

Land for Lease or Build-to-Suit

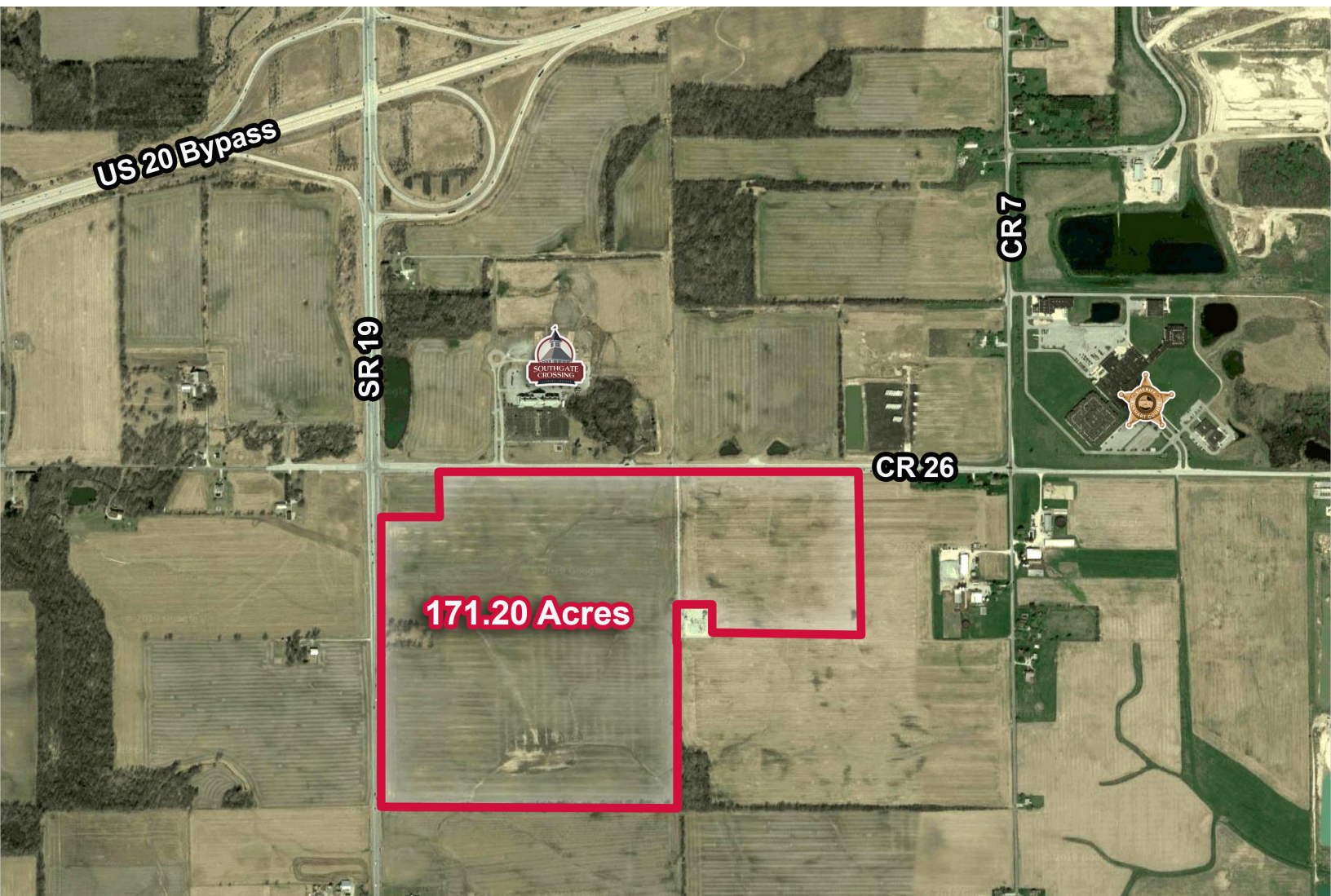
SR 19 & CR 26

Elkhart, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

171.20 Divisible Acres of Vacant Land With Frontage on SR 19 & CR 26



Snapshot

Land:	171.20 Acres (Divisible)
Zoned:	A-1
Utilities:	Water & Sewer Nearby
Lease Rate:	\$4,000 Per Acre Per Year

Property Details

171.20 acres, will divide, of vacant land fronting on State Rd 19 & County Rd 26 in Elkhart, IN. The owner is willing to build to suit or lease the land. Water and sewer nearby. Easy access to the US-20 bypass and the I-80/90 Toll Rd.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
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Global Brokerage Division of Cressy Commercial Real Estate

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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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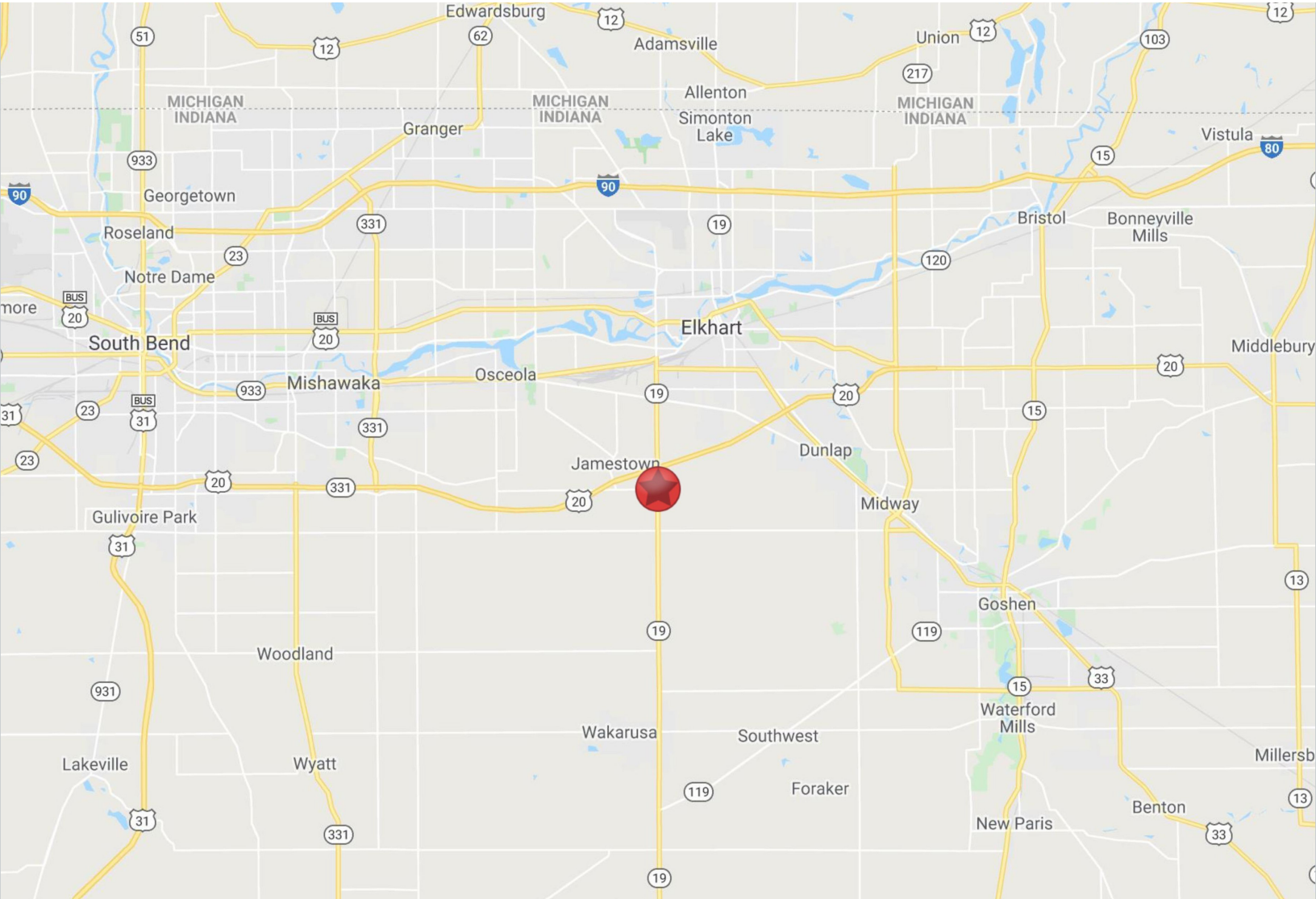
SR 19 & CR 26

Elkhart, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Less Than 1 Mile from US 20 Bypass | Easy Access to I-80/90



Location

Located less than 1 mile from the US-20 bypass with easy access to the 80/90 Toll Rd.

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNT
POPULATION	148	13,159	60,865	31,587 on US 20 Bypass, North of Property 17,864 on SR 19 4,298 on CR 26
NUMBER OF HOUSEHOLDS	57	4,677	22,233	
AVERAGE HOUSEHOLD INCOME	\$71,828	\$67,545	\$58,273	

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