

SUBLEASE



RETAIL

3624 S NAPPANEE ST



3624 S NAPPANEE ST, ELKHART, IN 46517

PROPERTY OVERVIEW

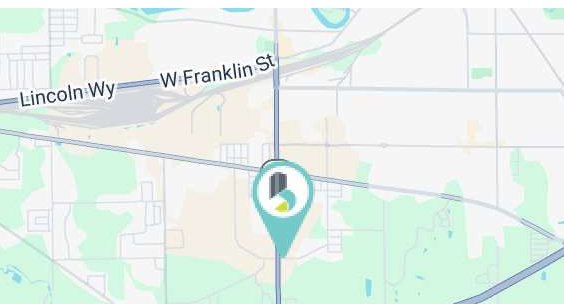
3624 S Nappanee St is a 3,150 square foot former gas station located at the signalized intersection of Nappanee St & CR 24. The site sits at the entrance to a large industrial park and is less than one mile from the US 20 bypass, making it a great location for service-related uses. The property features a large surface lot and canopy, with monument signage available, and multiple points of access. The building features a large open area (approximately 1,300 square feet), two private restrooms, office space, and rear kitchen and cooler area. This listing is a sublease opportunity.

PROPERTY HIGHLIGHTS

- Fantastic location at signalized intersection with great visibility, high traffic counts, and multiple ingress/egress points
- Former gas station with kitchen area and freezer/refrigeration units in place
- Ample surface parking and monument signage available
- Sublease opportunity available with five years of term left; gas station use is allowed, but Tenant is responsible for cost and installation of tanks

LEASE RATE \$16.00 SF/YR (NNN)

| | |
|-----------------|-------------------------|
| Available SF: | 3,150 SF |
| Year Built: | 1996 |
| Lot Size: | 2.48 Acres |
| Utilities: | Municipal water & sewer |
| Traffic Counts: | 17,844 VPD |
| Zoning: | PUD |



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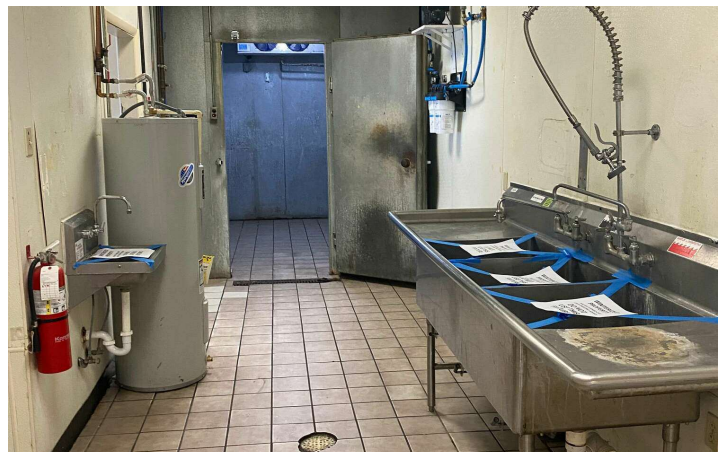
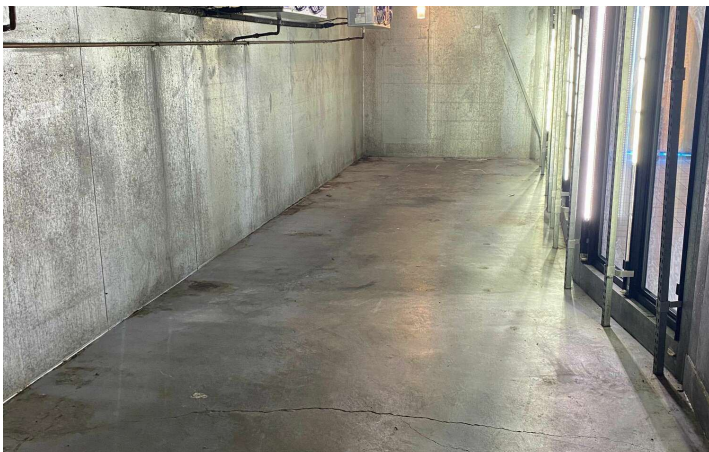
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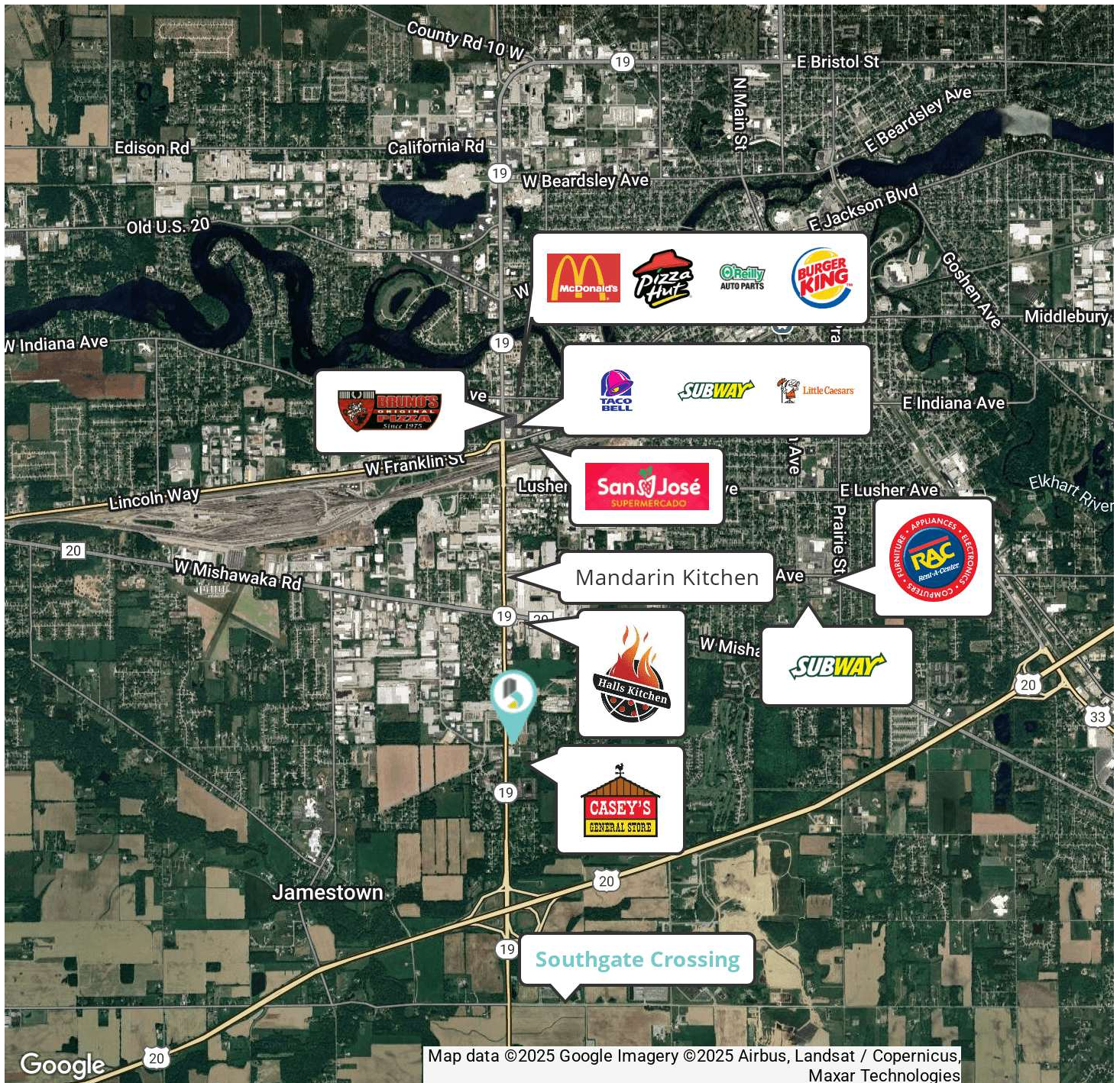
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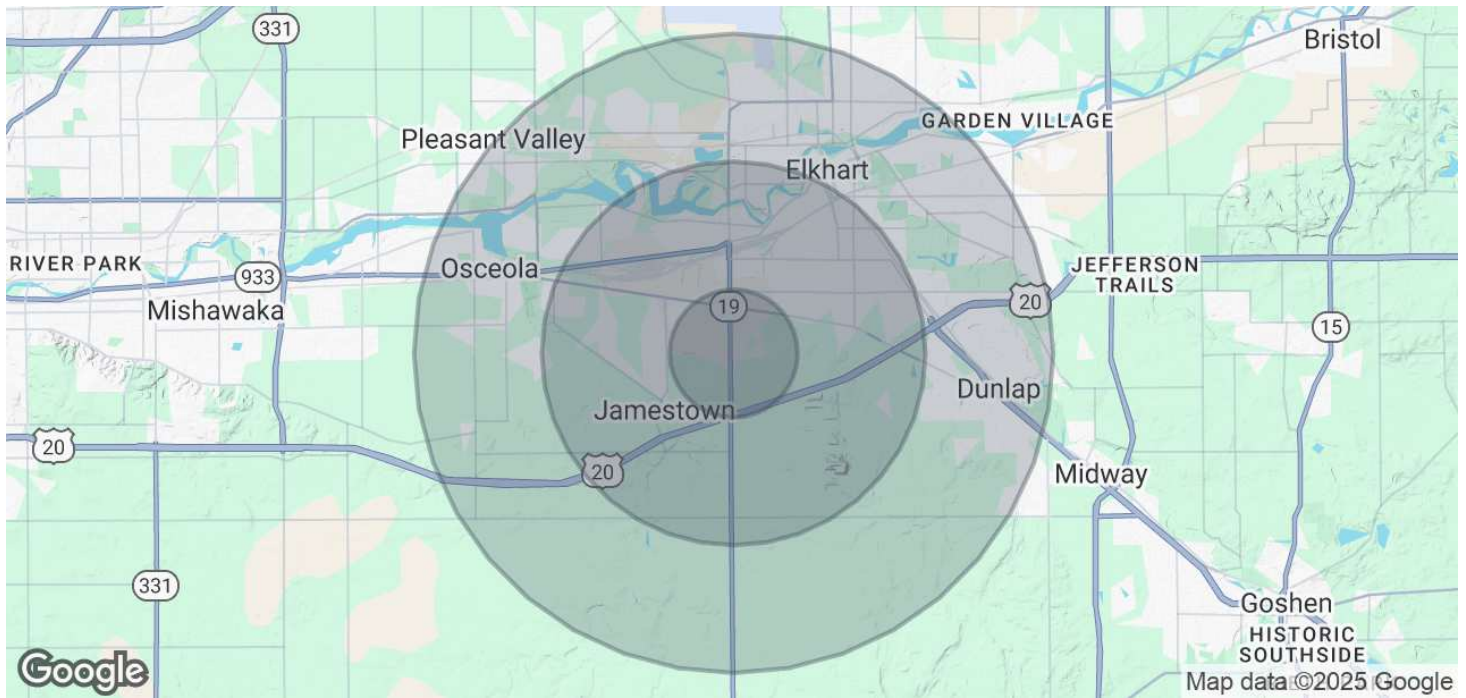


DEMOGRAPHICS MAP & REPORT

3624 S NAPPANEE ST, ELKHART, IN 46517

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RETAIL



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,025 | 34,459 | 88,591 |
| Average Age | 42 | 37 | 38 |
| Average Age (Male) | 39 | 36 | 37 |
| Average Age (Female) | 44 | 38 | 39 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 779 | 12,107 | 32,738 |
| # of Persons per HH | 2.6 | 2.8 | 2.7 |
| Average HH Income | \$57,834 | \$64,527 | \$74,972 |
| Average House Value | \$284,014 | \$184,484 | \$206,216 |

Demographics data derived from AlphaMap

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