

GOSHEN SHOPPES - Phase 2

PRIME OUTLOT: 1.28 ACRE Available, adjacent to Starbucks & ATI Physical Therapy

1805-1809 Lincolnway E, Goshen, IN 46526

Project Overview

Site Plan I

Site Plan II

Aerial (Site)

Aerial (Market)

Demographics



Property Highlights:

- Best remaining available commercial outlet in immediate trade area
- Adjacent to Goshen Shoppes Phase 1 (Starbucks & ATI Physical Therapy) opened February 2020 and newly developed Fairfield Inn & Suites (Marriott)
- Large, expanded population base with regional drawing power; Goshen serves as the county seat of Elkhart County (population in excess of 200,000 people), the nation's leader in the high tech manufacturing industry, also known as "The RV Capital of the World".
- In June 2018, Bloomberg ranked Elkhart County (No. 1) for having the largest employment gains in the country since the recession

DEMOGRAPHICS	3 mile	5 mile	10 mile
Population	24,565	43,987	100,224
Households	8,873	15,278	33,432
Average HH Incomes	\$65,341	\$67,571	\$74,243
Employees	23,226	32,204	55,616

FOR MORE INFORMATION
PLEASE CONTACT:

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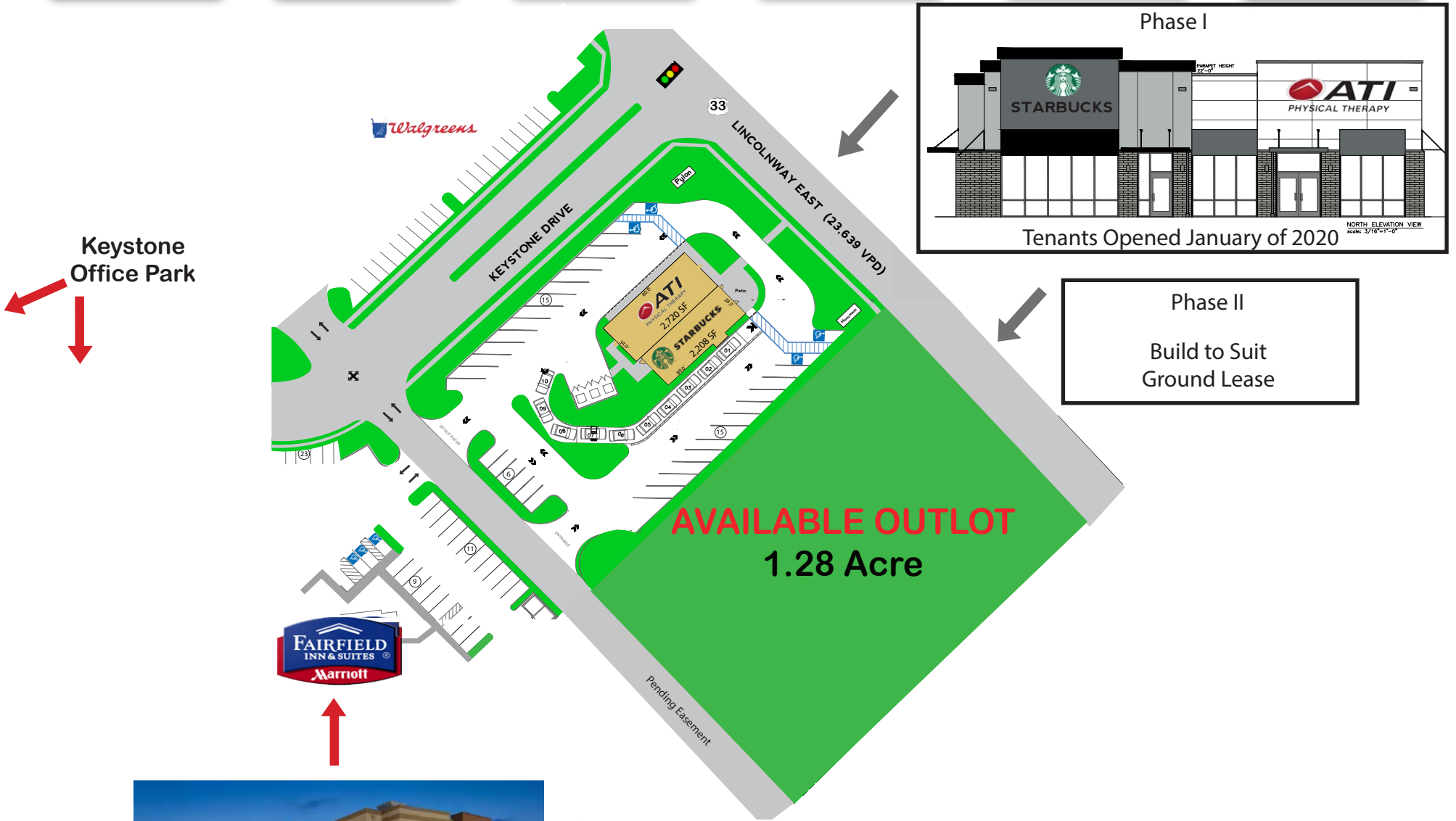
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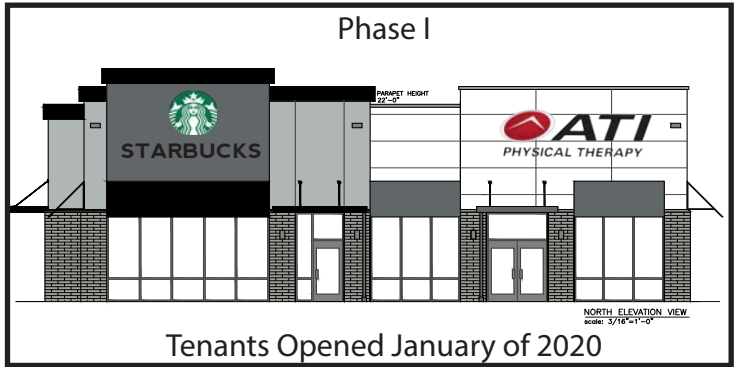
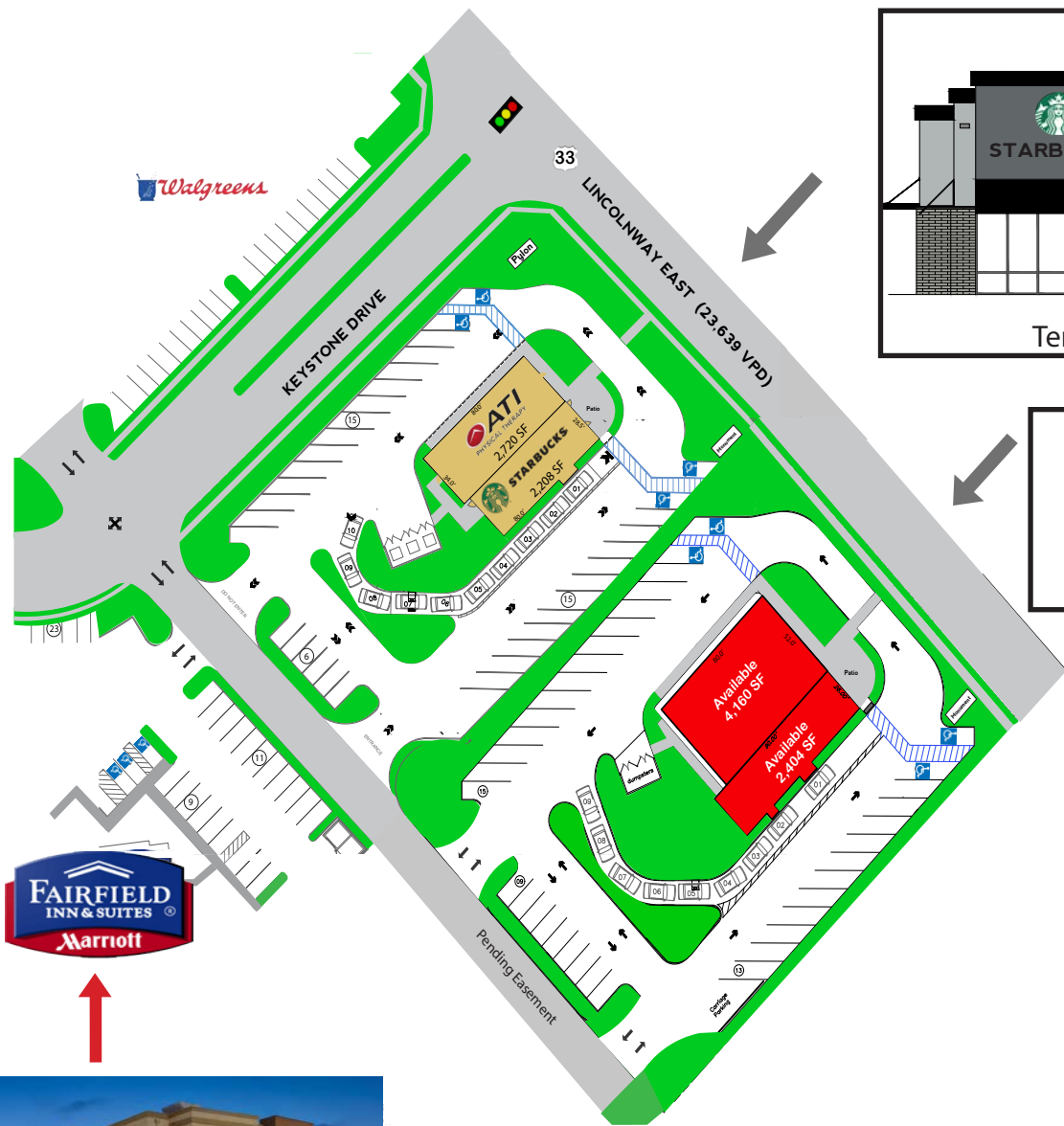
Phase II
 Build to Suit
 Ground Lease

Keystone
 Office Park



Now Open

Keystone Office Park



Phase II
 Proposed Multi-Tenant
 or Single-Tenant
 Coming Summer 2020



Now Open



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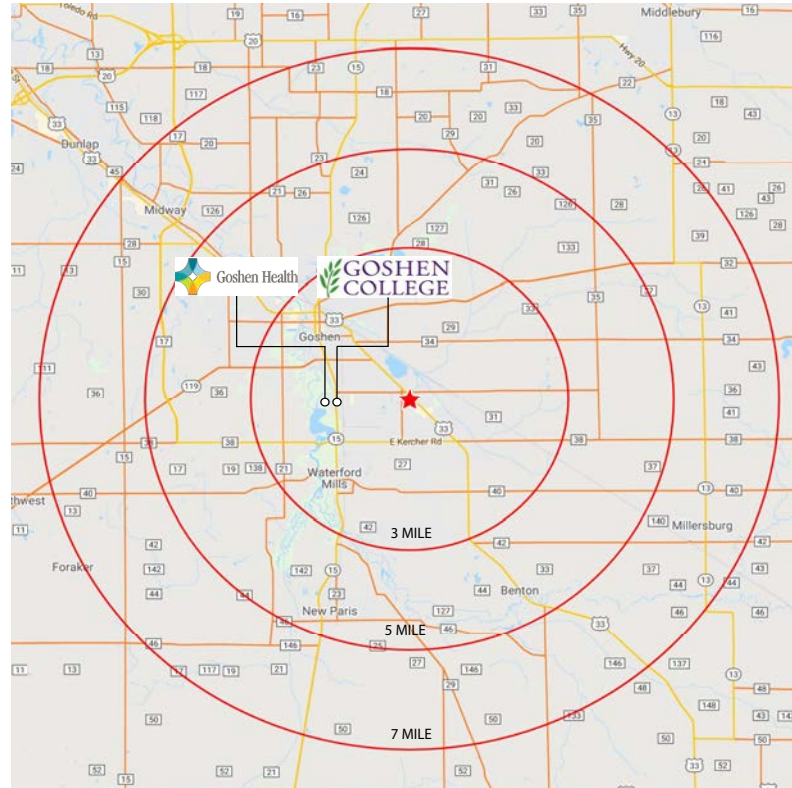
Site Plan I

Site Plan II

Aerial (Site)

Aerial (Market)

Demographics



DEMOGRAPHICS	1 mile	3 mile	5 mile	7 mile	10 mile	15 mile
Population	3,475	24,565	43,987	63,123	100,224	232,547
Households	1,821	8,873	15,278	21,268	33,432	81,185
Average HH Incomes	\$58,112	\$65,341	\$67,571	\$72,430	\$74,243	\$68,254
Employees	8,479	23,226	32,204	36,585	55,616	146,020
Retail & Restaurant Sales	\$67,408,595	\$35,041,157	\$126,831,862	\$248,258,054	\$1,684,798,325	\$3,848,972,685

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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