

Details:



Size: 1.44 Acres

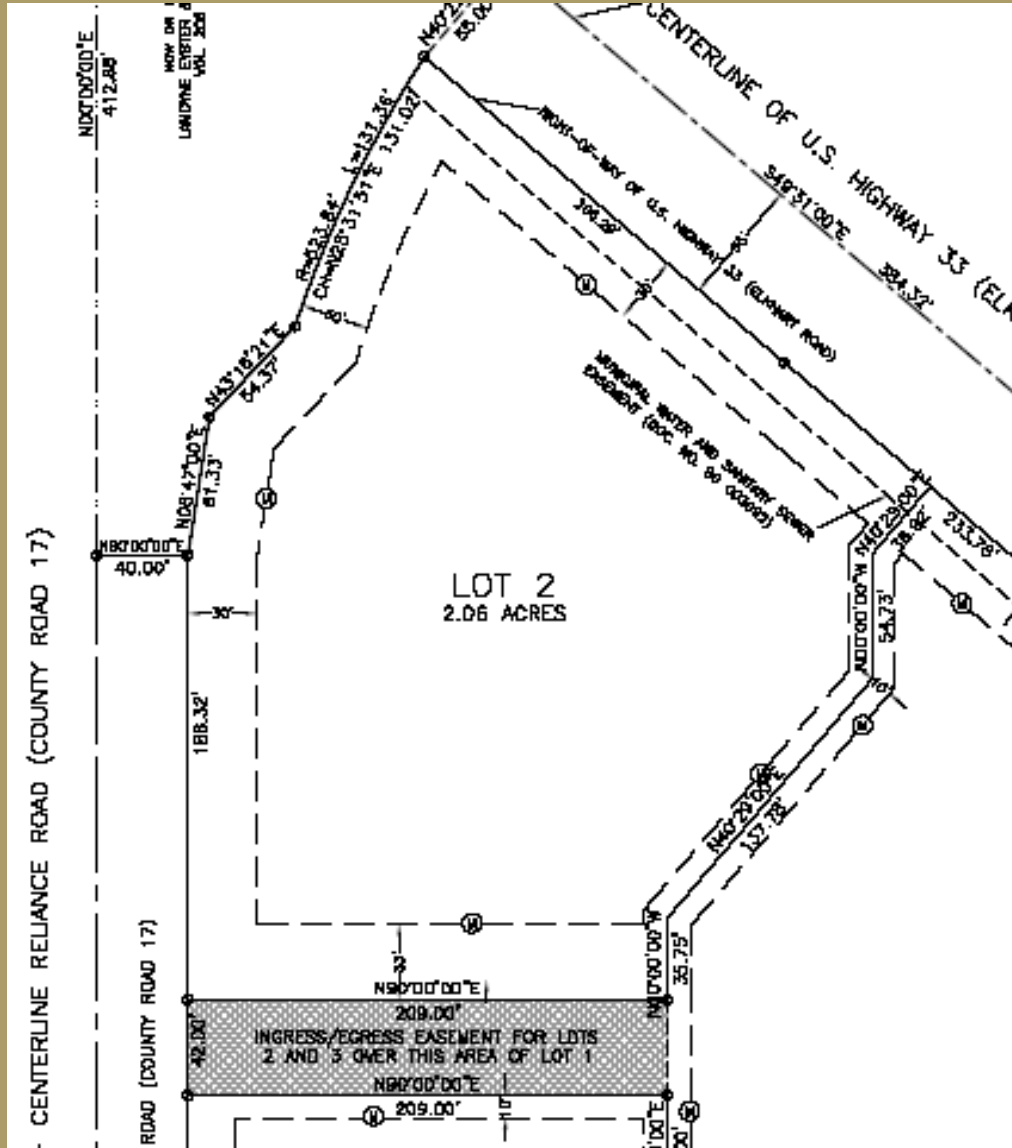
Location: Located in the retail sector between the cities of Elkhart and Goshen on the SE corner of Reliance Rd and US 33. The lot has over 200 feet of frontage along US 33 and visibility from a new 4 lane highway (CR 17). Lat: 41°36'47.56"N Long: 85°53'11.99"W

Lot Desc: Irregular Lot with 206.29 feet of US 33 Frontage. Access off of Reliance Road (Old CR 17). 200+ feet of frontage on Reliance Road.

Traffic: To the East of the property on US 33 traffic data from MACOGGIS 2006 AADT of 24,333. To the West of property on US 33 from MACOGGIS 2006 AADT of 23,928.

Terms: Build to Suit Sale or Lease (Lease subject to financial terms and conditions of property owner)

Survey:



Demographics:



Demographics:

Elkhart Rd & Reliance Rd Goshen IN 46256	3.00 mile radius	5.00 mile radius	7.00 mile radius	10.00 mile radius
Square Miles Land Mass	28.21	77.69	151.89	309.06
Population & Growth				
2007 Total Population	23,678	59,611	113,409	172,130
2007 Population Density	839 psm	767 psm	747 psm	557 psm
2000-2007 Growth	3,052 14.8%	7,600 14.6%	12,040 11.9%	16,853 10.9%
2000-2007 Avg. Annual Growth	436 2.5%	1,086 2.4%	1,720 2.0%	2,408 1.8%
2012 Total Population	25,724	64,946	123,557	186,976
2012 Population Density	912 psm	836 psm	813 psm	605 psm
2007-2012 Proj. Pop. Growth	2046 8.6%	5,335 8.9%	10,148 8.9%	14,846 8.6%
2007-2012 Avg. Annual Growth	409 1.7%	1,067 1.8%	2,030 1.8%	2,969 1.7%
2000 Total Population	20,626	52,011	101,369	155,277
1990 Total Population	16,836	43,065	86,071	132,464
Households & Growth				
2007 Households	8,379	21,332	41,400	63,245
2000-2007 Growth	1,118 15.4%	2,845 15.4%	4,652 12.7%	6,693 11.8%
2000-2007 Avg. Annual Growth	186 2.6%	474 2.6%	775 2.1%	1,116 2.0%
2012 Households	9,077	23,199	44,946	68,518
2007-2012 Growth	697 8.3%	1,867 8.8%	3,545 8.6%	5,273 8.3%
2007-2012 Avg. Annual Growth	139 1.7%	373 1.8%	709 1.7%	1,055 1.7%
2000 Households	7,262	18,487	36,748	56,552
1990 Households	6,034	15,375	31,707	48,521
Families				
2007 Families	6,358	15,558	29,130	45,413
2012 Families	6,901	16,918	31,675	49,237
Income				
2007 Aggregate HH Income	\$ 576.99 million	\$ 1,462.44 million	\$ 2,755.63 million	\$ 4,033.95 million
2007 Average Household Income	68,858	68,556	66,560	63,783
2007 Median Household Income	53,075	51,525	50,701	51,724
2007 Per Capita Income	23,017	22,930	22,429	21,442
2012 Aggregate HH Income	\$623.87 million	\$1,588.30 million	\$2,992.82 million	\$4,371.92 million
2012 Average Household Income	\$68,733	\$68,465	\$66,587	\$63,807
2012 Median Household Income	\$52,987	\$51,409	\$50,645	\$51,724
2012 Per Capita Income	\$22,933	\$22,901	\$22,459	\$21,472
Daytime Demographics				
Number of Employees	6,062	21,481	44,975	82,781
Number of Businesses	296	1,067	2,216	3958
Avg. number Employees per Bus.	20.5	20.1	20.3	20.9
Residents per Business	80.0	55.9	51.2	43.5
Total Aggregate Annual Payroll	\$186.9 million	\$654.1 million	\$1,368.0 million	\$2,558.4 million

This report was produced using data from private and government sources deemed to be reliable. This data is provided without representation or warranty.



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