

Office/Retail Space for Lease

2930 S. Nappanee St.  
Elkhart, Indiana 46517



1,000 SF - 8,904 SF Office/Retail Space for Lease | Great Tenant Mix



### Snapshot

Building:	26,535 SF
Available:	1,000 SF - 8,904 SF
Land:	2.47 Acres
Zoning:	B-3
Parking:	94 Spaces
HVAC:	Full Air Conditioned
Utilities:	Municipal
Lease Rate:	\$5.00 - \$7.00 PSF NNN
CAM:	\$1.20 PSF

### Property Details

Mixed-use commercial building available for lease. 1,000 SF - 8,904 SF currently available for retail or office use. Join several quality long term tenants including Teacher's Credit Union, Mancino's Pizza & Grinders and Allstate Insurance. Great traffic counts & visibility along a busy corner of SR 19 & Mishawaka Road. Excellent parking space with 94 spaces. Recent improvements include new roofing, new electrical service, new lighting, new A/C units. Has 3-Phase power. Municipal utilities. Zoning is B-3 Service Business District. CAM is approximately \$1.20/sq.ft./year. Available immediately.

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,654	43,598	92,418
NUMBER OF HOUSEHOLDS	634	15,713	34,276
AVERAGE HOUSEHOLD INCOME	\$54,486	\$60,417	\$67,436

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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## Property Photos



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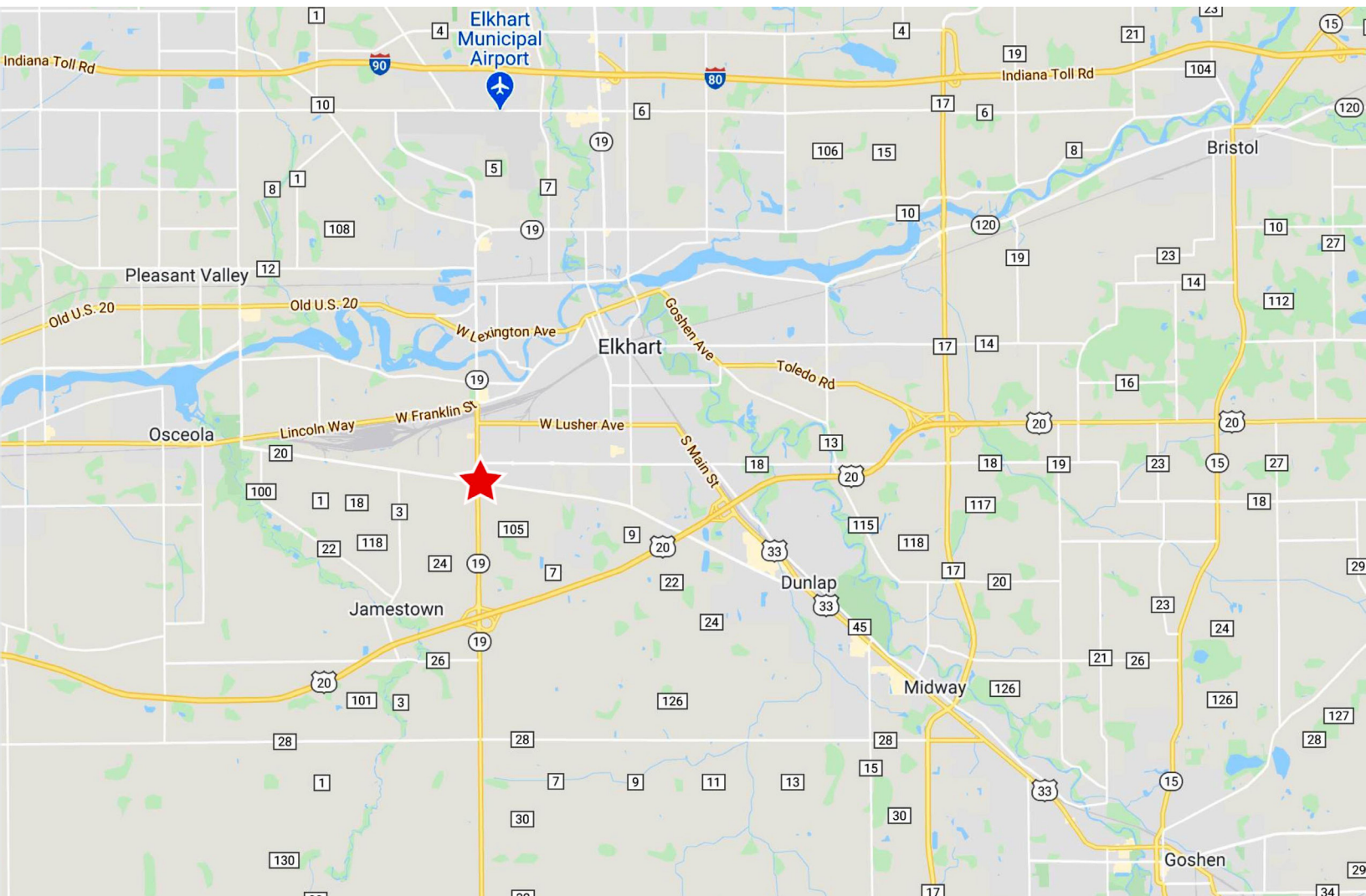
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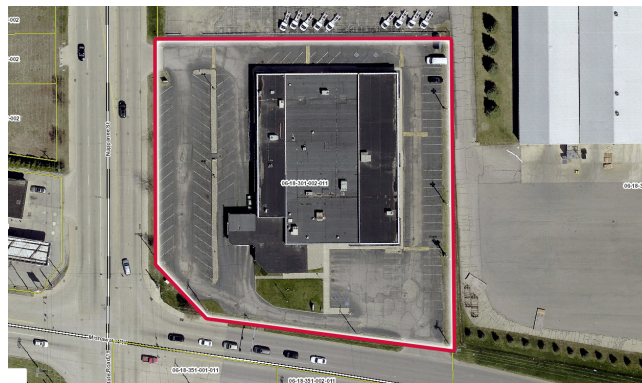


Great Location, Easily Accessible



### Location

The property is located south of the central business district of Elkhart on the corner of Nappanee St. and Mishawaka Rd. providing easy access. The property is surrounded by industrial buildings, single-family residential properties, locally and nationally owned commercial and service businesses as well as neighborhood businesses that support the local residential population. Nappanee Street has high traffic counts of 24,511 vehicles daily.



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