


RETAIL
FOR LEASE

Retail Space on Goshen's Busiest Corridor

Goshen Commons I has two suites available now on Lincolnway East (US 33) at \$11.00/SF NNN. Suite 2014-2 is a 9,587 SF former Sears with an open layout, fire sprinklers, and HVAC in place, a strong fit for a junior anchor, fitness, medical, or specialty retail user. Suite 2026 is a 1,081 SF shell ready for buildout. Tenants join Dollar General and a mix of established co-tenants, with pylon and façade signage, plenty of parking, and high vehicle counts of over 16,500.

Property Highlights

- ▶ 9,587 SF former Sears box: open layout, fully sprinklered, RTU heat and A/C in place
- ▶ 1,081 SF shell suite ready for tenant buildout
- ▶ Available immediately, 3-year minimum term
- ▶ Pylon and façade signage on US 33, which sees over 16,500 VPD
- ▶ 9.22-acre site with ample surface parking, zoned B4
- ▶ Established co-tenancy anchored by Dollar General, with steady daily traffic
- ▶ **FOR LEASE: \$11.00/SF/Yr NNN**

SHELBY WILSON

Broker
 260 424 8448
shelby.wilson@sturgespg.com

KENDALL HEISER

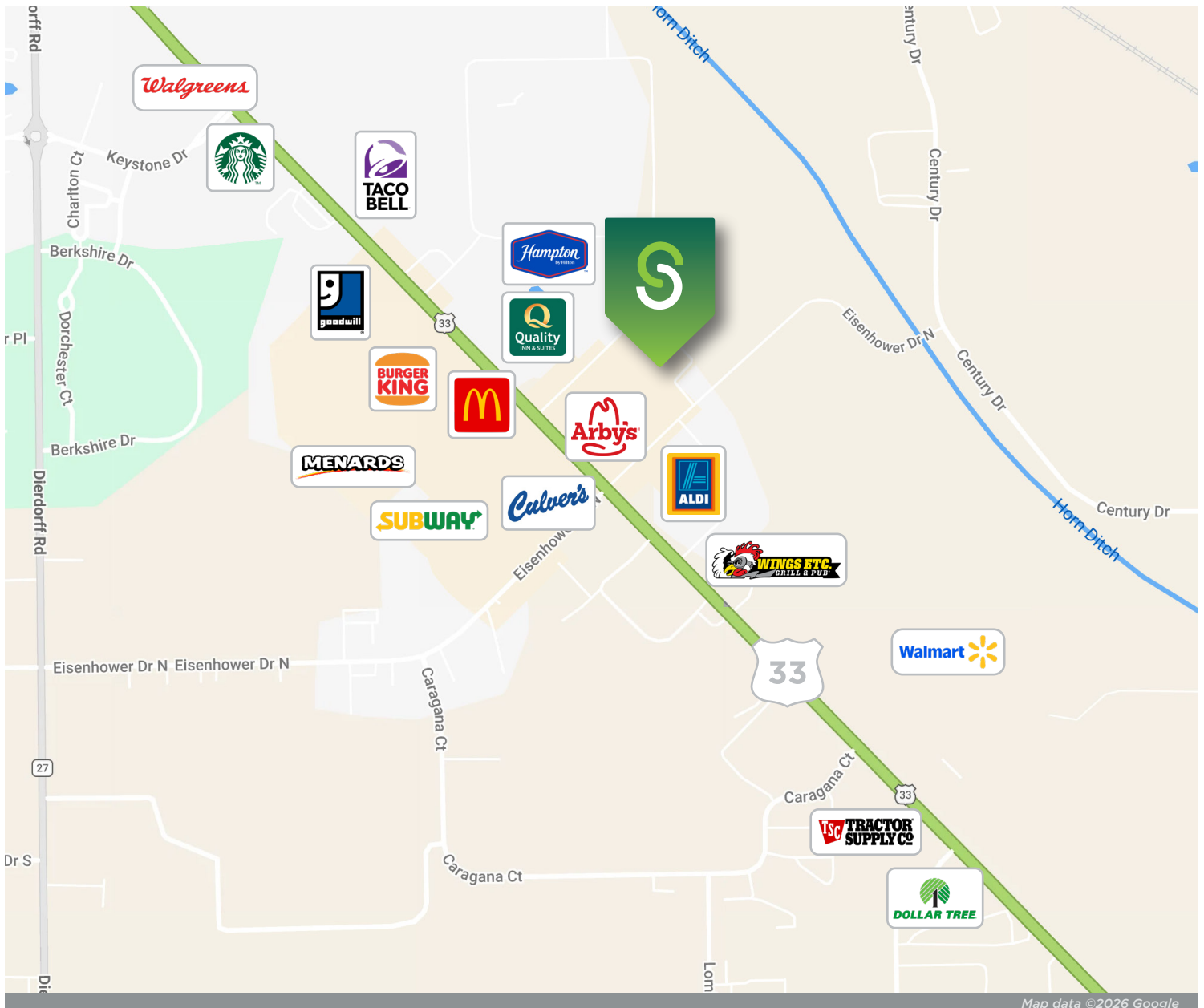
Brokerage Associate
 260 424 8448
kendall.heiser@sturgespg.com



Goshen Commons I

2008-2028 Lincolnway East

Goshen, IN 46528



Lincolnway East Retail Corridor

Goshen Commons I sits on Lincolnway East (US 33), one of Goshen's main commercial corridors, which carries 16,592 vehicles per day past the site. The trade area is full of national retailers, so customers are already coming here. Walmart, Menards, ALDI, Walgreens, Starbucks, Culver's, and McDonald's are all close by. Hampton Inn, Fairfield by Marriott, and Quality Inn bring in visitors, and Keystone Square Medical Office Park adds medical traffic. US 33 links the site to downtown Goshen and Elkhart, and the Indiana Toll Road (I-80/90) is a short drive north, which makes the center easy to reach for customers across the region.

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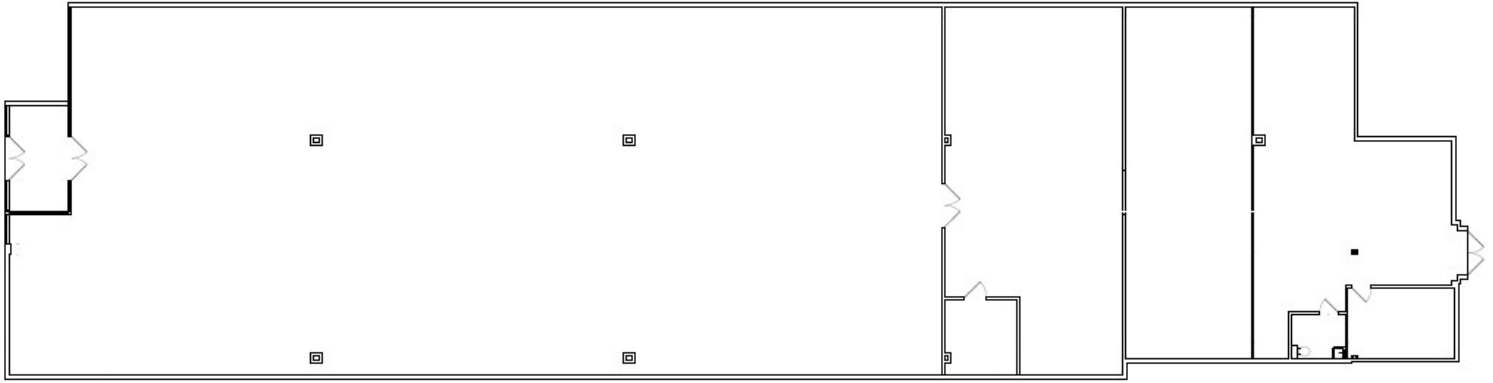
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Unit 2014-2 - 9,587 SF



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



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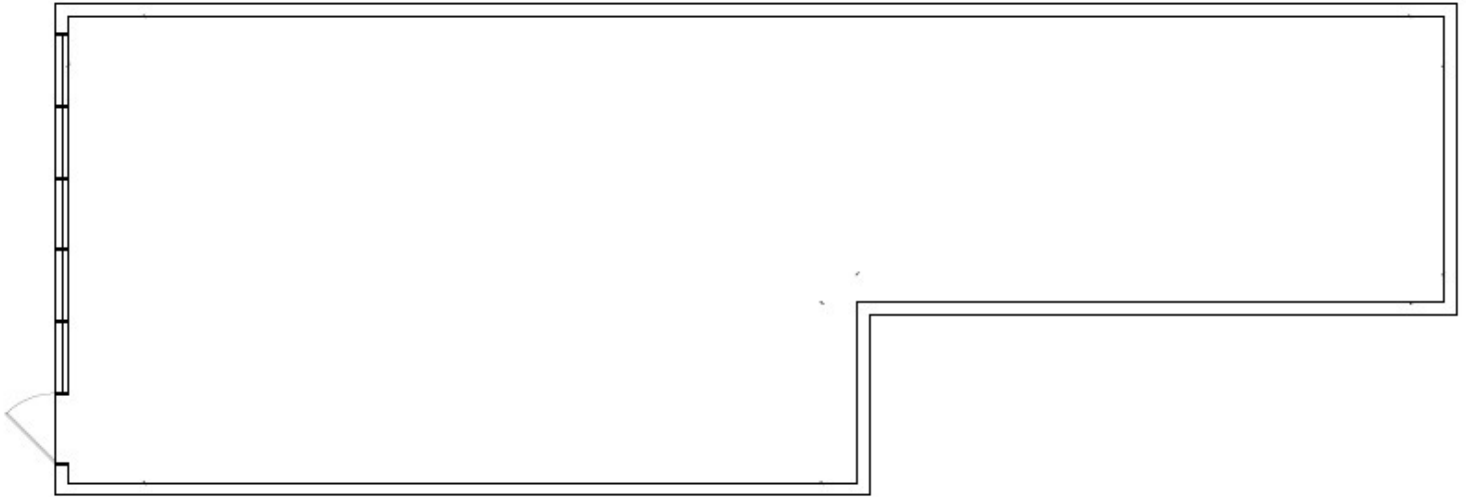
KENDALL HEISER

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Unit 2026 - 1,081 SF



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Aerial View



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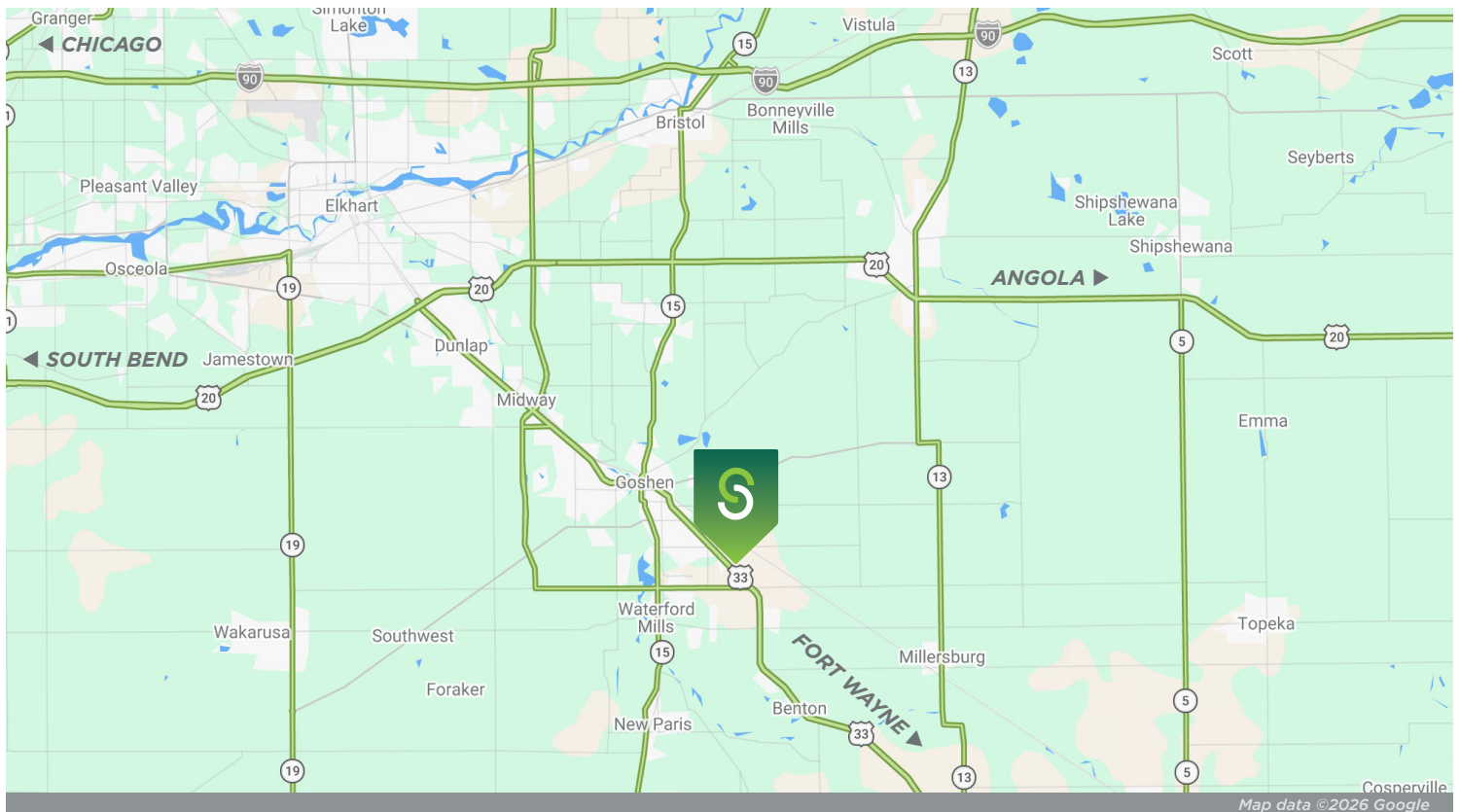
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Goshen Commons I

2008-2028 Lincolnway East
Goshen, IN 46528

PROPERTY INFORMATION

Address	2008-2028 Lincolnway E
City, State, Zip	Goshen, IN 46528
County	Elkhart
Township	Elkhart
Parcel Number	20-11-23-276-018.000-015 20-11-23-276-030.000-015



LEASE INFORMATION

Lease Rate & Type	\$11.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	65,753 SF	
Total Available	10,668 RSF	
Max Contiguous	9,587 RSF	
Units Available	RSF	Monthly Rate
• 2014-2	9,587	\$8,788.08
• 2026	1,081	\$990.91

UTILITIES

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

SITE DATA

Site Acreage	9.22 AC
Zoning	B4 - Central Business District
Parking	Surface
Nearest Interstate	I-80/90, Exit 107, 18.2 miles
Traffic Counts	16,000+, Lincolnway E/US 33

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	Bldg 1 - 1988 & Bldg 2 - 2005
# of Stories	1
Construction Type	Wood frame
Roof	TPO
Heating	Suite 2014-2 - RTU Suite 2026 - n/a
A/C	Suite 2014-2 - RTU Suite 2026 - n/a
Sprinkler	Suite 2014-2 - Yes Suite 2026 - No
Signage	Pylon/façade

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