

Office/Medical Space for Lease

2606 Peddlers Village Rd.

Goshen, Indiana 46526



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Mid Pointe Plaza



### Snapshot

Building:	22,450 SF
Available:	1,500 SF - 16,812 SF
Land:	1.08 Acres
Zoning:	B-3
Year Built:	1995; but there have been recent improvements in various suites and the exterior
Lease Rate:	\$14.00 - \$17.00 PSF NNN
Parking:	8,994 SF paving on site totaling 93 spaces. Parking surrounds the suite entrances and building for convenience and accessibility.

### Property Details

1,500 SF - 16,812 SF available in a conveniently located office/medical building that is landlord managed with economical introductory rates, custom build-outs, professional tenant mix, high visibility from US 33 (27,030 cars daily), ample surface parking, and building/monument signage available. Easy ingress/egress at Peddlers Village Rd. & US 33 lighted intersection.

\$14.00 - \$17.00 per square foot. Suite 210 is a former VA medical space built out for the next medical office user with 9 exam tables (1 for women’s health), x-ray and radiology machine, and more.

There’s a whole building Cummins generator on site that will power the facility in the event power is lost. [VIEW PROPERTY ONLINE](#)

AVAILABLE UNITS	SF	LEASE RATE
UNIT 202	1,600	\$15.00 PSF NNN
UNIT 210	11,202	\$17.00 PSF NNN
UNIT 216	1,675	\$14.00 PSF NNN
UNIT 218	2,335	\$14.00 PSF NNN

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

**SHAWN TODD**  
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574.485.1520  
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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.

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Available Suites

## Suite 205



## Suite 210



4100 Edison Lakes Parkway, Suite 350  
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Available Suites | Building Exterior

Suite 218



Building Exterior



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Access to Major Roadways



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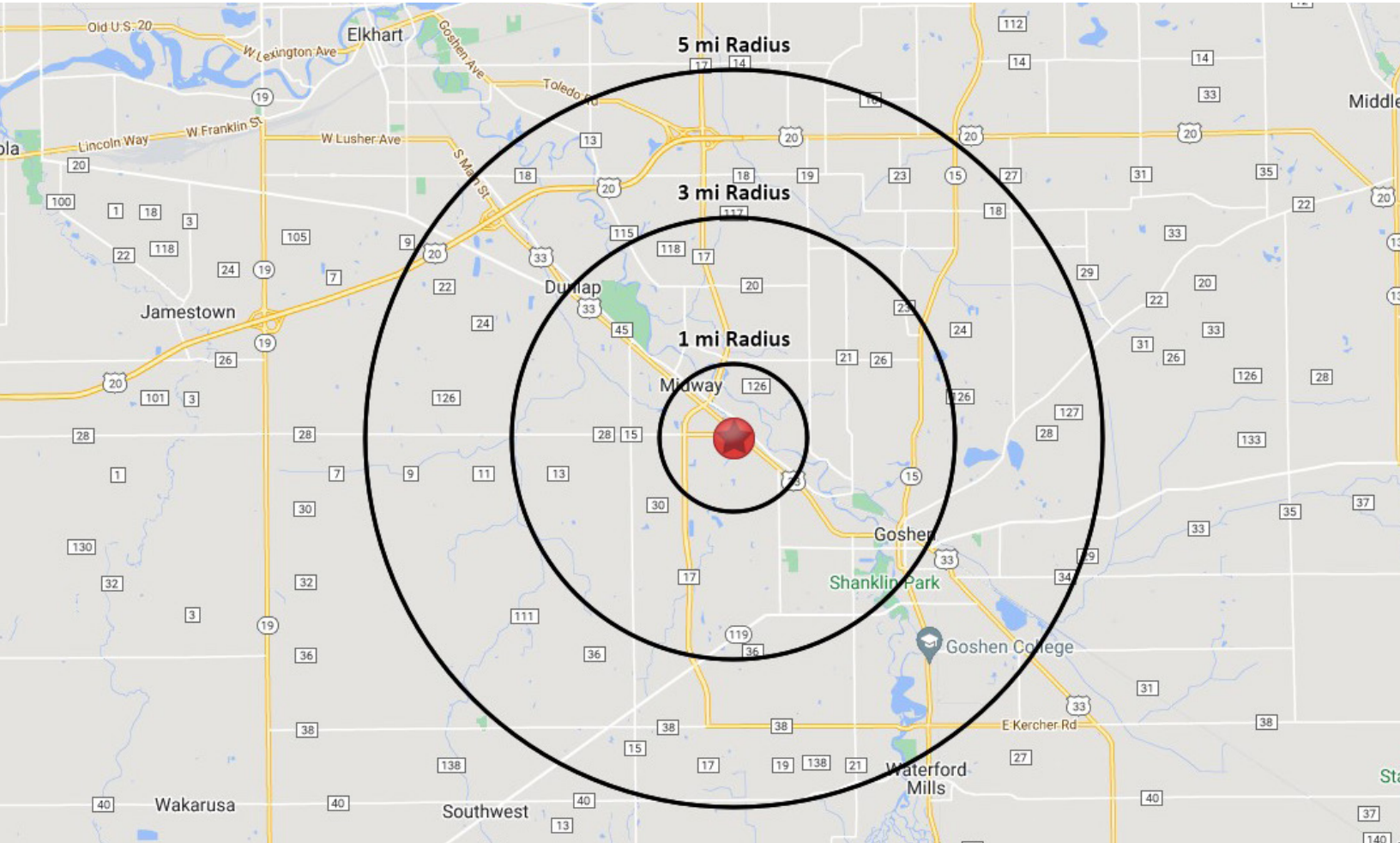
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Great Location and Access



### Location

Excellent location with proximity and access to Goshen, Elkhart, US 33, US 20, and CR 17.

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,539	27,755	61,391
NUMBER OF HOUSEHOLDS	1,820	9,702	22,071
AVERAGE HOUSEHOLD INCOME	\$59,636	\$76,905	\$79,248
MEDIAN HOME VALUE	\$169,059	\$174,043	\$183,137

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