

# RETAIL SPACE FOR SALE

3535 S. Main Street | Elkhart, IN 46517



## 6,872 SF Free Standing Restaurant With Private Party Room and Large Kitchen

- Building: 6,872 SF
- Land: 1.38 Acres
- Zoning: B2
- Year Built: 1985
- Parking: 83+ On-site parking spaces
- List Price: \$499,000

### Details:

Free Standing Restaurant with recent updates consisting of approximately 6,872 sq. ft. Large kitchen and prep area with multiple cooler/freezers, separate bar area, large dining area and private party/meeting room. On-site parking for 83+/-, the property is situated on an outlot in front of Concord Mall facing S. Main St. (US 33).

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200 N Church St., Suite 200, Mishawaka, IN 46544

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**Christopher J. Barth**  
Broker

D 574.485.1553 | [cbarth@cressy.com](mailto:cbarth@cressy.com)

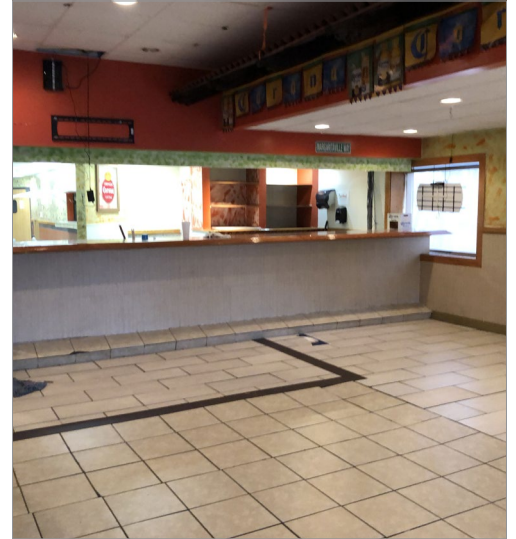
**John Mester**  
Senior Broker

D 574.485.1501 | [jmester@cressy.com](mailto:jmester@cressy.com)

# INTERIOR PHOTOS

# RETAIL SPACE FOR SALE

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# LOCATION OVERVIEW

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- This property is located just south of downtown Elkhart within the Concord Mall retail development.
- It is surrounded by local and national retailers just 0.5 mile from the exit off US-20. Strategically located between Elkhart and Goshen on US-33 (Main St.), this property averages 27,241 vehicles passing by daily.



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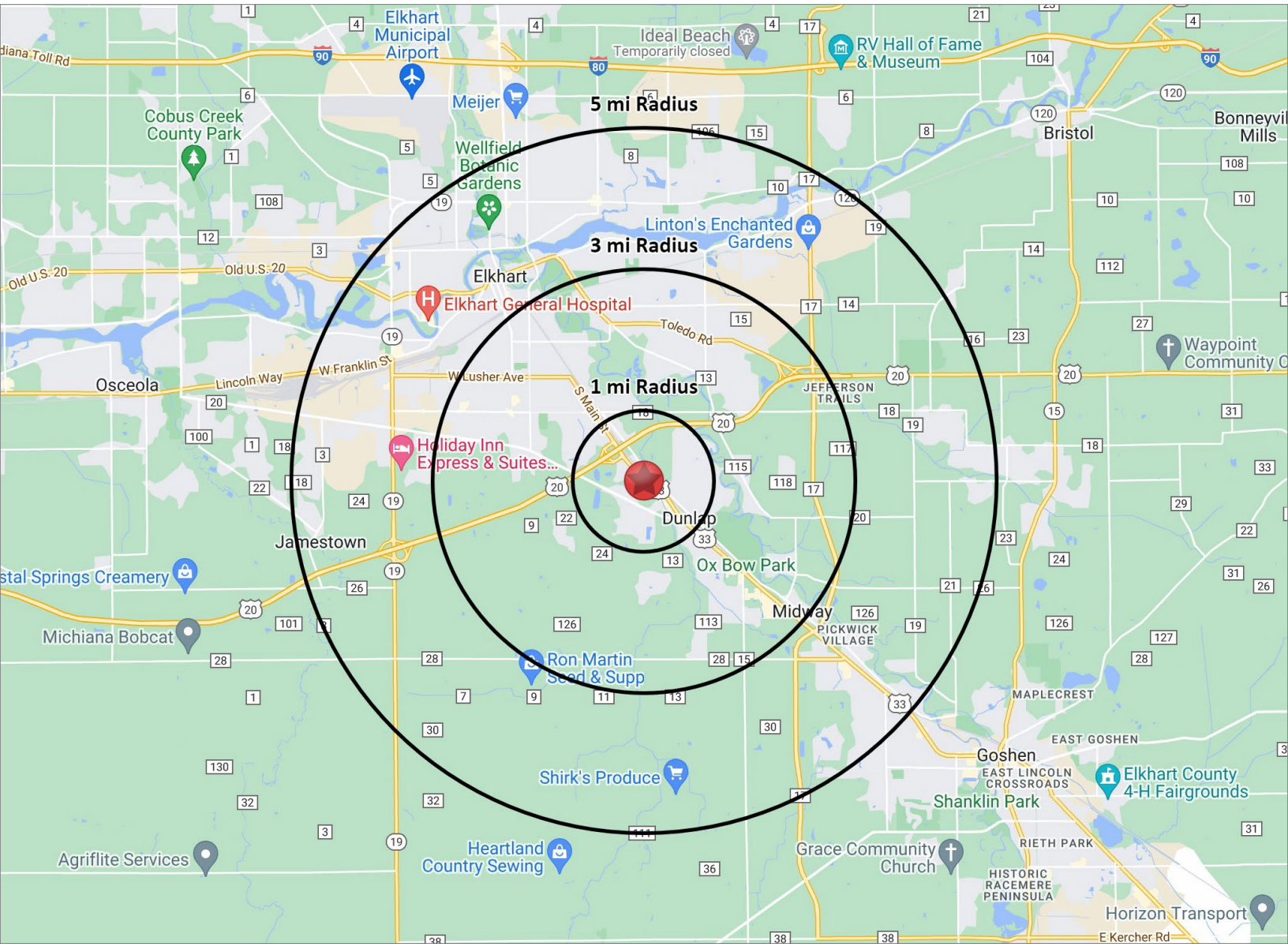
Christopher J. Barth  
Broker  
D 574.485.1553  
cbarth@cressy.com

John Mester  
Senior Broker  
D 574.485.1501  
jmester@cressy.com

# 2025 DEMOGRAPHICS

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## POPULATION

1 MILE	4,257
3 MILE	38,507
5 MILE	89,396



## NUMBER OF HOUSEHOLDS

1 MILE	1,075
3 MILE	8,126
5 MILE	20,434



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$88,071
3 MILE	\$86,441
5 MILE	\$87,417



## MEDIAN HOME VALUE

1 MILE	\$225,624
3 MILE	\$215,404
5 MILE	\$221,954