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 outlot 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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Keystone Office Park

Phase I

Tenants Opened January of 2020

Phase II

Build to Suit
Ground Lease

Now Open

Keystone Office Park

Phase I

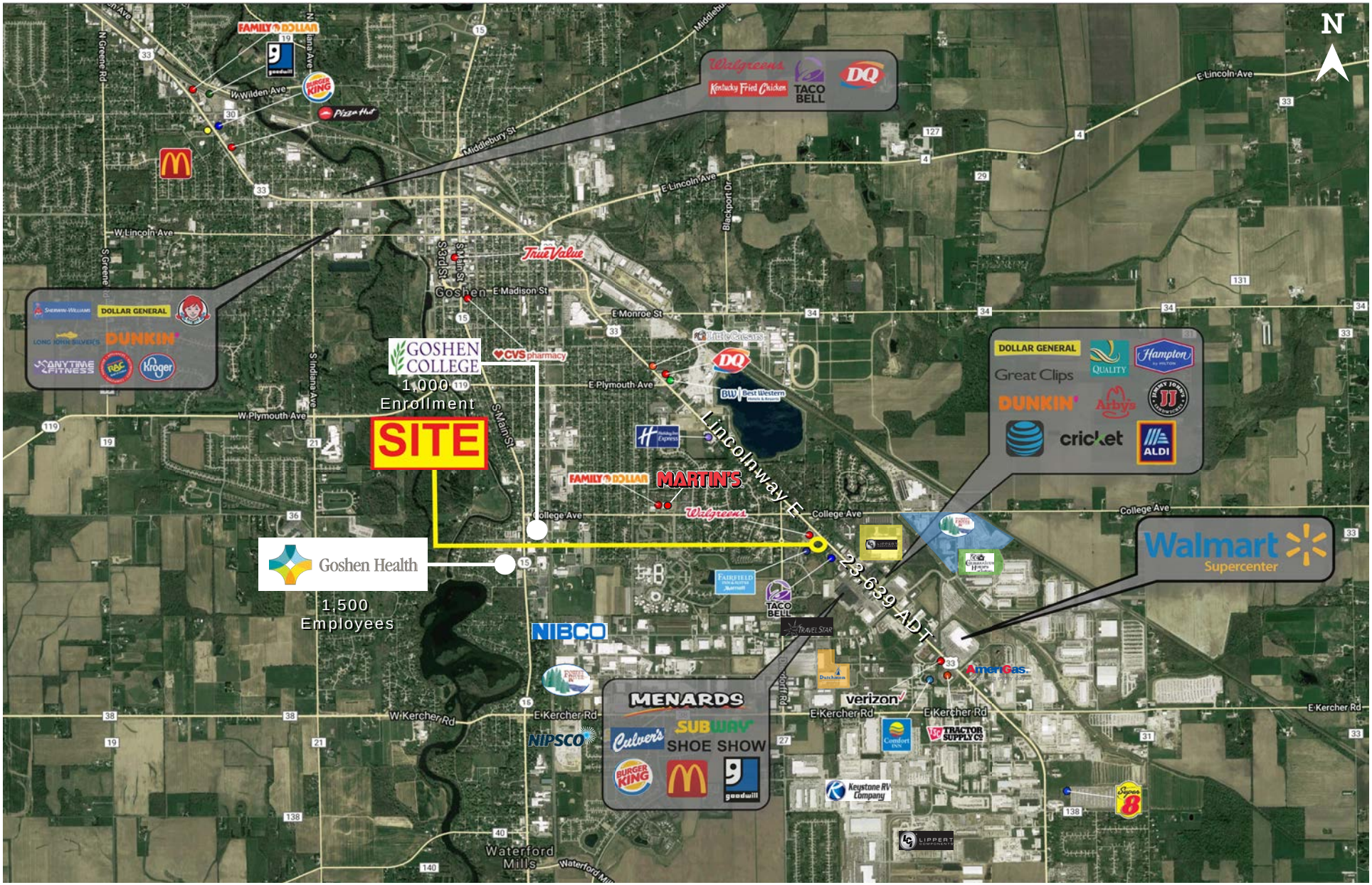
Tenants Opened January of 2020

Phase II

Proposed Multi-Tenant
or Single-Tenant
Coming Summer 2020

Now Open

SITE
7,463 ADT
23,639 ADT
6,600 ADT
Michiana Eye Center
Goshen Foot & Ankle
Walgreens
Lincolnway E
Keystone Dr
AVAILABLE OUTLOT
1.28 Acre
Keystone Square (office park)
Fairfield Inn & Suites Marriott
(Opened 2019)
Goshen Physicians Pediatrics
Ashburn Rd
Charlton Ct
Berkshire Dr
Dierdorff Rd
Dorchester Ct
Keystone Square (office park)
Lincoln Hwy
Promotor
Transmission Clinic
Pride's Express Carwash
Taco Bell
Advance Auto Parts
Express Lube
The Car Company
Hampton
Burger King
Ponderosa Steakhouse
Quality
Dunkin'
Concentra
Sears Hometown Store
Dollar General
boostmobile
Great Clips
Eisenhower Dr N
Gateway North
Lux Cafe
Arby's
Culver's
Menards
Shoe Show
Subway
Elwood Staffing
Campbell & Fetter Bank
Aldi
Wings
cricket
Maple City Chapel
Travel Star
LIPPERT COMPONENTS


N
GOSHEN COLLEGE
1,000 Enrollment
SITE
Goshen Health
1,500 Employees
23,639 ADT
Lincolnway E
Walmart Supercenter
MENARDS
NIBCO
NIPSCO
Goshen
Waterford Mills
W Lincoln Ave
E Lincoln Ave
Middlebury St
W Plymouth Ave
E Plymouth Ave
E Madison St
E Monroe St
College Ave
W Kercher Rd
E Kercher Rd
S Main St
S 3rd St
Blackport Dr
S Indiana Ave
S Greene Rd
N Wilden Ave
DOLLAR GENERAL
Great Clips
DUNKIN'
cricket
ALDI
MARTIN'S
CVS pharmacy
TRUE VALUE
Walgreens
DQ
TACO BELL
Kentucky Fried Chicken
Pizza Hut
BURGER KING
FAMILY DOLLAR
goodwill
SHOE SHOW
SUBWAY
Culver's
verizon
AmeriGas
Kroger
ANYTIME FITNESS
Hampton
Comfort INN
Super 8
Keystone RV Company
LIPPERT
TRACTOR SUPPLY CO.

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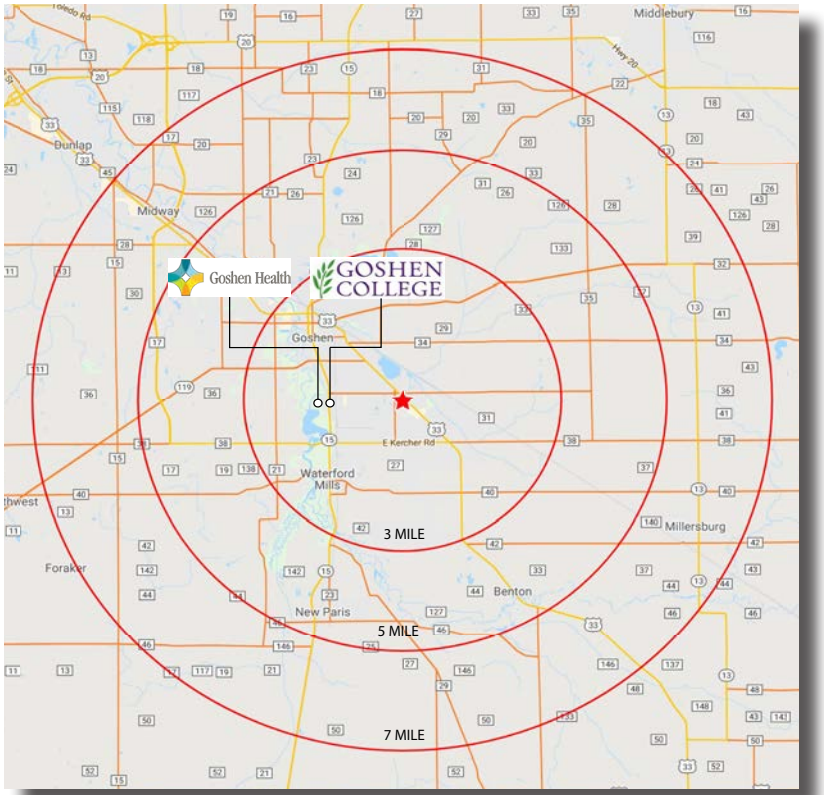

DEMOGRAPHICS	1 mile	3 mile	5 mile	7 mile	10 mile	15 mile
Population	3,475	24,565	43,987	63,123	100,224	232,547
Households	1,821	8,873	15,278	21,268	33,432	81,185
Average HH Incomes	$58,112	$65,341	$67,571	$72,430	$74,243	$68,254
Employees	8,479	23,226	32,204	36,585	55,616	146,020
Retail & Restaurant 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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