

Proposed development plan

## Prime Commercial Corner - US 20 & SR 5

One high-profile commercial lot available at the busiest corner in Shipshewana, Indiana. Located at the intersection of US 20 and SR 5, this property offers exceptional visibility and access in one of Northern Indiana's most visited tourist towns. This site is ideally suited for a convenience store, QSR, or retail strip center. Just north of this parcel, a new Holiday Inn Express is slated for construction.

## Property Highlights

- ▶ Lot 1 - 2.0 AC premier corner lot
  - ▷ Located on the hard corner of US 20 & SR 5 (signalized intersection) with frontage on two major highways
  - ▷ **FOR SALE: \$2,000,000**
- ▶ Zoned for commercial use
- ▶ Perfect for convenience store, QSR, or retail strip center
- ▶ Holiday Inn Express is slated for construction directly north of this site

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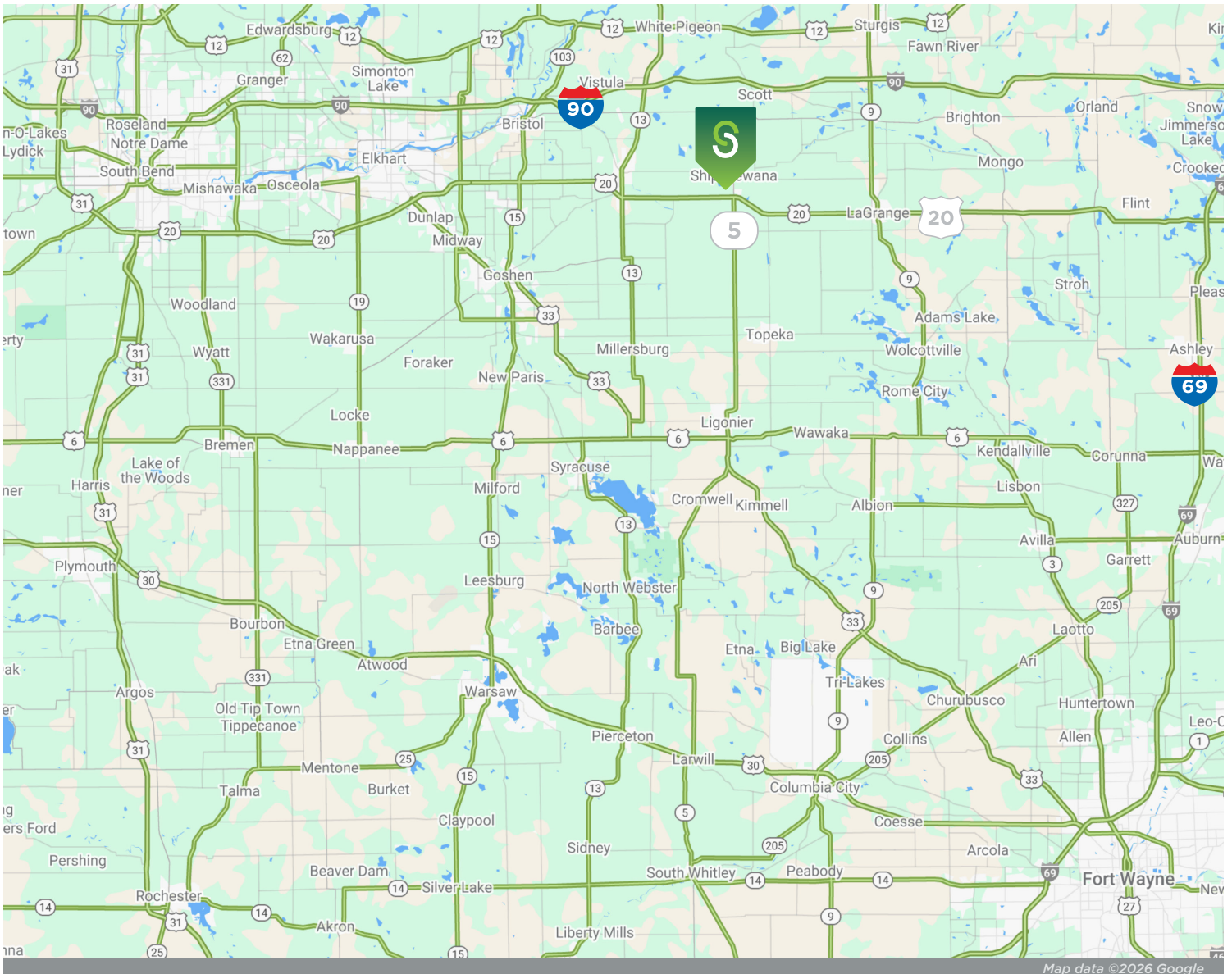
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## US 20 C-Store Land

8035 W US 20

Shipshewana, IN 46565



### Excellent Location

The property is ideally situated at the northwest corner of US 20 and SR 5, just south of downtown Shipshewana. US 20 has a daily vehicle count of 10,768 and SR 5 has a daily vehicle count of 7,794. The property is surrounded by a variety of large employers, and national and regional retailers.

Shipshewana has a large influx of around 2 million tourists throughout the year creating consistent flow of tourism. It has easy access to major cities like Chicago, Fort Wayne, and South Bend via US 20 and Indiana Toll Road 80/90 making this a great investment for your next business adventure.

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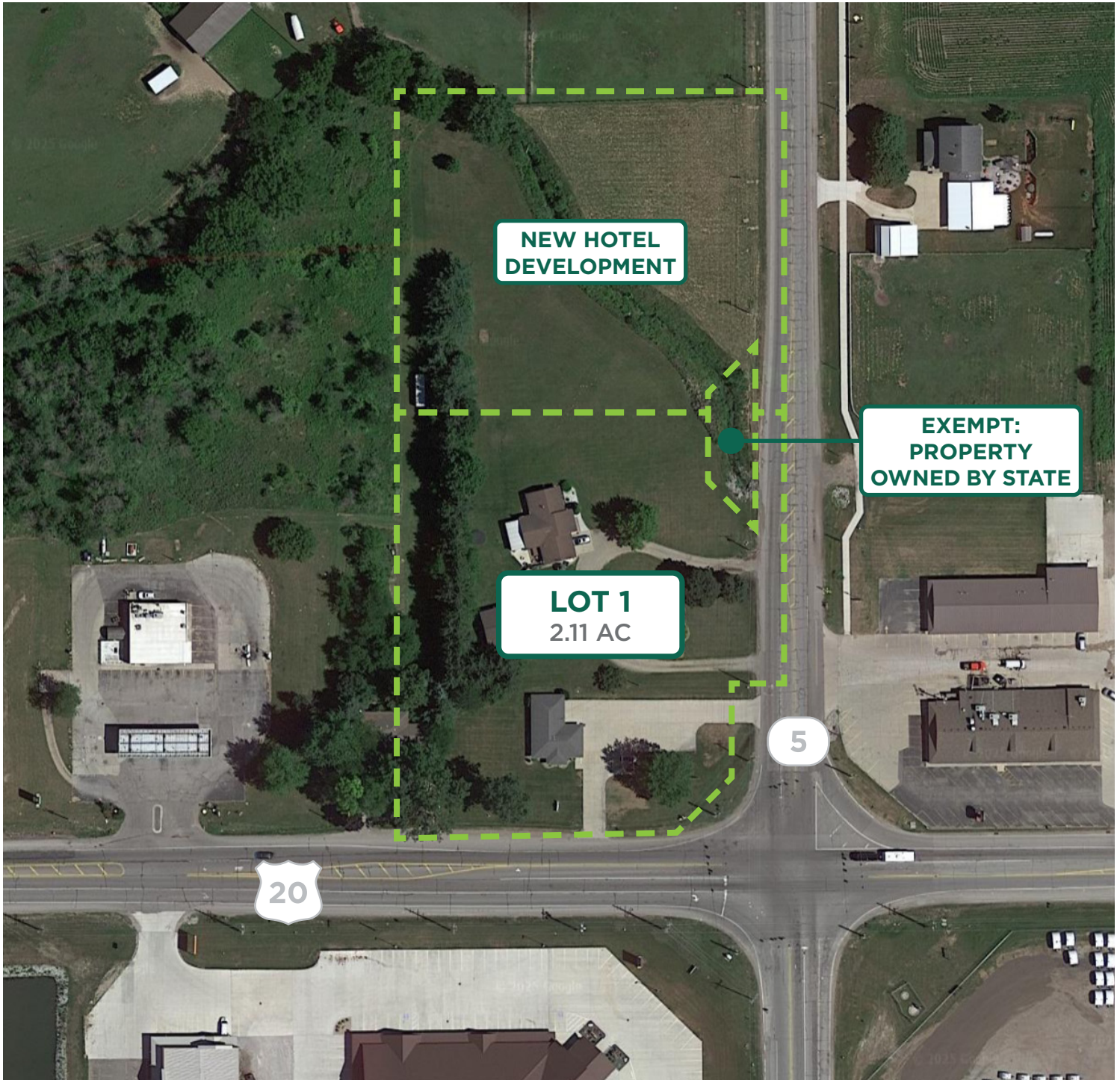
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# US 20 C-Store Land

8035 W US 20  
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## Site Plan



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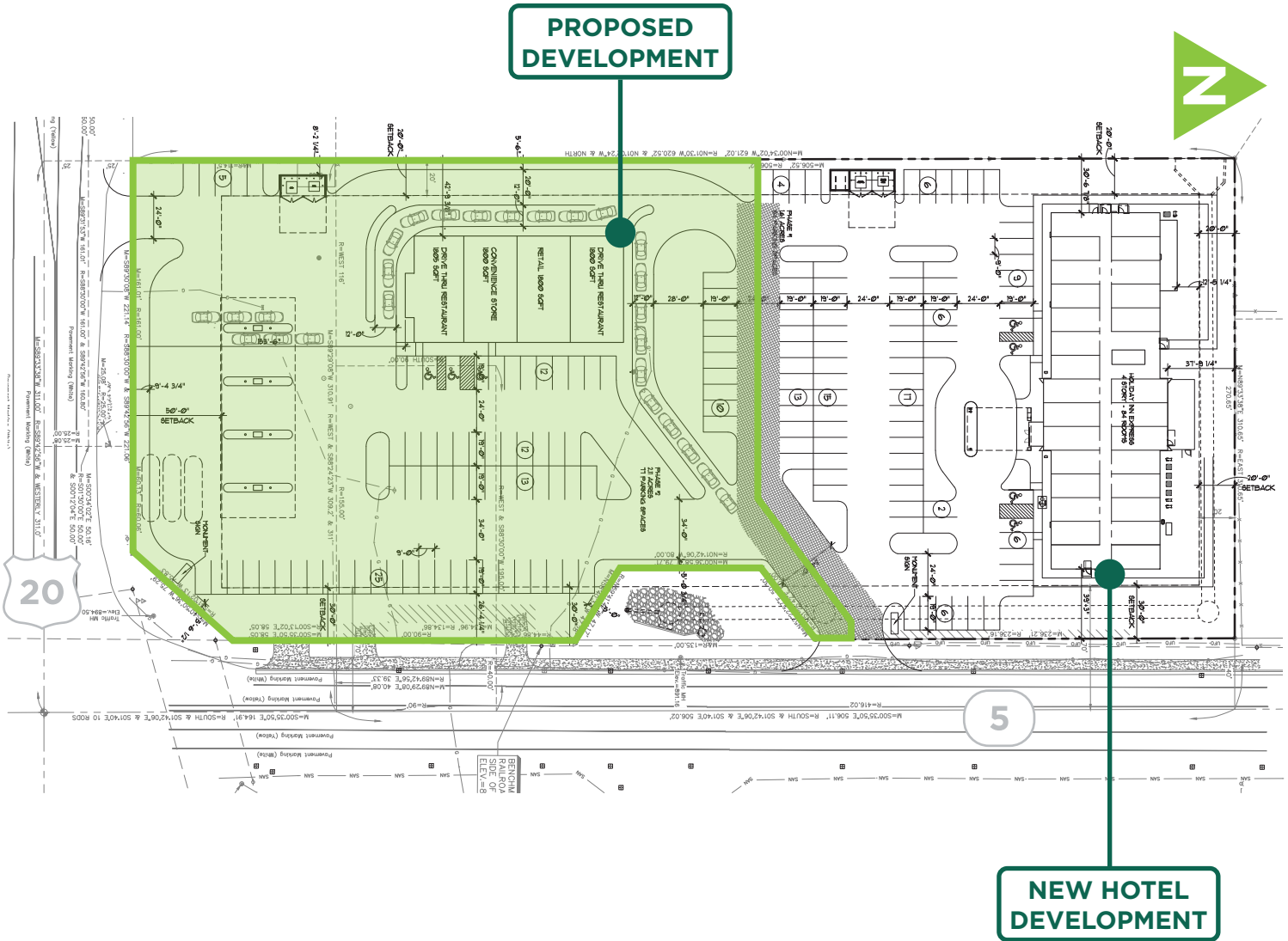
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 8035 W US 20  
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**Proposed Development Plan**



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Shipshewana, IN 46565

### PROPERTY INFORMATION

Address	1030-1050 N SR 5 8035 W US 20
City, State, Zip	Shipshewana, IN 46565
County	Lagrange
Township	Newbury
Parcel Number	44-05-15-400-020.000-014 44-05-15-400-013.000-014 44-05-15-400-017.000-014



### SALE INFORMATION

Price	Lot 1: \$2,000,000
Terms	Cash at close

### SITE DATA

Site Acreage	2.11 AC
Zoning & Description	B1 - Neighborhood Business District B3 - General Business District

### LEASE INFORMATION

Lease Rate & Type	Contact broker - Ground Lease
Terms	10 Year Minimum
Availability	Immediate

### AVAILABLE LOTS

Lot Number	Size	Lease Rate
• Lot 1	2.11 AC	Contact broker

### ADDITIONAL INFORMATION

- Ground lease available - Contact broker for more details.
- Strong daily traffic counts and seasonal tourism boosts
- Surrounded by hotels, attractions, and retail
- Excellent potential for standalone, QSR, or C-Store developments

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