

# Woodland Crossing

## Elkhart, Indiana



### *Anchored by:*

Sears and Kroger

Spaces available from 1,129 sq. ft. to 13,098 sq. ft.

Located at the well traveled signalized intersections of Hively Avenue, Benham Avenue and Prairie Street

Average daily traffic count: 20,960 (E/W)

Gross leasable area: 302,136 sq. ft. (MOL)

# SMD

Southern Management and Development, L.P.



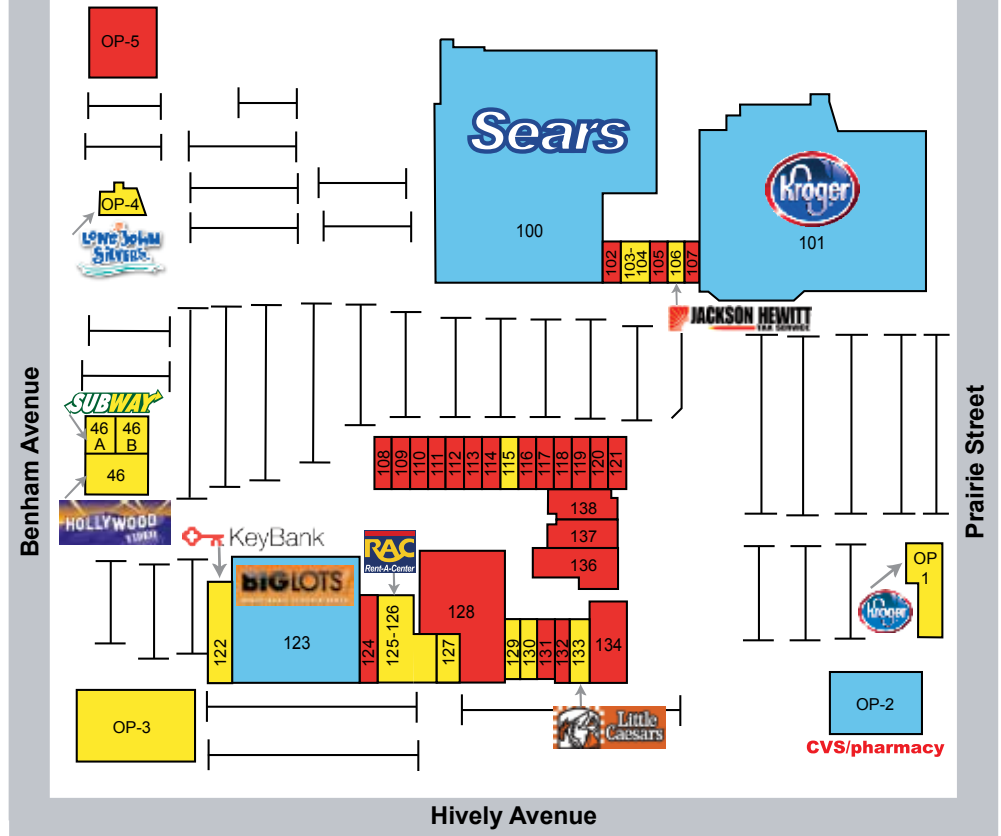
5410 Homberg Drive, Suite A,  
Knoxville, TN 37919  
tel 865.584.4175  
fax 865.584.4233  
[www.smdproperty.com](http://www.smdproperty.com)

*Building Value In Every Property*

**Leasing Contact:**  
**Howard Zoldessy**  
**865-584-4175 Ext. 226**

### Legend

UNIT	TENANT	SQ. FT.
100	Sears	109,126
101	Kroger	72,492
102	Available	1,362
103-04	Beauty Supply	2,262
105	Jeweler	1,126
106	Jackson Hewitt	1,132
107	Available	1,363
108	Available	1,188
109	Available	1,178
110	Available	1,178
111	Available	1,178
112	Available	1,181
113	Available	1,184
114	Available	1,178
115	Goodwill Work Force	1,178
116	Available	1,178
117	Available	1,178
118	Available	1,178
119	Available	1,139
120	Available	1,134
121	Available	1,139
122	Key Bank	4,260
123	Big Lots	20,448
124	Available	1,500
125-26	Rent-A-Center	3,455
127	U.S. Auto Insurance	1,250



UNIT	TENANT	SQ. FT.
128	Available	13,298
129	Family Fashions	1,088
130	Nail Salon	1,088
131	Available	1,088
132	Available	1,400
133	Little Caesar's	1,779
134	Available	3,812
136	Available	3,260
137	Available	2,068
138	Available	1,823
<b>BENHAM AVENUE</b>		
46A	Subway	1,300
46B	Leo's Restaurant	1,365
46	Hollywood Video	6,600
<b>OUTPARCELS</b>		
OP-1	Kroger Fuel Center	1,000
OP-2	CVS	10,880
OP-3	Gas/Convenience Store	3,450
OP-4	Long John Silvers	7,315
OP-5	Available	.076 acres

### Demographics

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<i>Population</i>			
2014 Projection	20,154	83,098	143,043
2009 Estimate	19,787	81,667	139,139
2000 Census	19,565	80,490	133,399
1990 Census	17,703	73,203	116,540
<i>Population by Race</i>			
White	44.44%	65.20	74.52%
Black	24.57%	14.67%	10.53%
Hispanic/Other	30.99%	20.13%	14.95%
2009 Est. Average HH Income	\$47,236	\$50,320	\$55,541
2009 Est. Median HH Income	\$38,016	\$39,987	\$44,400
2009 Est. Median Age	32	33	35

This is a rendering and is only intended for a general depiction of space location. FLOOR PLANS ARE NOT TO SCALE.