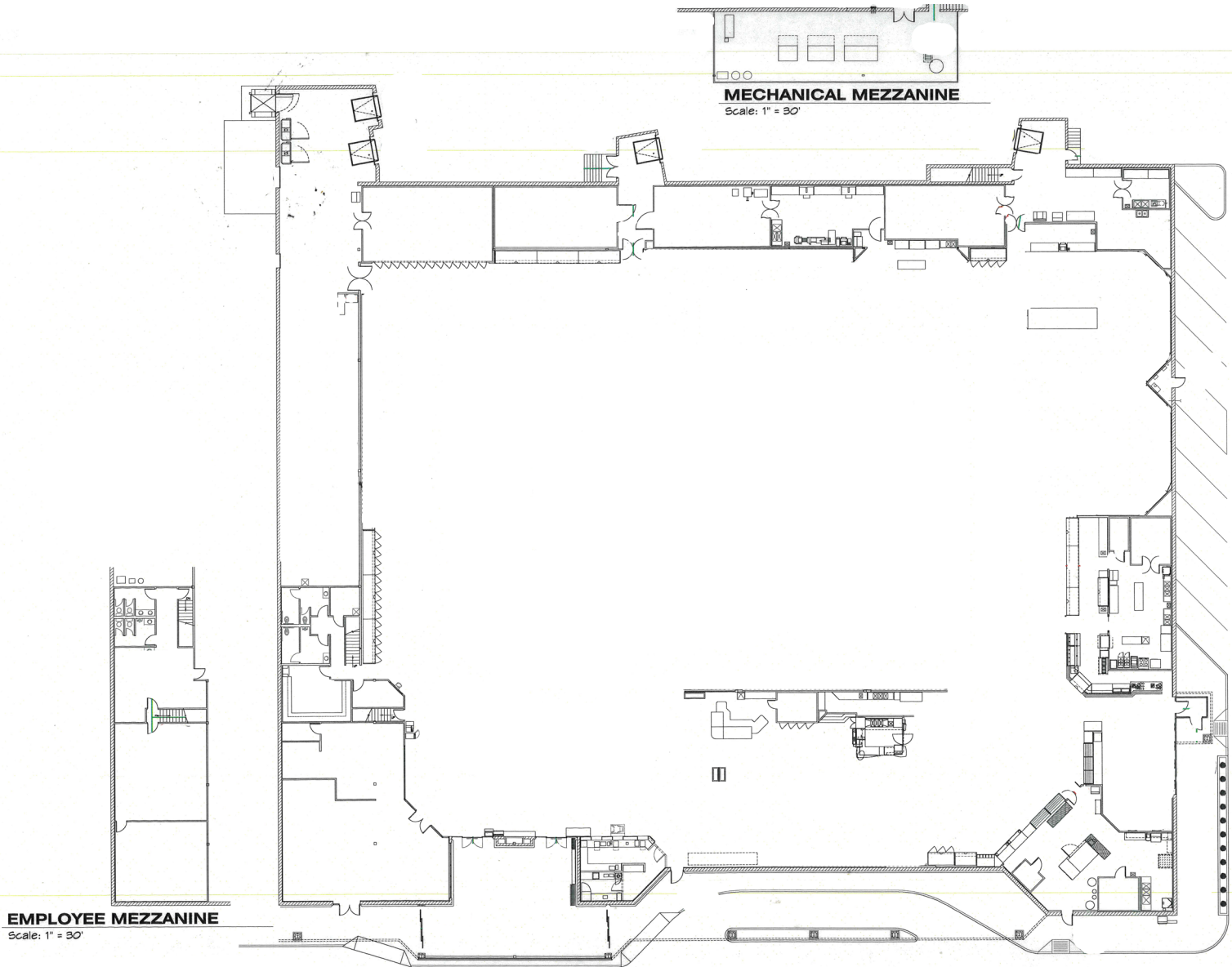
JOHN MESTER
Senior Broker
574.485.1501
jmester@cressy.com

SAMUEL CRESSY
Broker
574.344.9588
scressy@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 or Light Industrial Space for Lease
Elkhart Plaza West
1246 N. Nappanee Street
Elkhart, Indiana

Floor Plan



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

Global Brokerage Division of Cressy Commercial Real Estate

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

JOHN MESTER
Senior Broker
574.485.1501
jmester@cressy.com

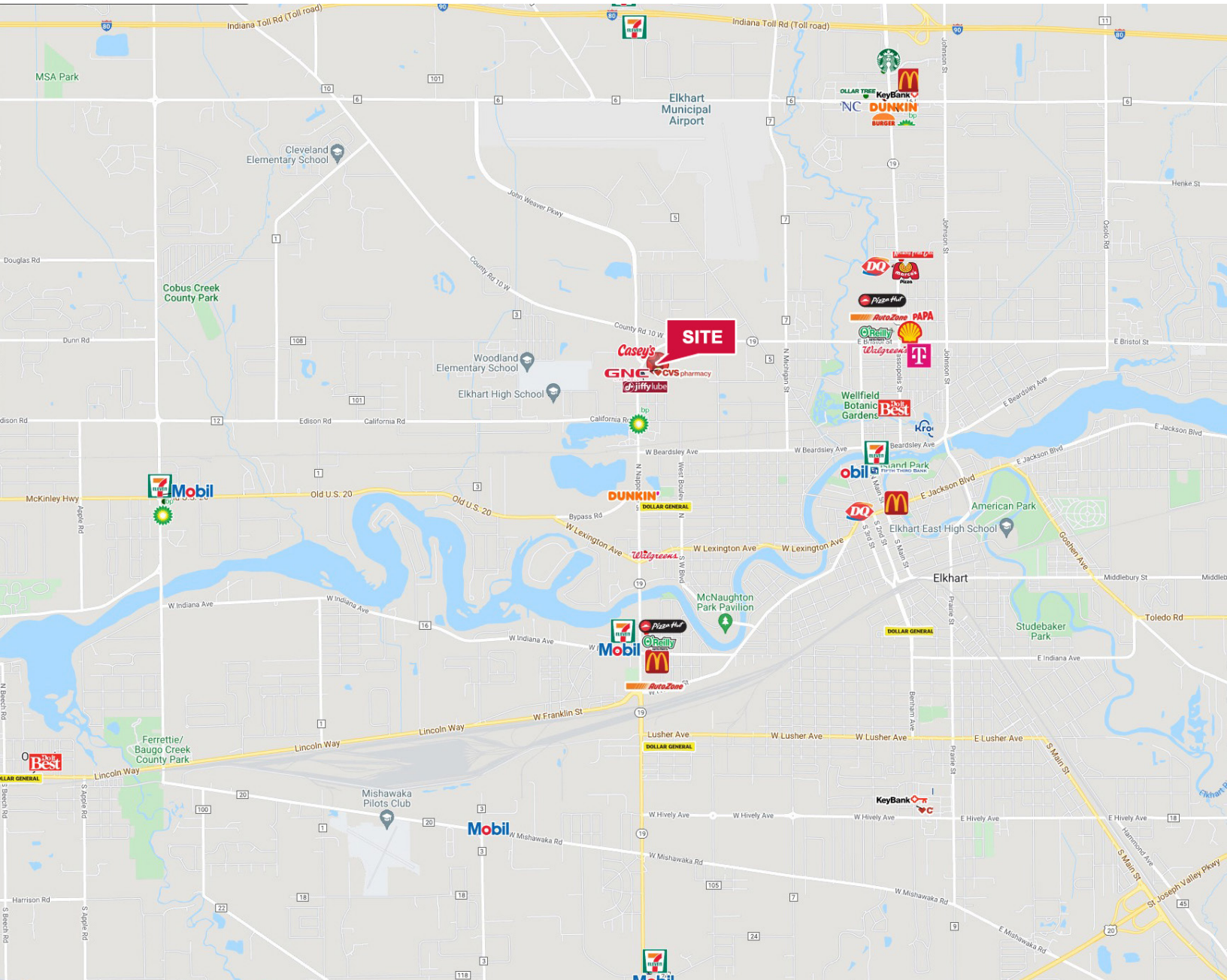
SAMUEL CRESSY
Broker
574.344.9588
scressy@cressy.com

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 or Light Industrial Space for Lease
Elkhart Plaza West
1246 N. Nappanee Street
Elkhart, Indiana

NAI Cressy
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Close Proximity to 80/90 Toll Road | Great Retail Area



Location Description

Property is located on the northwest side of Elkhart, on SR 19 and John Weaver Parkway. This retail center has high traffic counts and traffic signal controlled access.

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

Global Brokerage Division of Cressy Commercial Real Estate

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

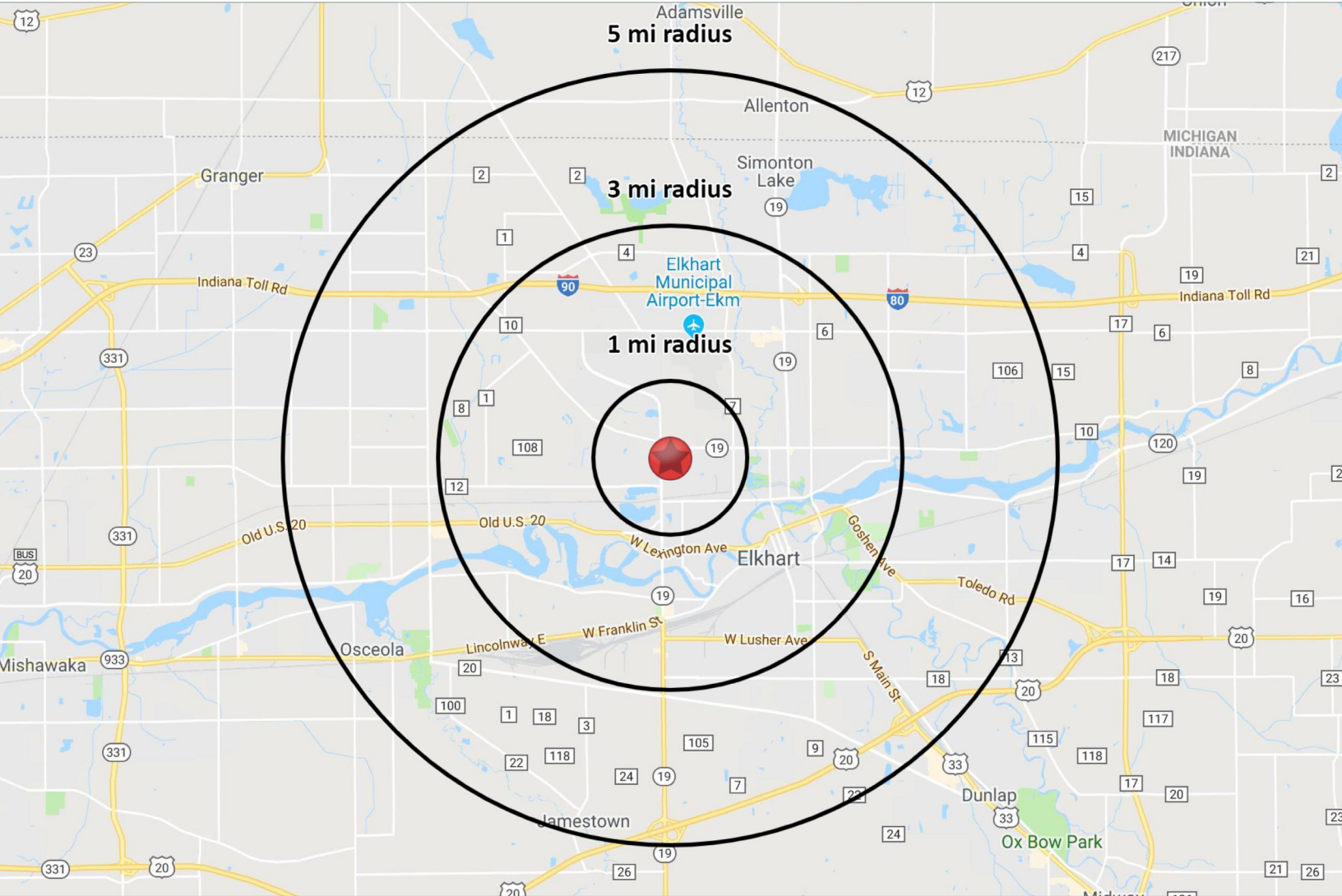
JOHN MESTER
Senior Broker
574.485.1501
jmester@cressy.com

SAMUEL CRESSY
Broker
574.344.9588
scressy@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 or Light Industrial Space for Lease
 Elkhart Plaza West
 1246 N. Nappanee Street
 Elkhart, Indiana

Located On the Northwest Side of Elkhart



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	
POPULATION	4,852	46,611	101,417	23,823 VPD on Nappanee St. West of Property
NUMBER OF HOUSEHOLDS	1,924	17,490	38,133	10,810 VPD on Bristol St. North of the Property
AVERAGE HOUSEHOLD INCOME	\$55,760	\$59,331	\$69,564	
MEDIAN HOME VALUE	\$122,827	\$124,462	\$145,172	

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

Global Brokerage Division of Cressy Commercial Real Estate

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

JOHN MESTER
 Senior Broker
 574.485.1501
 jmester@cressy.com

SAMUEL CRESSY
 Broker
 574.344.9588
 scressy@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.