



**3241 Interchange Drive
Elkhart, IN**

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



REPRESENTATIVE PHOTO

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Executive Overview

REPRESENTATIVE PHOTO



\$1,500,000

LIST PRICE



3421 Interchange Dr

ADDRESS



Elkhart, IN 46514

LOCATION

INVESTMENT HIGHLIGHTS

- » Phenomenal value-add and/or redevelopment opportunity.
- » Restaurant is ready to be leased – FF&E in place
- » This property sits outparceled to a Big R, Planet Fitness and Sherwin-Williams anchored shopping center
- » Strong retail corridor with national brands such as Lowe's, Walmart Supercenter, Menards, AMC Classic Movie Theater, Olive Garden and Cracker Barrel to name a few
- » Strong supporting demographics with a population of approximately 80,000 in a 5-mile radius
- » Benefits from its location along I-90 connecting Illinois to Ohio
- » Short drive to Notre Dame University



Financial Overview

PARCEL MAP



DARK APPLEBEE'S
3241 Interchange Dr
ELKHART, IN 46514



±5,422 SF
GLA



±1.70 AC
LOT SIZE



1995
YEAR BUILT

The Offering

PROPERTY NAME	APPLEBEE'S (DARK)
Property Address	3241 Interchange Dr Elkhart, IN 46514
Assessor's Parcel Number	20-02-20-251-045.000-027

Site Description

Number of Stories	1
Year Built	1995
Gross Leasable Area (GLA)	±5,422 SF
Lot Size	±1.70 AC
Type of Ownership	Fee Simple
Parking	60 Spaces
Parking Ratio	14.49 : 1,000 SF
Landscaping	Professional
Topography	Generally Level

Surrounding Area



Area Overview



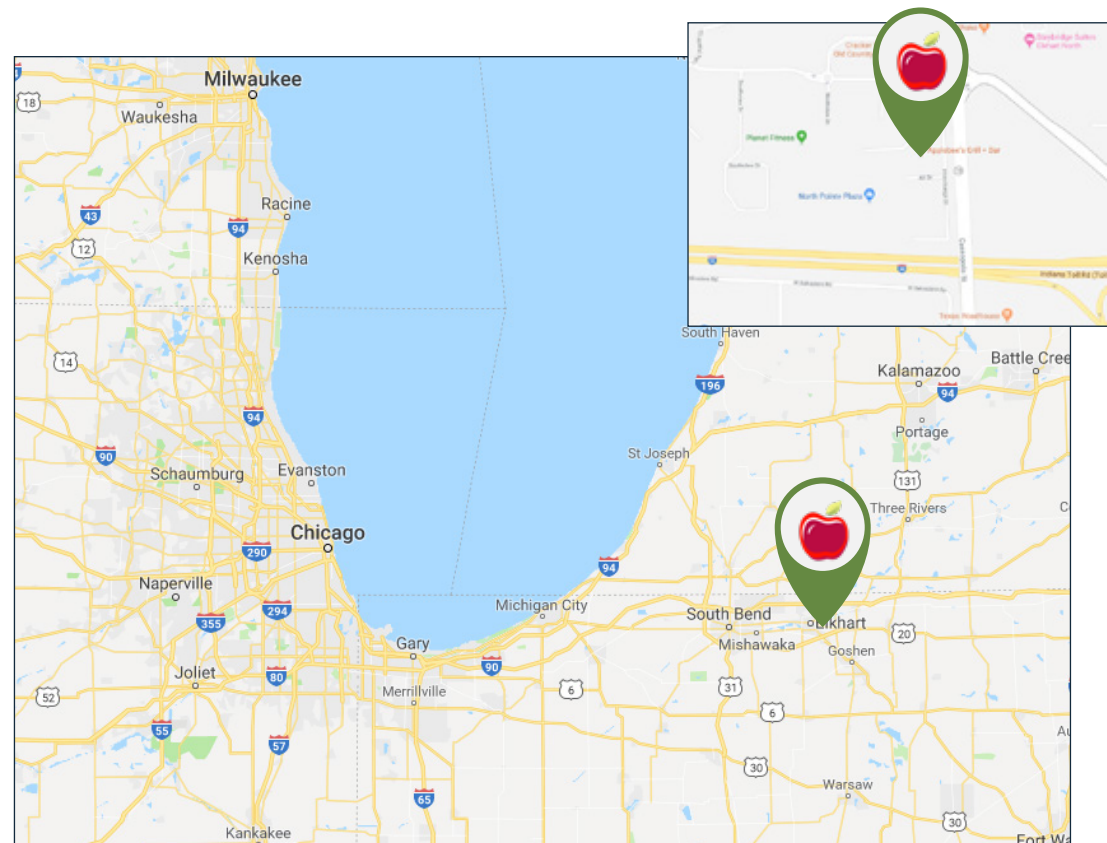
Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2018 Estimate	3,748	25,571	78,640
HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2023 Projection	1,527	10,243	30,133
INCOME	1-MILE	3-MILES	5-MILES
Average Household Income	\$69,182	\$68,484	\$64,904

Elkhart, IN

Elkhart is a city in Elkhart County, Indiana, United States. Elkhart is a safe and family-friendly community affording a leisurely lifestyle within easy access of large metropolitan populations within a couple hours. Chicago, Indianapolis, and Lake Michigan are all just a short drive away for a range of activities from shopping and dining, to watching NASCAR racing or swimming at the Indiana Dunes. Many local colleges and universities add zest to the lifestyle and culture of the region. Elkhart is a great location for business and family.

The quality of life in Elkhart is one of its main attractions for businesses and their employees and managers. Located within 2 hours of Chicago, Elkhart County offers a vibrant live-work community without the hassle of big city living, and close proximity to the I-80/90 Interstate provides easy access to a range of nearby amenities. The city features magnificent homes, with large sites or river views, and the cost of living is much more affordable than in other parts of the country.





Location

The city sits on the St. Joseph and Elkhart Rivers. The Elkhart River drains into the St. Joseph at Island Park just north of downtown. There are also numerous small lakes around the city.

Due to its proximity to the South Bend metropolitan area, the commercial sectors of the city are small. The city's main shopping mall is the Concord Mall, located on the city's south side. A second shopping mall, Pierre Moran Mall, was torn down in 2006 for a new development called Woodland Crossing. Many residents prefer to shop and dine in neighboring Mishawaka due to that city's larger selection of stores and restaurants.

Business Climate

Elkhart is best known for two industries: recreational vehicles and musical instruments. It has been referenced as the "RV Capital of the World" and the "Band Instrument Capital of the World" for decades. Other notable industries in Elkhart include; pharmaceuticals, electronic components, manufactured housing and mobile homes. Numerous manufacturers of musical instruments and accessories, of which most of the surviving companies have been absorbed into the Conn-Selmer conglomerate, have a long history in the city. Elkhart is also home to the Robert Young Rail Yards, which are the second-largest freight classification yards in the world.

Elkhart is home to many Recreational vehicle (RV) manufacturers, boat manufacturers, and van conversion companies, including Bennington Marine, Forest River Inc Hy-Line, Keystone, Skyline, Sun Valley, Travel Supreme, Thor Motor Coach, and many other manufacturers, including Gulf Stream, and Jayco can be found nearby in Goshen, Middlebury, Nappanee, and Wakarusa. residents prefer to shop and dine in neighboring Mishawaka due to that city's larger selection of stores and restaurants.

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Applebee's** located in **3241 Interchange Dr, Elkhart, IN 46514** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



DARK

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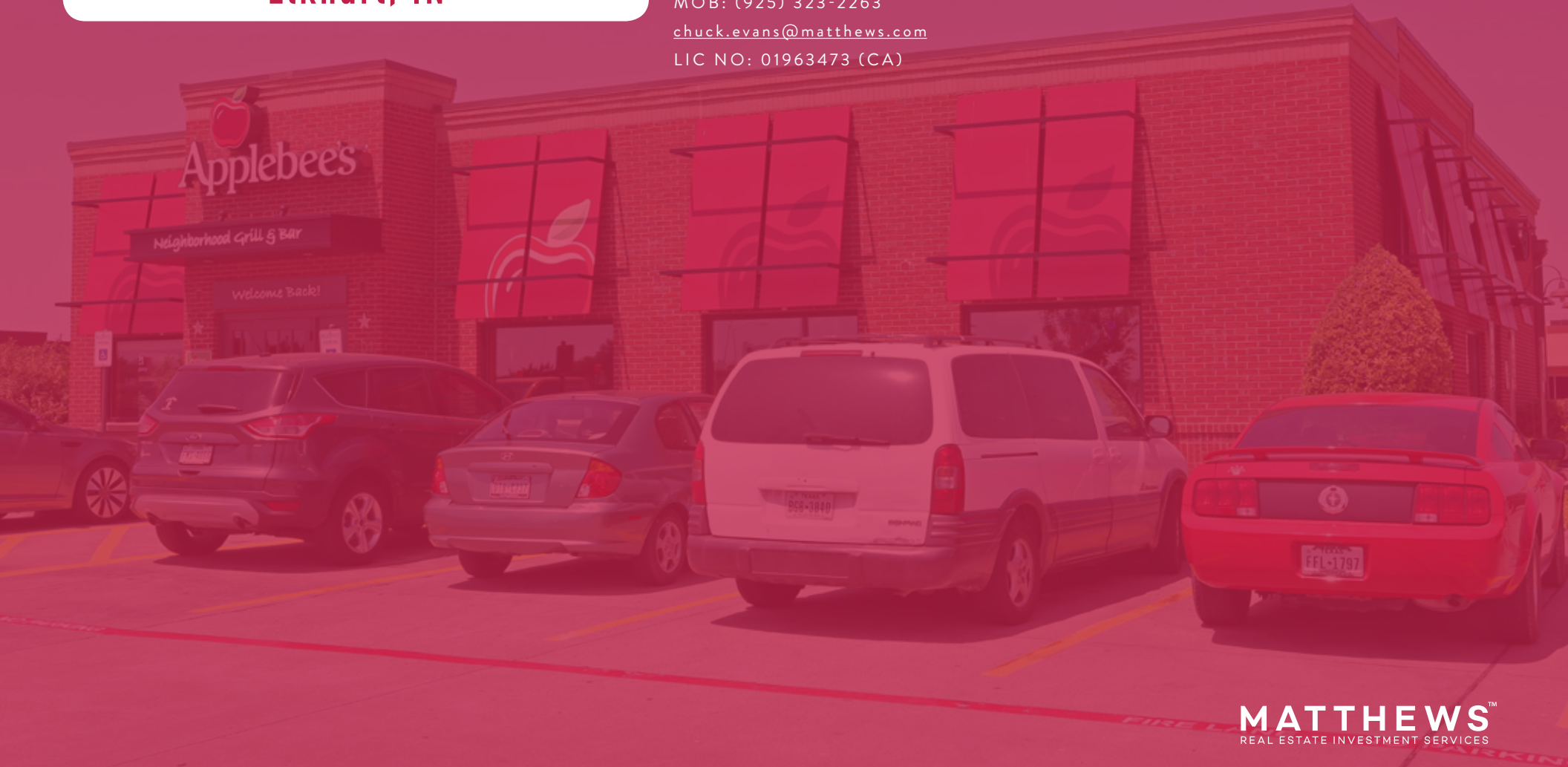
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