

Retail Space For Lease

Poplar Court | 1900 Berry Street
Elkhart, Indiana



Two Spaces Available | Anchored By Volcano Pizza, Established Clientele



Snapshot

Total Building:	13,075 SF
Available:	Suite B - 1,075 SF Former Deli - 5,045 SF
Land:	1.26 Acres
Year Built:	1985
Zoning:	B-1 Neighborhood Retail
Signage:	Shared Pylon & Marquee Signage Above Each Suite
Parking:	Shared In-Common
Utilities:	Municipal Water & Sewer
Power:	200 Amp/Single Phase
HVAC:	Gas Forced Heat & Central Air
Lease Rate:	\$8.00 PSF NNN + \$2.50 PSF CAM*

*In addition to base rent, tenant is responsible for their own utilities, interior janitorial, trash removal and phone/computer/data.

Property Details

The Poplar Court Shopping Center has three spaces available for lease. Join anchor tenant Volcano Pizza, who has an established clientele and great reputation, in this well-maintained, locally-owned and managed multi-tenant center. There is a 1,075 SF unit for lease. The larger space available is the former Charlie's Butcher Block which is 5,045 SF. The lease includes the coolers, freezers, all plumbing fixtures including stainless tables and sink as well as additional kitchen equipment.

Shared pylon signage located on the east end of the center and marquee signage above each suite is available for the tenant's use. The building features, gas forced heat and central air conditioning, fluorescent lighting, store front windows, individually metered suites, ample on-site shared parking and municipal utilities.

The property is zoned B-1 Neighborhood Commercial which allows for a wide range of uses. In addition to base rent, tenant is responsible for their own utilities, interior janitorial, trash removal and phone/computer/data. [VIEW PROPERTY ONLINE](#)



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Suite B - 1,075 SF Suite Available



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Former Deli - 5,045 SF Suite Available



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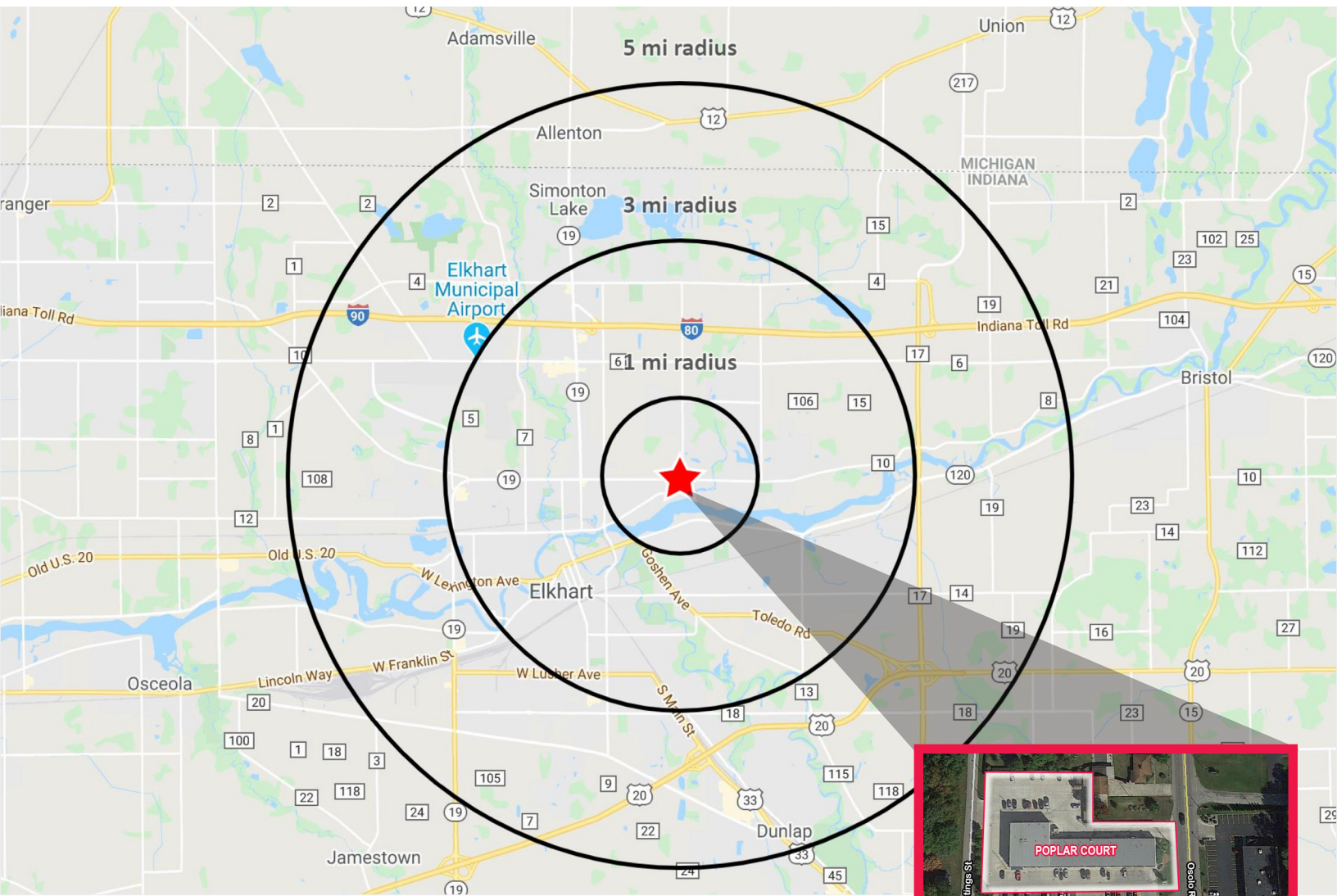
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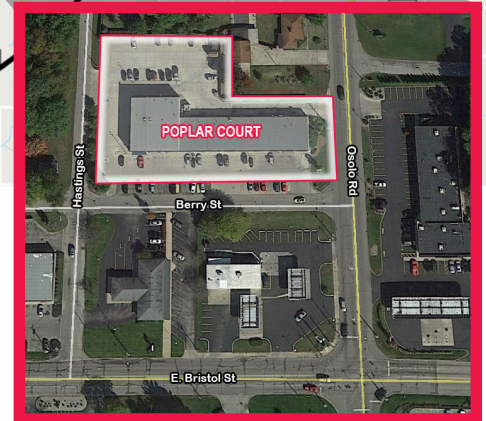


Great Location One Block North Of Highly Traveled Commercial Corridor



Location

Poplar Court is located on the northeast side of the Elkhart CBD just one block north of Bristol Street, a highly traveled corridor, surrounded by commercial, retail, service, professional office and residential development. This location provides the tenants with great visibility from the road, signage and ample on-site parking.



2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS (AADT)
POPULATION	9,631	51,536	92,230	13,549 on Bristol Street 6,952 on Osolo Road
NUMBER OF HOUSEHOLDS	4,045	20,447	35,998	
AVERAGE HOUSEHOLD INCOME	\$64,549	\$60,120	\$64,351	

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