

STONEWATER at THE RIVERWALK

322 S Elkhart Ave | Elkhart, IN | Mixed-Use First Floor Retail



RETAIL | RESTAURANT | OFFICE 3,702 SF AVAILABLE | 205 LUXURY APARTMENTS

- Recently constructed - 205 unit luxury mixed-use Development located in Downtown Elkhart
- Approximately 3,702 SF of retail space available
- Ideal for a restaurant with patio space and overhead door
- Additional retail development land available for purchase or build-to-suit
- Rate includes an aggressive tenant improvement package



Contact:
Luke Isenbarger
7D Commercial Real Estate
O: 317.572.5035 | M: 317.319.1436
lisenbarger@7dcre.com | www.7dcre.com



7D COMMERCIAL REAL ESTATE
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT

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Executive Summary

Elkhart, Indiana
Rings: 1, 3, 5 mile radii

Prepared by 7D Commercial Real Estate
Latitude: 41.68676
Longitude: -85.97567

	1 mile	3 miles	5 miles
Population			
2000 Population	15,163	60,655	95,088
2010 Population	13,327	59,498	97,882
2020 Population	13,164	60,330	100,110
2025 Population	13,689	61,329	101,808
2000-2010 Annual Rate	-1.28%	-0.19%	0.29%
2010-2020 Annual Rate	-0.12%	0.14%	0.22%
2020-2025 Annual Rate	0.79%	0.33%	0.34%
2020 Male Population	48.6%	48.7%	48.8%
2020 Female Population	51.4%	51.3%	51.2%
2020 Median Age	33.6	34.7	37.0

In the identified area, the current year population is 100,110. In 2010, the Census count in the area was 97,882. The rate of change since 2010 was 0.22% annually. The five-year projection for the population in the area is 101,808 representing a change of 0.34% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 33.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	58.5%	65.7%	73.6%
2020 Black Alone	20.1%	14.0%	10.3%
2020 American Indian/Alaska Native Alone	0.9%	0.6%	0.5%
2020 Asian Alone	0.5%	0.9%	1.3%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	14.3%	14.0%	10.2%
2020 Two or More Races	5.7%	4.7%	4.1%
2020 Hispanic Origin (Any Race)	24.6%	24.4%	18.3%

Persons of Hispanic origin represent 18.3% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	34	52	66
2000 Households	5,735	22,993	36,006
2010 Households	5,103	22,260	36,583
2020 Total Households	5,065	22,593	37,511
2025 Total Households	5,413	23,088	38,253
2000-2010 Annual Rate	-1.16%	-0.32%	0.16%
2010-2020 Annual Rate	-0.07%	0.14%	0.24%
2020-2025 Annual Rate	1.34%	0.43%	0.39%
2020 Average Household Size	2.54	2.64	2.64

The household count in this area has changed from 36,583 in 2010 to 37,511 in the current year, a change of 0.24% annually. The five-year projection of households is 38,253, a change of 0.39% annually from the current year total. Average household size is currently 2.64, compared to 2.65 in the year 2010. The number of families in the current year is 25,107 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

May 05, 2021

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Mortgage Income			
2020 Percent of Income for Mortgage	10.1%	9.7%	10.3%
Median Household Income			
2020 Median Household Income	\$34,365	\$45,504	\$53,601
2025 Median Household Income	\$36,677	\$47,972	\$55,709
2020-2025 Annual Rate	1.31%	1.06%	0.77%
Average Household Income			
2020 Average Household Income	\$46,958	\$59,213	\$68,017
2025 Average Household Income	\$51,235	\$63,163	\$73,380
2020-2025 Annual Rate	1.76%	1.30%	1.53%
Per Capita Income			
2020 Per Capita Income	\$18,037	\$22,111	\$25,488
2025 Per Capita Income	\$20,225	\$23,712	\$27,573
2020-2025 Annual Rate	2.32%	1.41%	1.59%
Households by Income			

Current median household income is \$53,601 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$55,709 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$68,017 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$73,380 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,488 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,573 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	224	236	222
2000 Total Housing Units	6,432	24,775	38,242
2000 Owner Occupied Housing Units	2,372	13,988	24,377
2000 Renter Occupied Housing Units	3,363	9,005	11,629
2000 Vacant Housing Units	697	1,782	2,236
2010 Total Housing Units	6,398	25,759	41,301
2010 Owner Occupied Housing Units	2,080	12,640	23,981
2010 Renter Occupied Housing Units	3,023	9,620	12,602
2010 Vacant Housing Units	1,295	3,499	4,718
2020 Total Housing Units	6,438	26,245	42,337
2020 Owner Occupied Housing Units	1,998	12,445	24,052
2020 Renter Occupied Housing Units	3,067	10,148	13,459
2020 Vacant Housing Units	1,373	3,652	4,826
2025 Total Housing Units	6,815	26,841	43,219
2025 Owner Occupied Housing Units	1,990	12,490	24,288
2025 Renter Occupied Housing Units	3,423	10,598	13,965
2025 Vacant Housing Units	1,402	3,753	4,966

Currently, 56.8% of the 42,337 housing units in the area are owner occupied; 31.8%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 41,301 housing units in the area - 58.1% owner occupied, 30.5% renter occupied, and 11.4% vacant. The annual rate of change in housing units since 2010 is 1.11%. Median home value in the area is \$132,275, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.57% annually to \$150,194.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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