

GOSHEN VILLAGE SHOPPES

4536-4580 Elkhart Rd
Goshen, IN 46526

FOR LEASE

Small Shops

2,800 SF & 4,179 SF

Available

Outlot Available



SMALL SHOP SPACE &
OUTLOT OPPORTUNITY
AVAILABLE

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PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

4,179 SF & 2,800 SF
 +/- 1 Acre Pad Site

PROPERTY HIGHLIGHTS:

- Highly visible multi-tenant center anchored by Meijer with limited space available for lease
- Excellent mix of national and regional tenants including Starbucks, Jimmy John's, AT&T, Eyemart Express, The Joint, Great Clips and more!
- Over 97,000 visits per month
- Situated at a signalized intersection on US-33 with over 28,500 cars per day
- Most accessible and visible retail shops along this regional corridor with major area tenants that include Target, Walmart, Lowe's, Office Max, Ulta, Michaels, Kohls and more



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|--------------------|----------|----------|----------|
| Population: | 24,408 | 74,786 | 186,379 |
| Households: | 8,590 | 26,159 | 68,047 |
| Average HH Income: | \$82,177 | \$71,431 | \$73,468 |

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SITE PLAN



| Suite | Tenant | SF |
|-----------------|------------------------------|--------------|
| 4536-1200 | El Rancho Viejo | 4,550 |
| 4536-1400 | Great Clips | 1,050 |
| 4536-1600 | Salon Centric | 2,800 |
| 4542-100 | Eyemart Express, LLC | 3,621 |
| 4542-400 | AVAILABLE | 4,179 |
| 4542-500 | LA Nails | 1,075 |
| 4542-600 | Milan Laser | 1,755 |
| 4542-700 | Saf-Gard Safety Shoe Company | 2,800 |
| 4542-900 | The Joint | 1,400 |
| 4542-1000 | Jimmy Johns | 1,400 |
| 4568-100 | Louie's Tux Shop | 1,309 |
| 4568-200 | Little Caesar's Pizza | 1,650 |
| 4568-300 | uBreakiFix | 1,054 |
| 4568-500 | AVAILABLE | 2,800 |
| 4568-600 | Tiki Tan | 1,400 |
| 4568-800 | AT&T #1353 | 2,709 |
| 4580 | Starbucks | 1,764 |
| | Pad Site Available | |

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GOSHEN VILLAGE SHOPPES

MARKET
AERIAL



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CENTER
PHOTOS



PRIME RETAIL
AVAILABLE FOR LEASE

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