



RETAIL

FOR LEASE

## Highly Visible Retail Unit Available

Located on a signalized corner with excellent visibility and frontage, 1763 Lincolnway East is a modern, two-tenant retail building offering a single available space for lease. Built in 2019, the building features first-class construction and a storefront design tailored for high-traffic retail use. The building is also home to Starbucks, and benefits from its immediate proximity to major retail and service hubs, including a Walgreens, new Fairfield Inn & Suites (Marriott), and the Keystone Square medical office park. This is an ideal location for retailers or service users seeking strong exposure on a major corridor in Elkhart County, with a well-established daytime population and solid market fundamentals.

## Property Highlights

- ▶ Prime retail space in a modern two-tenant building
- ▶ Starbucks as neighboring tenant, driving built-in traffic
- ▶ High visibility corner with traffic signal
- ▶ Ample parking
- ▶ Major retail corridor in Elkhart County
- ▶ **FOR LEASE: See Broker**

### SHELBY WILSON

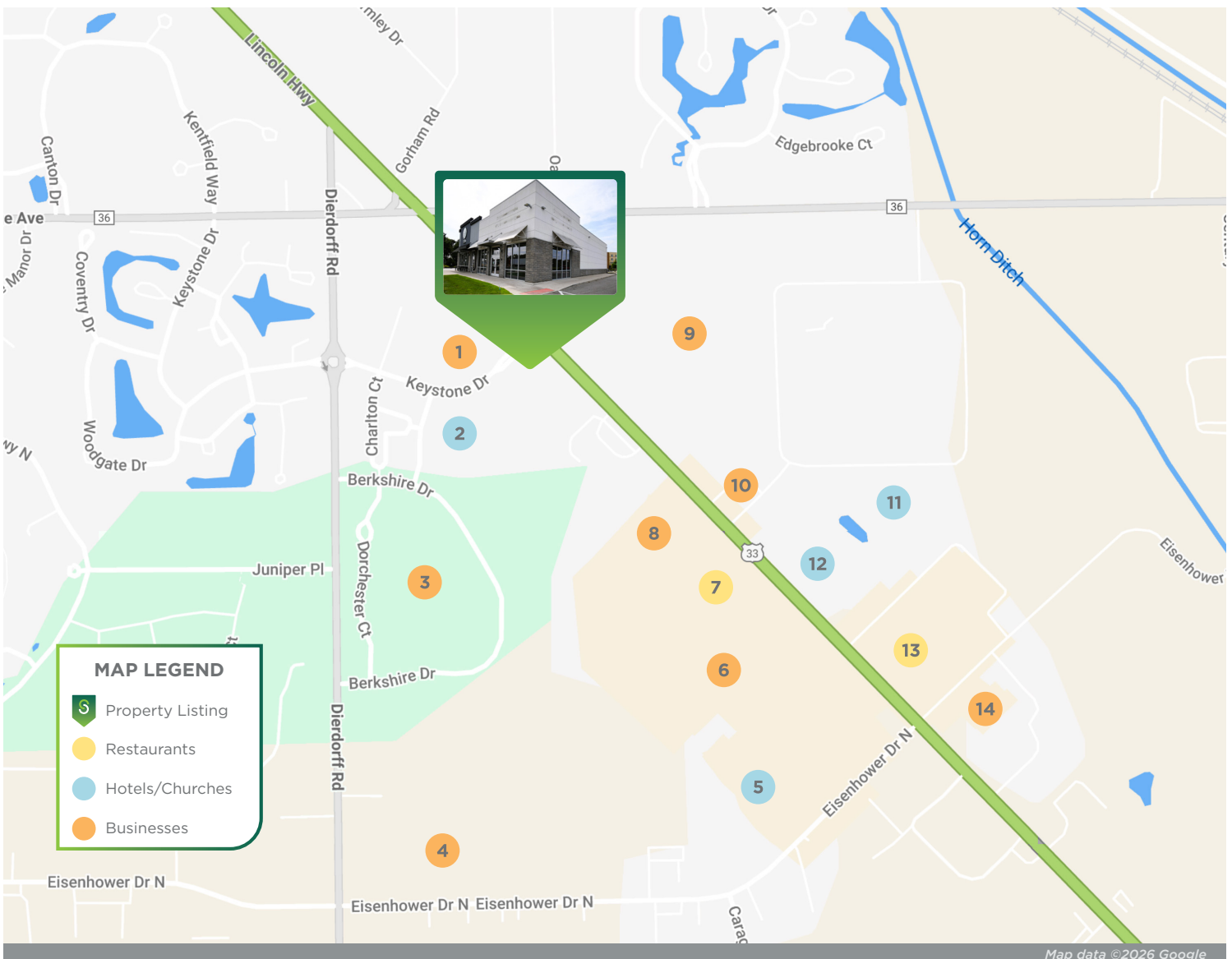
Broker  
260 424 8448  
shelby.wilson@sturgespg.com



## Goshen Shoppes

1763 Lincolnway E

Goshen, IN 46526



## Excellent Location

Located on Lincolnway East, one of Goshen's busiest corridors, this property offers excellent exposure to local and regional traffic. The area has a strong mix of retail, service, and hospitality, providing a built-in customer base and consistent foot traffic.

- |   |                                   |                                 |
|---|-----------------------------------|---------------------------------|
| <b>1.</b> Walgreens                           | <b>5.</b> Maple City Chapel       | <b>10.</b> Speedway             |
| <b>2.</b> Fairfield by Marriott Inn & Suites  | <b>6.</b> Menards                 | <b>11.</b> Hampton Inn          |
| <b>3.</b> Keystone Square Medical Office Park | <b>7.</b> Burger King             | <b>12.</b> Quality Inn & Suites |
| <b>4.</b> Goshen Storage Center               | <b>8.</b> Goodwill                | <b>13.</b> Lux Cafe             |
|   | <b>9.</b> Majestic Care of Goshen | <b>14.</b> Aldi                 |

### SHELBY WILSON

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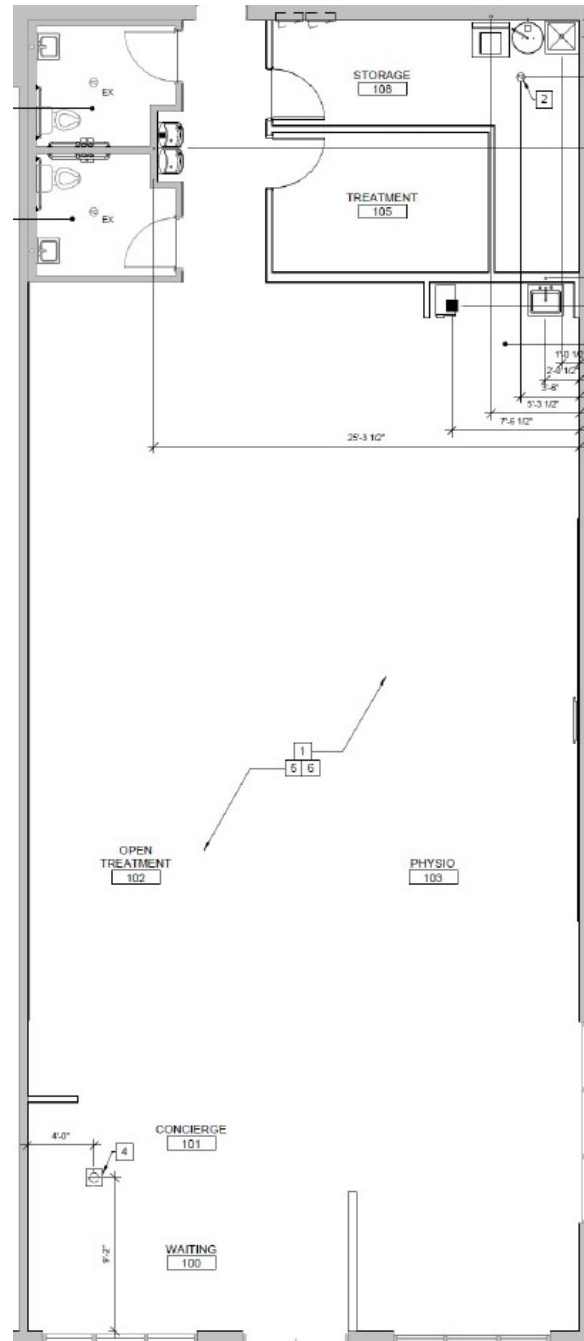
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**Goshen Shoppes**  
1763 Lincolnway E  
Goshen, IN 46526

## Unit 1763-1 Available - 2,720 SF



Floor plan may not be to scale.  
Contact broker for detailed floor plan.

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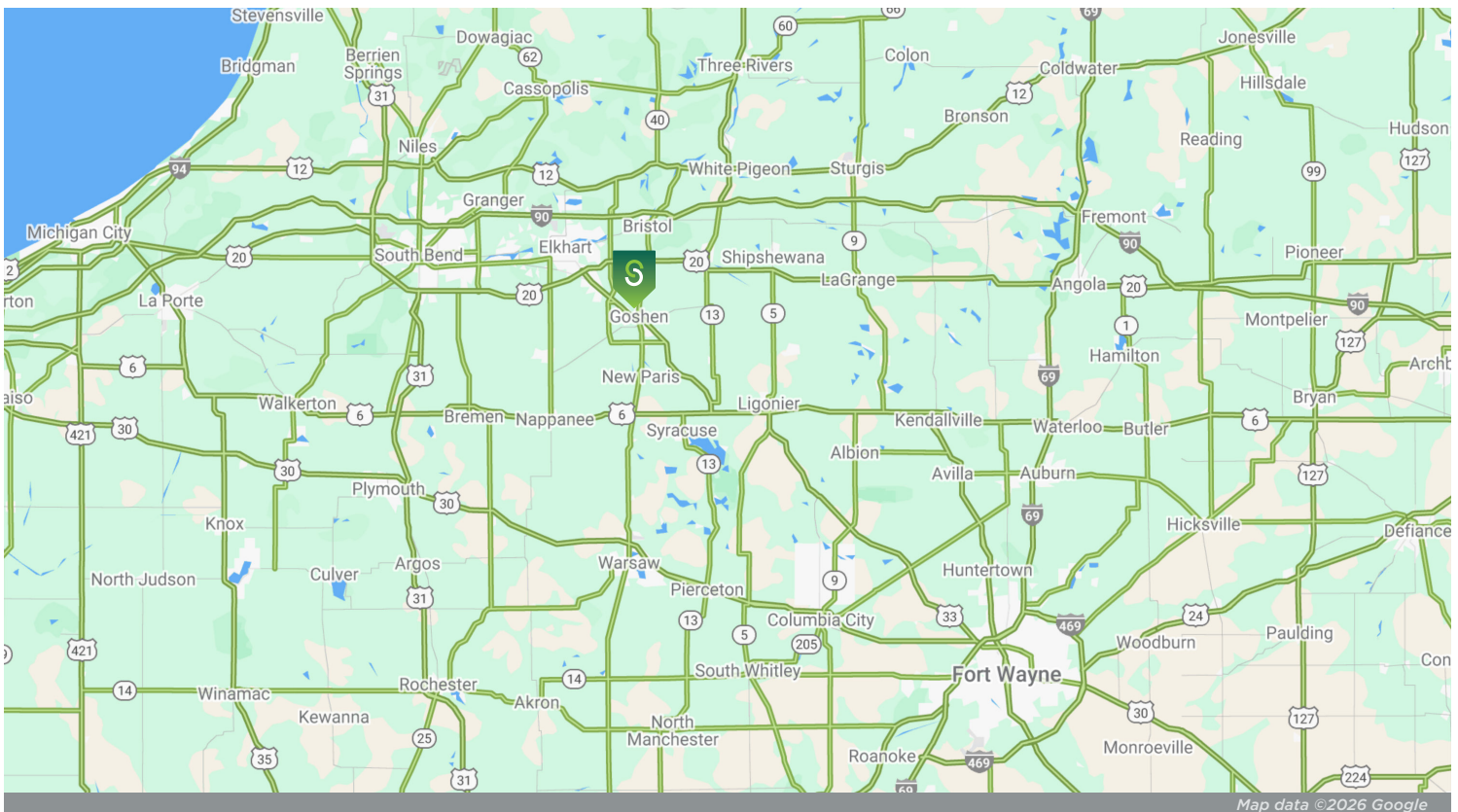
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## Goshen Shoppes

1763 Lincolnway E  
Goshen, IN 46526

### PROPERTY INFORMATION

Address	1763 Lincolnway E
City, State, Zip	Goshen, IN 46526
County	Elkhart
Township	Elkhart
Parcel Number	20-11-23-126-012.000-015



### LEASE INFORMATION

Lease Rate	Undisclosed - Contact Broker
Type	NNN
Terms	5 year minimum

### AVAILABLE UNITS

Total Building Area	4,976 SF	
Total Available	2,720 RSF	
Max Contiguous	2,720 RSF	
Units Available	RSF	Monthly Rate
• 1763-1	2,720	See Broker

### UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Goshen City Utilities

### SITE DATA

Site Acreage	1.29
Zoning	B-3 PUD (General Business)
Parking	Ample

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### BUILDING INFORMATION

Property Type	Retail
Year Built	2019
# of Stories	1
Construction Type	Wood frame
Roof	TPO
Heating	RTU
A/C	RTU
Sprinkler	No
Lighting	LED
Ceiling Height	10'
Signage	Pylon/Façade

### ADDITIONAL INFORMATION

- Prime retail space in modern two-tenant building
- High visibility corner with traffic signal
- Ample parking and building façade signage available

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