

Elkhart Outparcel

1204 N. Nappanee Street | Elkhart, Indiana

PARCEL FOR SALE

PROPERTY DESCRIPTION

Parcel for sale along Nappanee Street on the west side of Elkhart, Indiana. A prime retail location along one of the busiest retail corridors in Elkhart County. Elkhart is located 10 miles north of Goshen, 15 miles west of South Bend, 115 miles south-east of Chicago and 150 miles north of Indianapolis. Nearby major retailers include Casey's General Store, Jiffy Lube, CVS and more. There are many other retailers in close proximity making the area a retail destination.

For Sale: \$275,000



PROPERTY FACTS

- 0.94 acre vacant lot
- Frontage of 175 feet on Nappanee Street
- Average daily traffic of 24,560 on Nappanee Street
- Zoned B-3
- Other retailers in close proximity include Casey's General Store, Jiffy Lube, CVS, Lake City Bank, Subway, and Fazoli's
- Municipal water and sewer

**AFTON
KEYSER**

PETE LETHERMAN, SIOR, CCIM

Post Office Box 1322
Elkhart, Indiana 46515
574-285-1580
pete@aftonkeyser.com
aftonkeyser.com

Elkhart Outparcel

1204 N. Nappanee Street | Elkhart, Indiana

AERIAL PHOTO



**AFTON
KEYSER**

PETE LETHERMAN, SIOR, CCIM

Post Office Box 1322
Elkhart, Indiana 46515
574-285-1580
pete@aftonkeyser.com
aftonkeyser.com

Elkhart Outparcel

1204 N. Nappanee Street | Elkhart, Indiana

DEMOGRAPHICS



Drive Time	3 miles	5 miles	10 miles
Population	48,078	103,887	229,357
Median Household Income	\$43,573	\$53,624	\$59,803
Average Household Size	2.6	2.7	2.6
Average Household Income	\$60,889	\$74,041	\$84,227
Total Employees	36,226	63,219	126,988

**AFTON
KEYSER**

PETE LETHERMAN, SIOR, CCIM

Post Office Box 1322
Elkhart, Indiana 46515
574-285-1580
pete@aftonkeyser.com
aftonkeyser.com