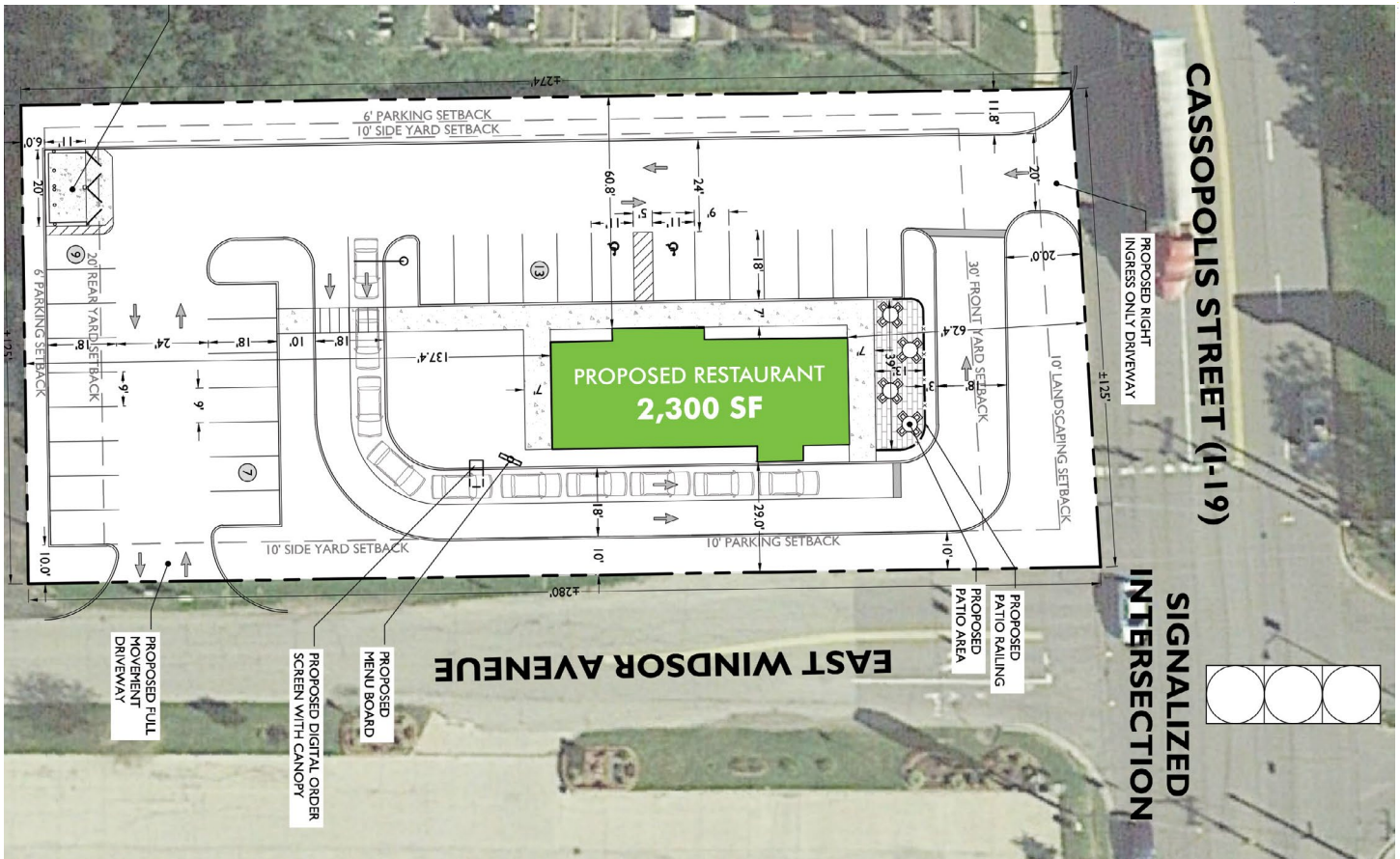


FOR LEASE

Cassopolis Shoppes

CASSOPOLIS STREET & WINDSOR AVENUE, ELKHART, IN 46514

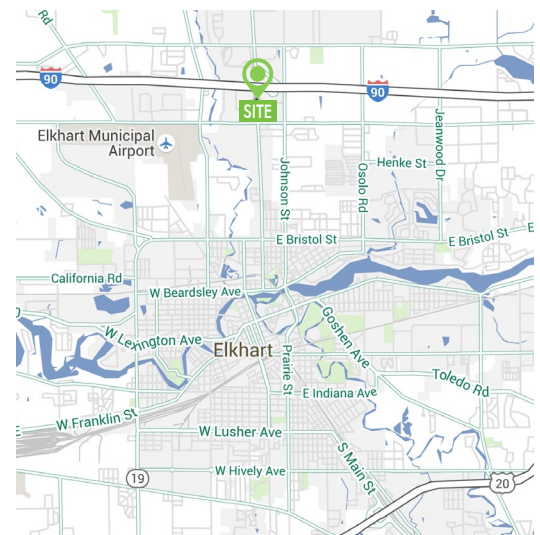
RETAIL



PROPERTY INFO

NEW CONSTRUCTION

- + Located with high visibility to Cassopolis Street (SR 9) and easy access from I-80/90 (Indiana Toll Road)
- + Prime "going to work side" location in the heart of the Elkhart regional trade area (located near the new 115,000 SF "Shoppes on Six" development)
- + Many national retailers in this corridor including: Menards, Walmart Supercenter, Lowe's, Ross, Shoe Carnival, PetSmart and many others
- + Full access from Cassopolis Street and proposed full access from East Windsor Avenue (signalized intersection)
- + Outdoor seating and drive-thru options available



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FOR LEASE

Cassopolis Shoppes

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RETAIL



Market Demographics

Population

1 Mile Radius	3,048
3 Mile Radius	32,919
5 Mile Radius	83,270

Households

1 Mile Radius	1,417
3 Mile Radius	13,384
5 Mile Radius	31,153

Income

1 Mile Radius	\$54,525
3 Mile Radius	\$53,399
5 Mile Radius	\$54,266

Source: Nielsen

Traffic Counts

Cassopolis Street (SR 19)	20,213 ADT
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Source: INDOT

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