

NEW RETAIL SPACE FOR LEASE

810 S. 10th Street | Goshen, IN 46526



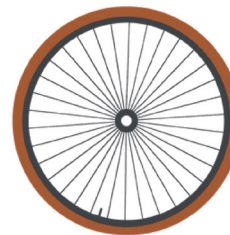
Great Ground Floor Opportunity Within the New Ariel Cycleworks Apartment Complex

Space Available:	800 SF Retail Endcap
Land:	4.2 Acres
Zoning:	R3 PUD
Lease Rate:	\$12.00 - \$14.00 PSF NNN

Details:



Now available for lease is an 800 SF ground-floor retail space within Goshen's newest development, the Ariel Cycleworks apartment community, currently under construction. This 136-unit multi-family property is set to begin pre-leasing in Spring 2026, creating a built-in customer base and consistent foot traffic for future tenants. The space offers a flexible layout ideal for a coffee shop, service-oriented business, or small retail boutique, with the added potential for outdoor patio seating to enhance customer experience. Positioned in a modern, high-visibility setting, this is a unique opportunity to establish your business in a growing and vibrant community. Secure your space now and grow alongside Ariel Cycleworks.

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ARIEL
CYCLEWORKS

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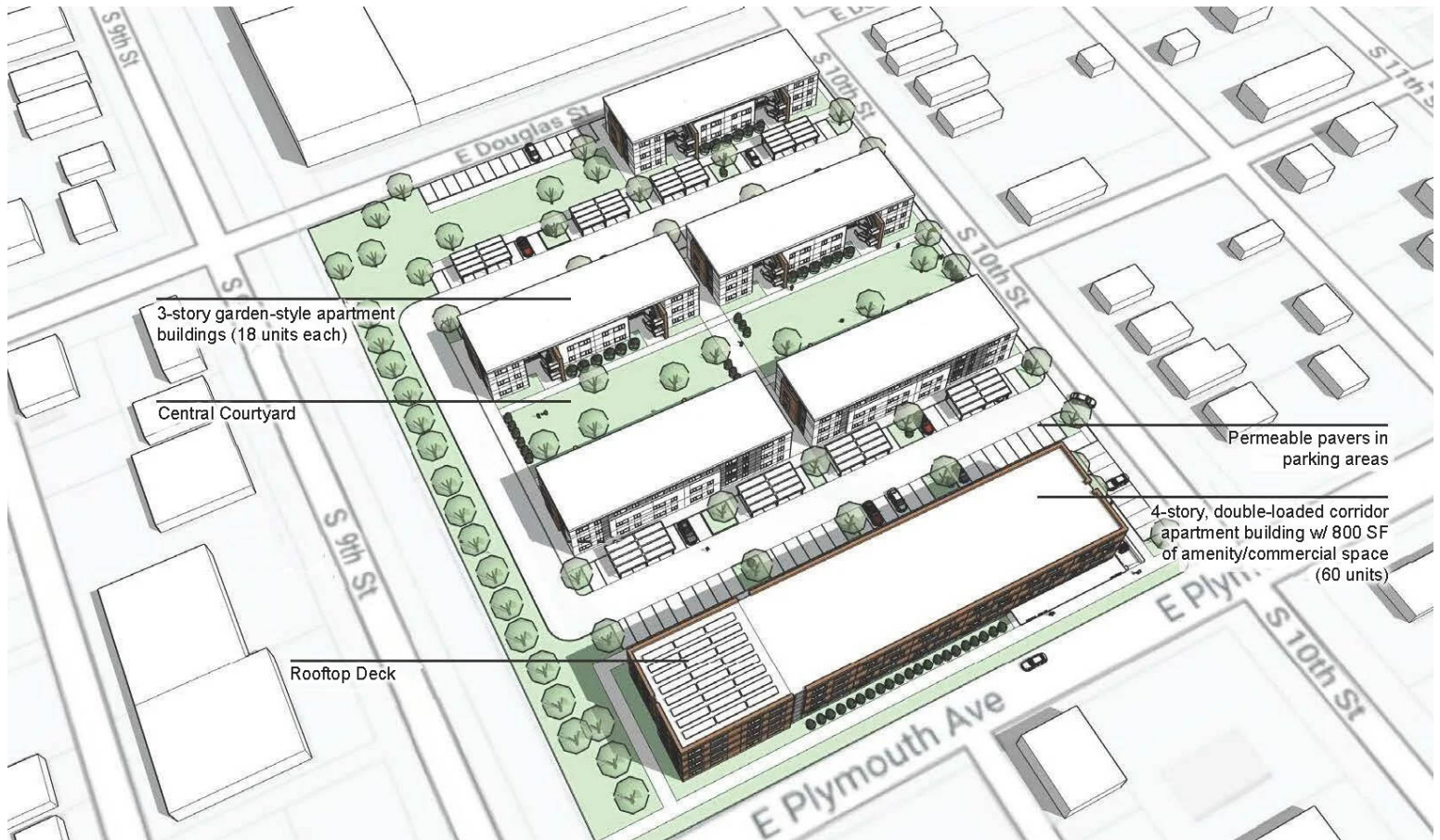


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DESIGN CONCEPT

AXONOMETRIC VIEW FROM SOUTHWEST



Aerial Cycleworks

Since November 2024 when AP Development officially broke ground on the new mixed-use development at Ariel Cycleworks, the former Brownfield site has gradually grown into four buildings that will soon house 136 apartments.

The new Aerial Cycleworks Apartments will consist of five buildings, three with three stories and one larger, four-story corner building, and will feature amenities including access to the Ninth Street Trail, a rooftop deck, dog wash, bike repair and storage areas, ample green space, and an 800-square-foot corner commercial space currently available for lease.

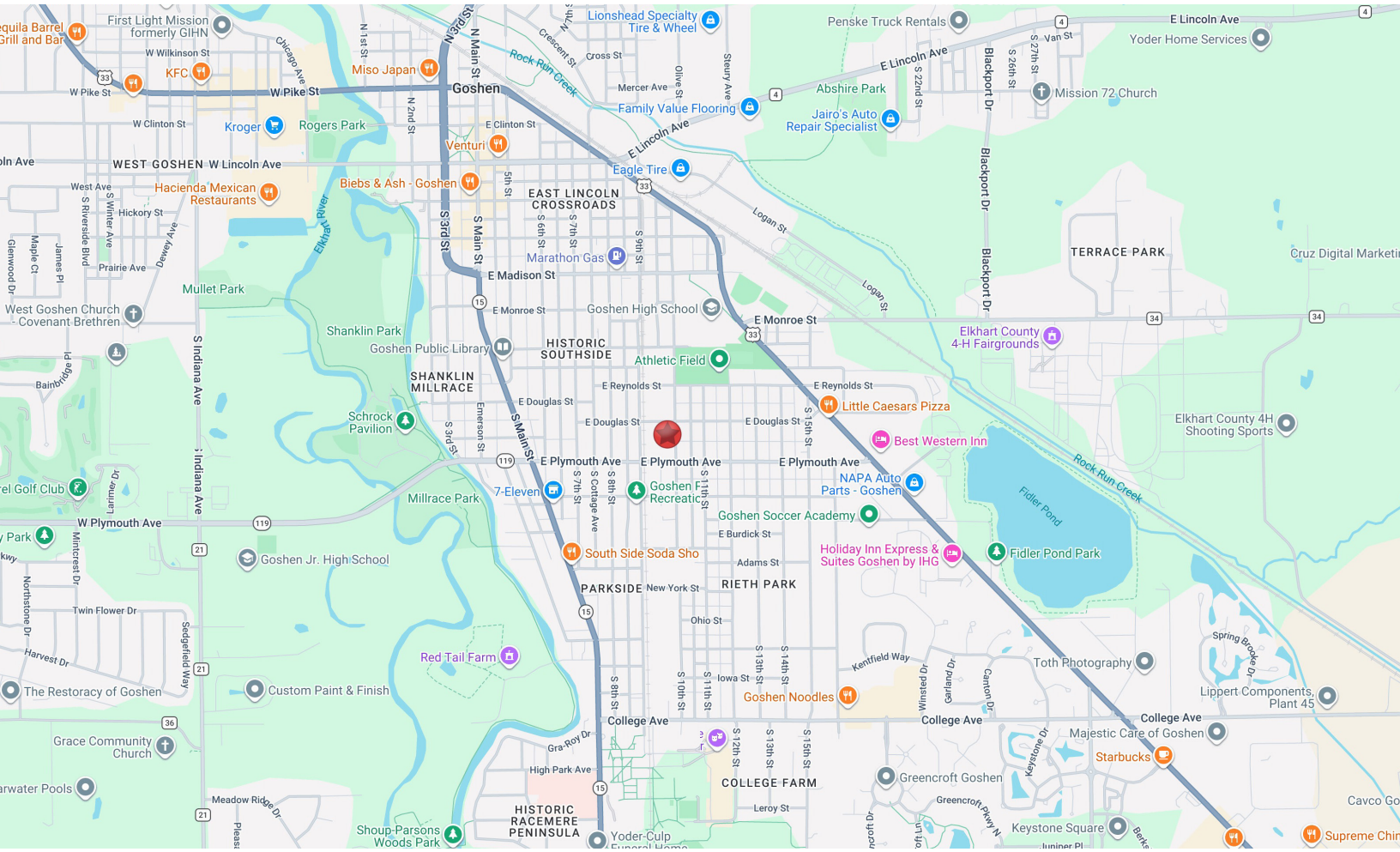
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LOCATION OVERVIEW

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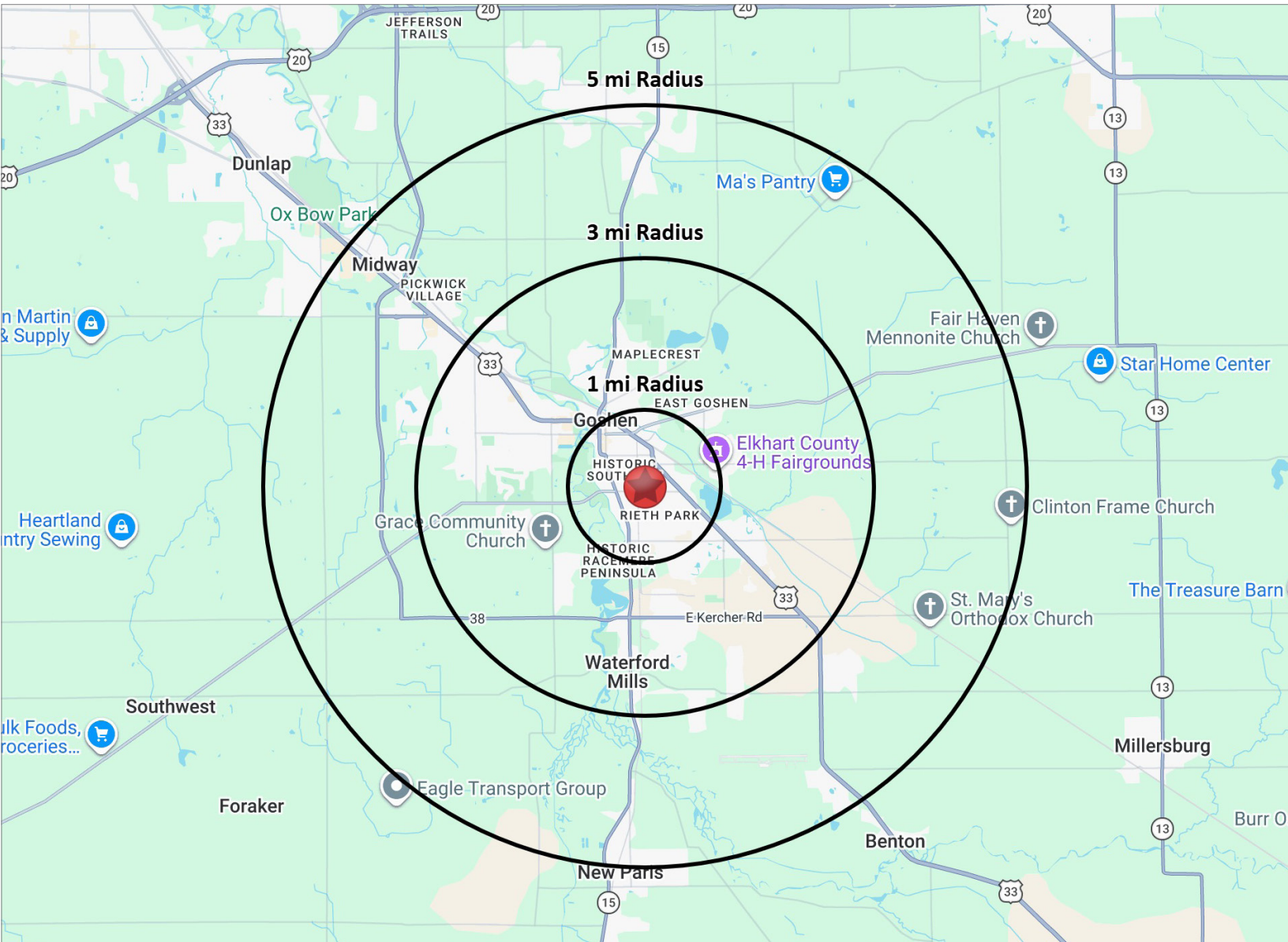


Ideally located within a dense residential neighborhood just south of downtown Goshen, Aerial Cycleworks offers excellent accessibility and connectivity along the well-traveled 9th Street Corridor Trail. This prime location places the property just minutes from Goshen College, Goshen High School, and Goshen Hospital, providing consistent exposure to students, faculty, healthcare professionals, and local residents alike. The site is also in close proximity to several major RV manufacturers, adding to the area's steady workforce presence. Conveniently situated just east of SR 15, the property allows for easy regional access, making it an attractive and highly visible destination for both daily commuters and the surrounding community.



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POPULATION

1 MILE	8,197
3 MILE	32,650
5 MILE	48,291



NUMBER OF HOUSEHOLDS

1 MILE	3,358
3 MILE	12,130
5 MILE	17,241



AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,305
3 MILE	\$84,036
5 MILE	\$92,141



MEDIAN HOME VALUE

1 MILE	\$182,846
3 MILE	\$202,604
5 MILE	\$219,788