

SALE

OFFICE/RETAIL



MIXED USE BUILDING



101 S. MAIN ST., ELKHART, IN 46516

PROPERTY HIGHLIGHTS

- Well maintained building located in Downtown Elkhart Indiana
- Downtown urban setting that is walkable with shopping and restaurants in close proximity.
- Located in the Opportunity Zone and eligible for tax credits
- Ground floor retail space with Drive Thru
- Leaseback potential of partial first floor
- Ample On-site parking

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.75 Acres
Building Size:	19,290 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	5,021	37,560	73,756
Total Population	13,075	100,208	202,046
Average HH Income	\$47,323	\$68,222	\$76,008

BRADLEY COMPANY
 112 W. Jefferson Blvd., Suite 300
 South Bend, IN 46601
 574.237.6000

MATT WETZEL
 Senior Broker
 574.970.9006
 mwetzel@bradleyco.com

ANDY KNAPICK
 Broker
 574.383.8896
 ajknapick@bradleyco.com



BRADLEYCO.COM



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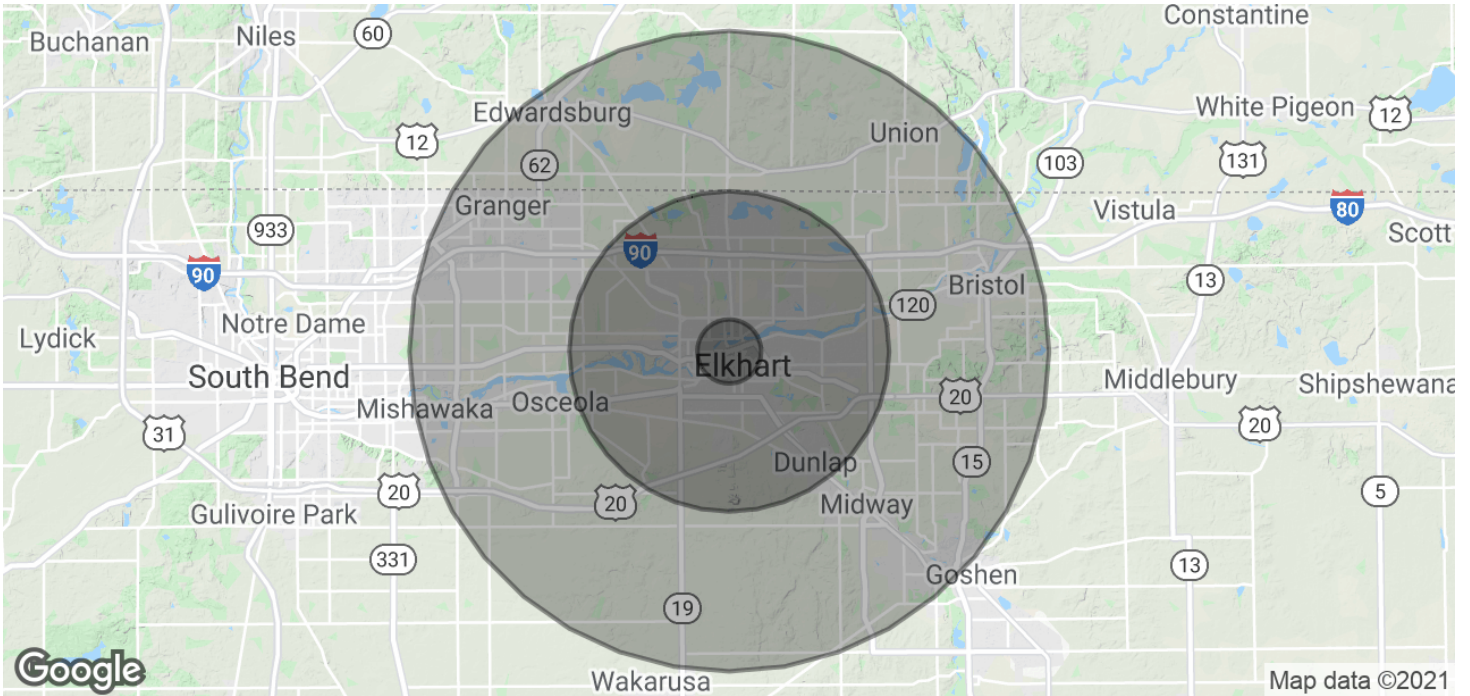


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,075	100,208	202,046
Average age	33.5	37	37.6
Average age (Male)	33	35.9	36.6
Average age (Female)	34	38.1	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	5,021	37,560	73,756
# of persons per HH	2.54	2.64	2.71
Average HH income	\$47,323	\$68,222	\$76,008
Average house value	\$101,704	\$140,695	\$154,263

* Demographic data derived from 2020 US Census

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