

78,000 SF of Retail Space Under Construction

The Shoppes On Six • Phase II

CR 6 and Cassopolis Street • Elkhart, IN

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- *The Shoppes On Six* will soon become the new shopping destination for the entire Elkhart trade area, as Phase II prepares for its **Grand Opening in October 2015**. Phase II features a wide selection of national retailers, including Ross Dress for Less, PetSmart, Shoe Carnival, Maurices, C.J. Banks, Rue 21, Mattress Firm, Qdoba, and Noodles and Company, with additional retailers to join them in the upcoming weeks.
- The 78,000-square-foot Phase II expansion broke ground in August of 2014 and will celebrate its Grand Opening in October of 2015.
- The existing 7,600-square-foot small-shop building on the site is home to Dunkin' Donuts, Penn Station and Great Clips.
- **Sale, lease and build-to-suit opportunities are still available.**
- Located just south of the Indiana Toll Road, this nearly 115,000-square-foot development is at the heart of Elkhart's major retail corridor.

The Shoppes On Six enjoys a prime location at the signalized intersection of CR 6 (Heaton Lake Road) and Cassopolis Street, with cross access to the adjacent Walmart Supercenter and easy access to Lowe's, across the street.



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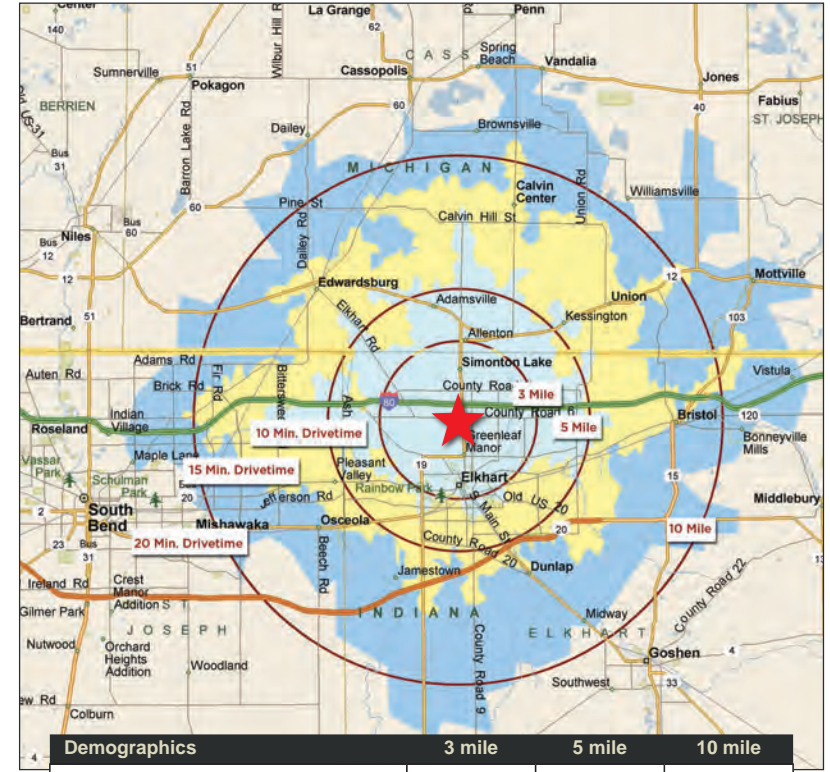
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Demographics	3 mile	5 mile	10 mile
Est. 2014 Population	36,158	85,173	184,046
Est. 2019 Population	36,796	86,871	188,698
Average Household Income	\$55,709	\$56,863	\$65,794
Total Employee Population	29,499	61,100	104,244



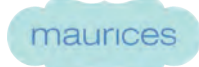
cj banks™



Great Clips



rue21



Retail Profile 15-1006

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