

**Goshen Shoppes**

1763 Lincolnway East

Goshen, IN 46526



Highly Visible Retail Space For Lease

One space is available in a modern two-tenant retail building at 1763 Lincolnway East, shared with Starbucks. The building sits on a signalized corner with strong visibility and frontage on one of Elkhart County's main corridors.

Built in 2019, it has quality construction and a storefront designed for high-traffic retail. Neighbors include Walgreens, a new Fairfield Inn & Suites by Marriott, and the Keystone Square medical office park, which bring steady daytime traffic to the area.

It's a good fit for retail or service users who want exposure on a busy corridor.

Property Highlights

- ▶ Co-tenant: Starbucks
- ▶ Signalized corner with excellent visibility and frontage on US 33
- ▶ Built in 2019, modern storefront design
- ▶ Near Walgreens, Fairfield Inn & Suites, and Keystone Square medical offices
- ▶ Strong daytime population on a major Elkhart County corridor
- ▶ **FOR LEASE: CONTACT BROKER**

SHELBY WILSON

Broker

260 424 8448

shelby.wilson@sturgespg.com

KENDALL HEISER

Brokerage Associate

260 424 8448

kendall.heiser@sturgespg.com



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US 33 Retail Corridor - Goshen, IN

Goshen is the county seat of Elkhart County and one of the steadiest local economies in northern Indiana. The county has more than 200,000 residents and is known as the RV Capital of the World. Its manufacturing base keeps employment high and supports consistent consumer spending.

Goshen also has a lively downtown, Goshen College, and Elkhart County's Amish Country tourism, which brings visitors to the area year-round. US 33 runs through the east side of town and connects Goshen to Elkhart and the South Bend metro to the northwest. That makes the corridor a regular route for commuters, shoppers, and travelers. For a tenant looking to enter or expand in the Michiana market, this location offers a stable customer base in a community that keeps growing.

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Suite 1763-1 - 2,720 SF

Floor plan may not be to scale. Contact broker for detailed floor plan.



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Site Plan



SHELBY WILSON

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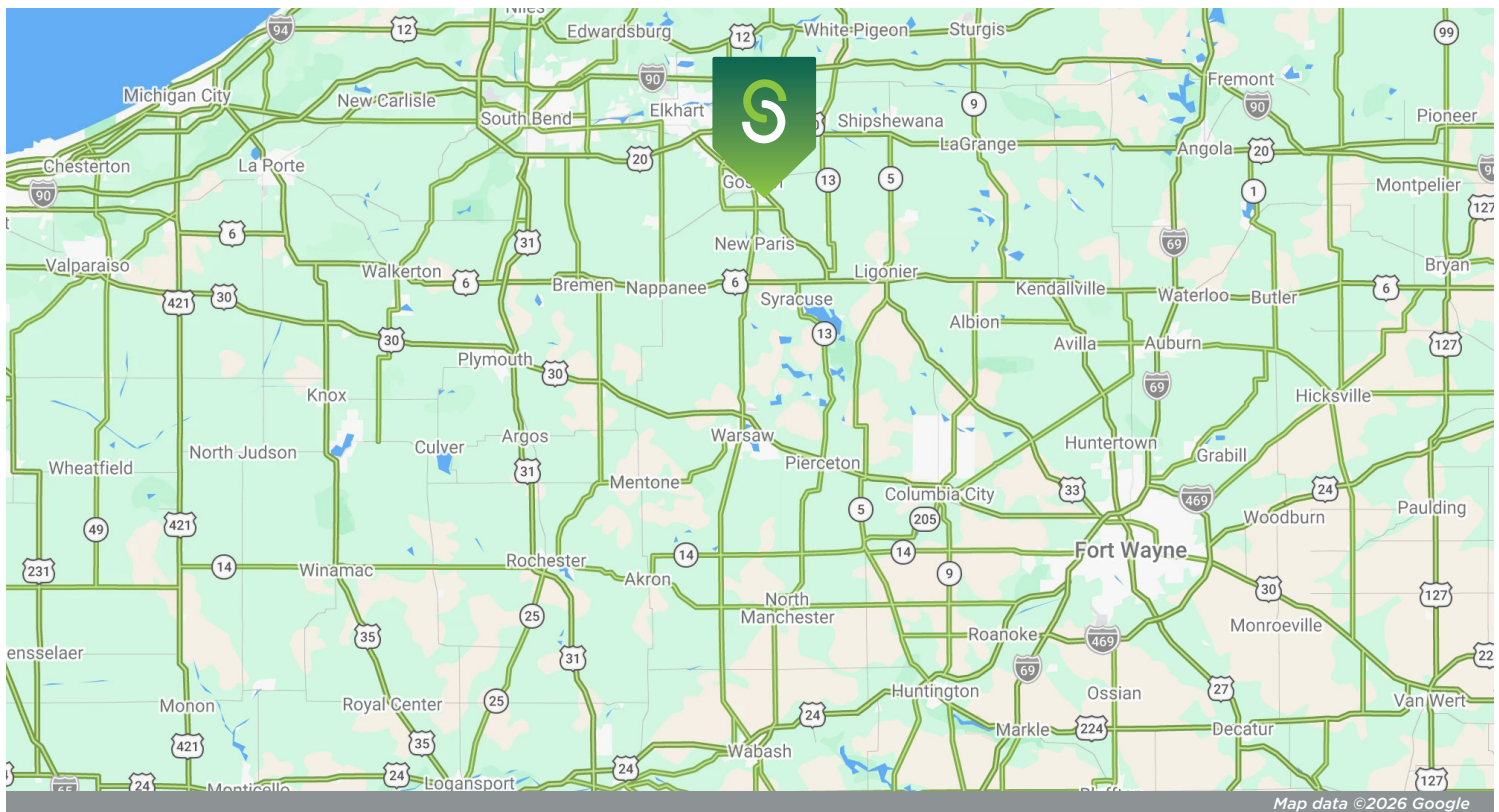
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PROPERTY INFORMATION

Address	1763 Lincolnway E
City, State, Zip	Goshen, IN 46526
County	Elkhart
Township	Elkhart
Parcel Number	20-11-23-126-012.000-015



LEASE INFORMATION

Lease Rate & Type	Contact Broker, NNN
Terms	5 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	4,976 SF	
Total Available	2,720 RSF	
Max Contiguous	2,720 RSF	
Units Available	RSF	Monthly Rate
• 1763-1	2,720	Contact Broker

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Goshen City Utilities

SITE DATA

Site Acreage	1.29 AC
Zoning & Description	B-3 PUD (General Business)
Nearest Interstate	US 33 I-90, 14 miles
Traffic Count	19,000+ on US 33

ADDITIONAL INFORMATION

- Prime retail space in modern two-tenant building
- High visibility corner at signalized intersection
- Ample parking and building façade signage available

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail
Year Built	2019
# of Stories	1
Construction Type	Wood frame
Roof	TPO
Heating	RTU
A/C	RTU
Sprinkler	No
Lighting	LED
Ceiling Height	10'
Signage	Monument/façade

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