

Prime Car Lot for Lease – Amazing Retail Opportunity on US 33 – Elkhart/ Goshen Corridor



23119 US 33
Elkhart IN 46517

Take advantage of this exceptional **1.3-acre** retail site along the busy US 33 corridor between Elkhart and Goshen. With **over 25,000 vehicles passing by daily**, this high-visibility location is perfectly positioned to drive exposure and grow your business.



PROPERTY HIGHLIGHTS

- ✔ Situated on a 1.3-acre site on US 33 between Elkhart and Goshen
- ✔ Traffic naturally slows at two lighted 4-way intersections, giving you extra time to capture attention
- ✔ Striking digital monument sign to maximize visibility
- ✔ Impressive 750 feet of frontage for maximum exposure
- ✔ Beautifully designed, fully finished office space ready for immediate use
- ✔ High-profile location with **Meijer** directly across the street and **Target & Walmart** adjacent



OFFICE FEATURES

- ✔ 4 main-floor sales offices
- ✔ 4 private executive/admin offices upstairs
- ✔ Kitchenette for convenience
- ✔ 2-bay wash station perfectly equipped to prep and clean your inventory

\$8,900/Month NNN



This is a rare opportunity to lease a premium retail car lot in one of the most high-traffic corridors in Northern Indiana. Ideal for forward-thinking dealerships and automotive businesses looking for visibility, accessibility, and growth.

**Don't miss out on this amazing opportunity—
secure your prime retail location today!**



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Call today
to schedule a showing.