

# SMD

Southern Management  
and Development, L.P.

## Woodland Crossing

138-154 West Hively Avenue  
2541-2549 Prairie Street  
2510 Benham Avenue  
Elkhart, IN 46517

### ANCHORED BY

Big Lots, Sears and Kroger

Spaces available from 1,178 Sq. Ft.  
to 13,298 Sq. Ft.

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

Average daily traffic count: 14,650

Gross leasable area:  
301,906 Sq. Ft. (MOL)

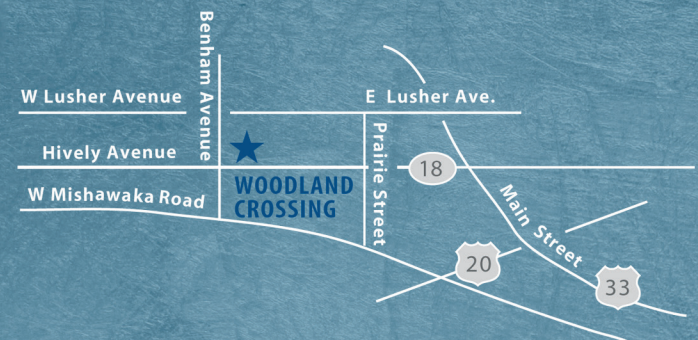
### CREATING VALUE

*Southern Management and Development, L.P.*



### CONTACT A LICENSED AGENT

[smdproperty.com](http://smdproperty.com) | 561.948.7100 F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



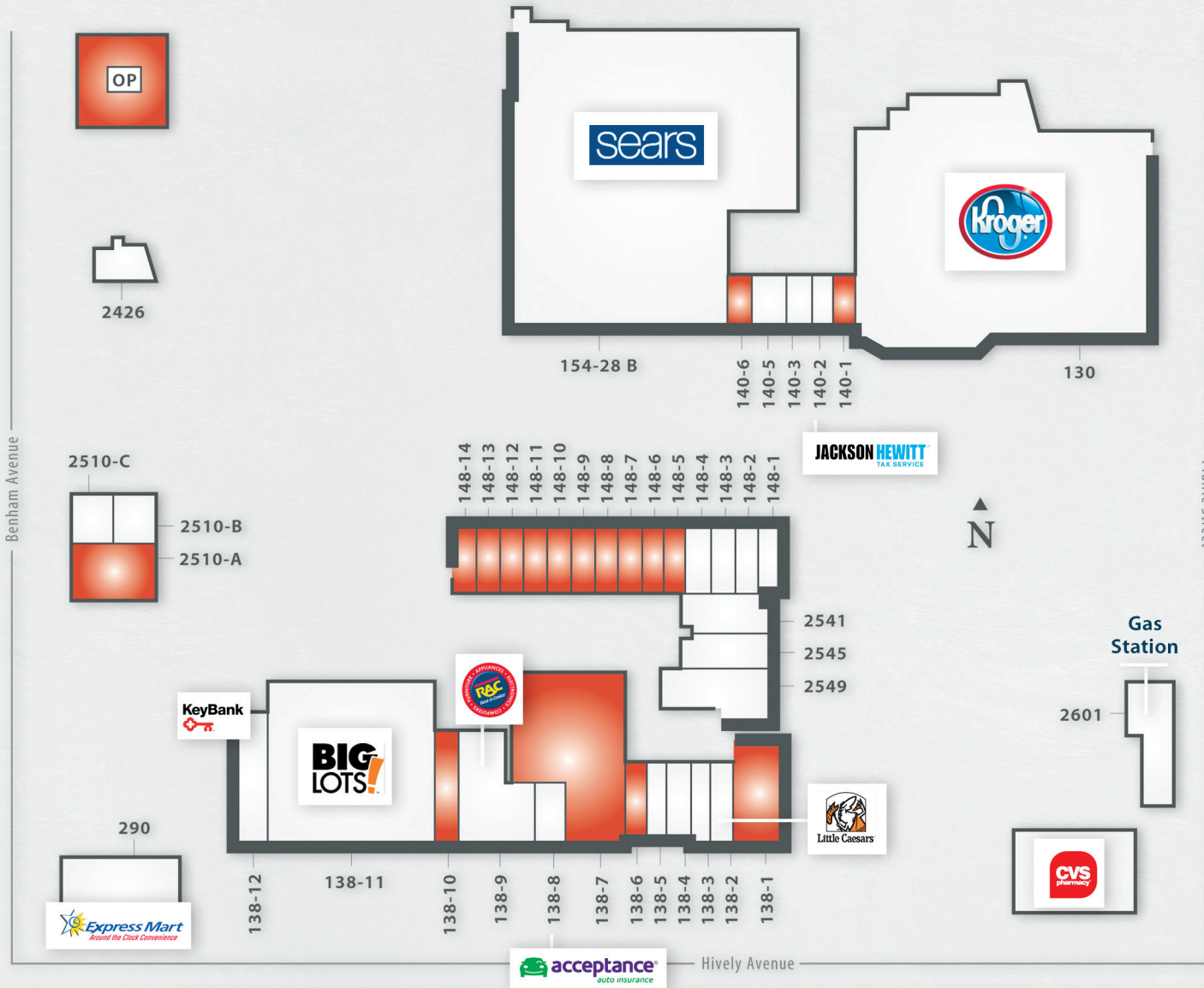


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## DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2020 Projection	13,082	51,170	94,189
2015 Estimate	13,087	50,681	92,064
2010 Census	13,179	50,461	90,194
2000 Census	13,244	49,912	85,845
<b>Population by race</b>			
White	52.12%	65.66%	74.30%
Black	19.16%	14.56%	10.35%
Hispanic   Other	28.70%	19.78%	15.35%
2015 Estimate			
Average HH Income	\$41,988	\$45,245	\$50,565
2015 Estimate			
Median HH Income	\$34,097	\$35,384	\$40,288
2015 Estimate			
Median Age	32.0	34.1	35.8



## LEGEND

### 138-154 West Hively Avenue

UNIT	TENANT	SQ.FT.	UNIT	TENANT	SQ.FT.
154-28 B	Sears	109,126	148-9	Available	1,184
140-6	Available	1,362	148-8	Available	1,178
140-5	Beauty Supply	2,262	148-7	Available	1,178
140-3	Jeweler	1,126	148-6	Available	1,178
140-2	Jackson Hewitt	1,132	148-5	Available	1,178
140-1	Available	1,363	148-4	Health Care Center	1,178
148-14	Available	1,188	148-3	Health Care Center	1,139
148-13	Available	1,178	148-2	Health Care Center	1,134
148-12	Available	1,178	148-1	Health Care Center	1,247
148-11	Available	1,178	138-12	Key Bank	4,260
148-10	Available	1,181	138-11	Big Lots	20,448
			138-10	Available	1,500
			138-9	Rent-A-Center	3,455

138-8	Acceptance Insurance	1,250
138-7	Available	13,298
138-6	Available	1,088
138-5	Nail Salon	1,088
138-4	Check Cashing	1,088
138-3	PQH Wireless	1,400
138-2	Little Caesars	1,779
138-1	Available	3,812
130	Kroger	72,492
<b>2541-2549 Prairie Street</b>		
2541	Board Games	1,823
2545	Board Games	2,068
2549	Dentist	3,260

### 2510 Benham Avenue

2510-A	Available	6,600
2510-B	Leo's Restaurant	1,365
2510-C	Ice Cream	1,300
<b>Outparcel - Hively Avenue</b>		
290	Gas / Convenience Store	3,450
<b>Outparcel - Prairie Street</b>		
2601	Kroger Fuel Center	1,000
<b>Outparcels - Benham Avenue</b>		
2426	Bill's Bar-b-que	7,315
OP	Available	.076 acres