



AVAILABLE SF

8,450 SF

LEASE RATE

NEGOTIABLE

## PROPERTY HIGHLIGHTS

- 8,450 SF former CVS available in sublease in busy strip center
- Elkhart Plaza West boasts national tenants, like Subway, GNC, Great Clips, Fazoli's, & Jiffy Lube
- Pylon signage available at the shopping center's lighted intersection
- More than ample parking available

## FOR SUBLEASE

# 1210 N. NAPPANEE ST.

1210 N. Nappanee  
St., Elkhart, IN  
46514


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# ELKHART CVS SUBLEASE

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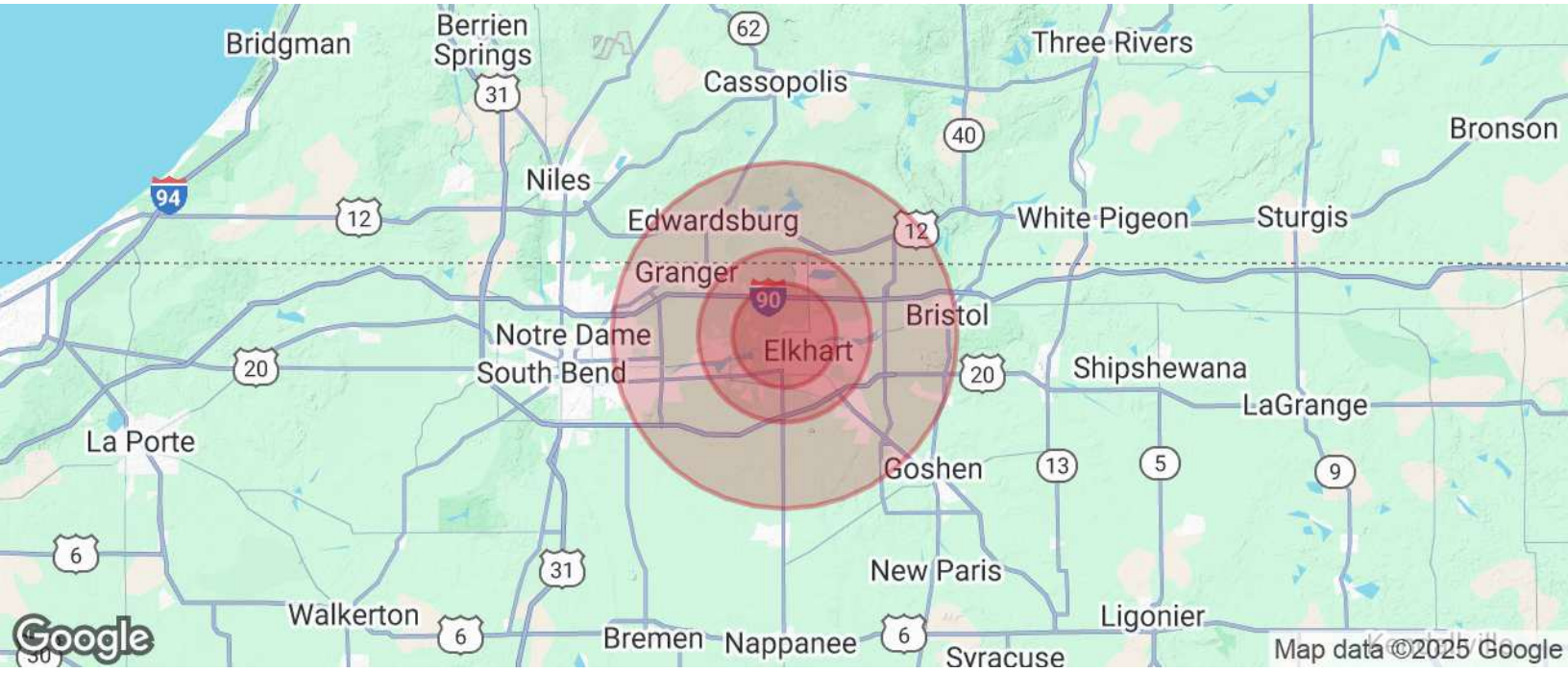
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# ELKHART CVS SUBLEASE

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**FOR SUBLEASE**



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	49,634	105,116	211,140
Average Age	37	38	39
Average Age (Male)	36	38	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,694	39,560	79,558
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$69,029	\$78,020	\$95,530
Average House Value	\$187,009	\$212,860	\$253,878

Demographics data derived from AlphaMap

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