

# Amberwood Terrace

655 CR 17, Suite 1 | Elkhart, Indiana



For additional details,  
please contact:



**BOB THATCHER, CRRP**  
*Real Estate Broker*  
574.296.1317 direct  
bobt@fmstone.com

**FM STONE COMMERCIAL**  
530 E. Lexington Avenue  
Suite 175  
Elkhart, IN 46516  
www.fmstone.com

## PROPERTY HIGHLIGHTS

- Prime retail end-cap of 8,232 SF available in the Amberwood Terrace retail center. The former Garber's Interior Design space will be available April 1st
- Amberwood Terrace is a modern, open-air shopping center located on busy CR 17 on Elkhart's east side with easy access to I-80/90 and the US 20 Bypass
- This is a rare combination of stunning retail space with a generous warehouse and overhead door access; potentially divisible
- Excellent façade signage, sightlines and co-tenancy
- Suite features large windows, attractive upscale finishes, and unique elevated offices and business space
- Amberwood Terrace is a professionally owned/managed shopping center
- Zoned B-3 PUD supports many types of businesses
- Traffic count: 25,805 AADT (cars daily)
- CAM: \$3.60 PSF

**FOR LEASE: \$10.00 PSF NNN**



# Amberwood Terrace

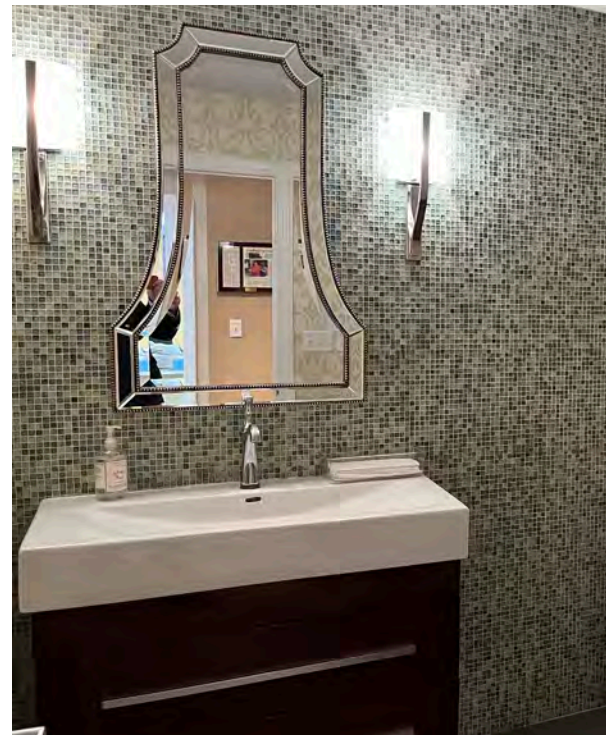
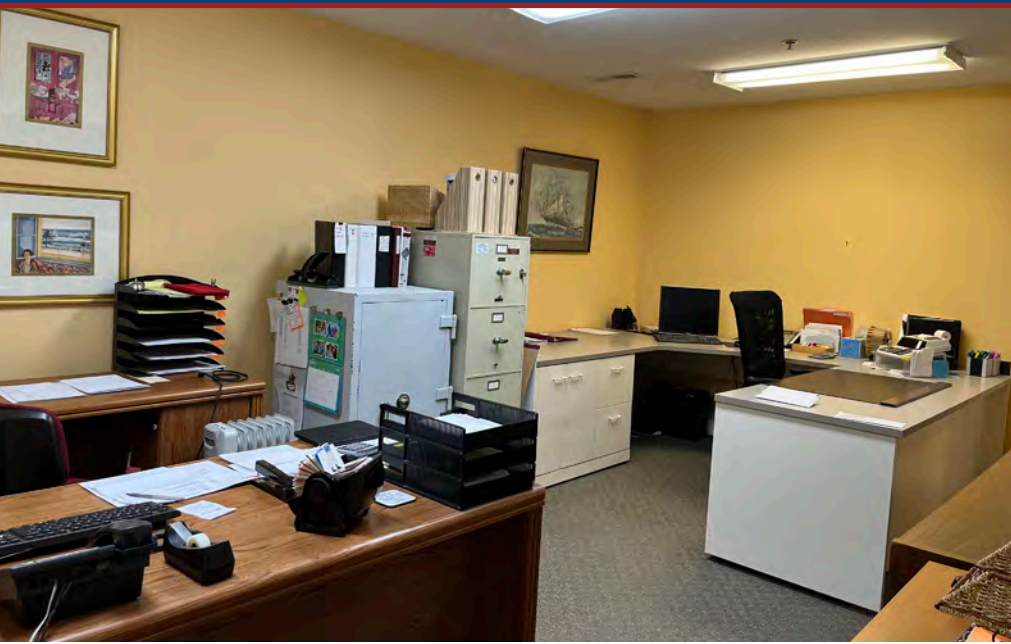
655 CR 17, Suite 1 | Elkhart, Indiana





# Amberwood Terrace

655 CR 17, Suite 1 | Elkhart, Indiana





# Amberwood Terrace

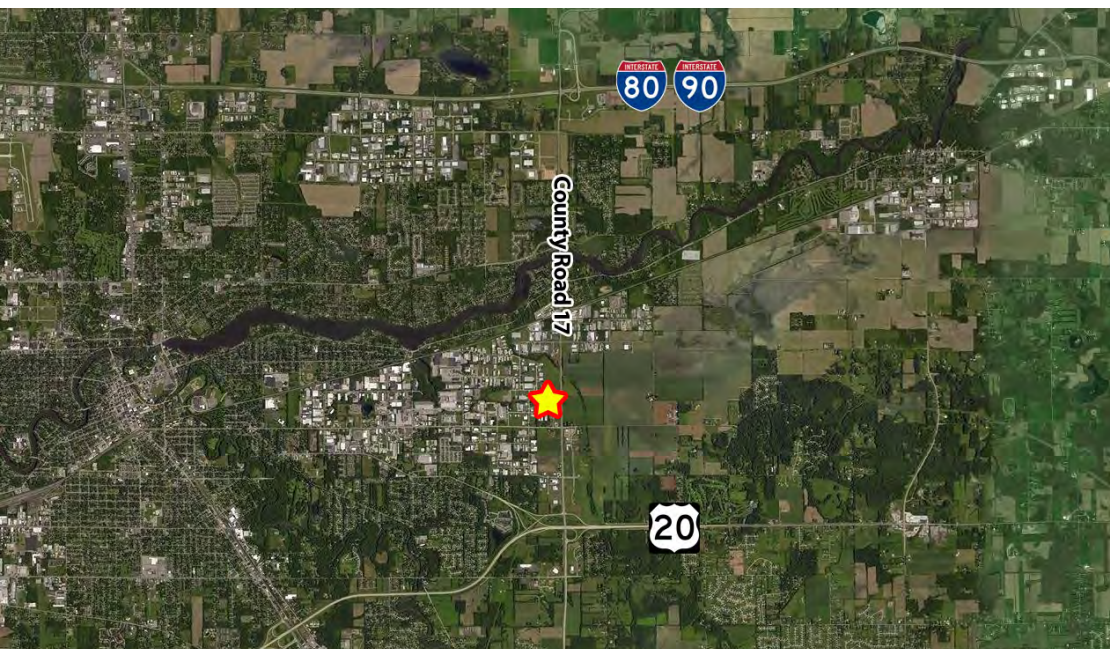
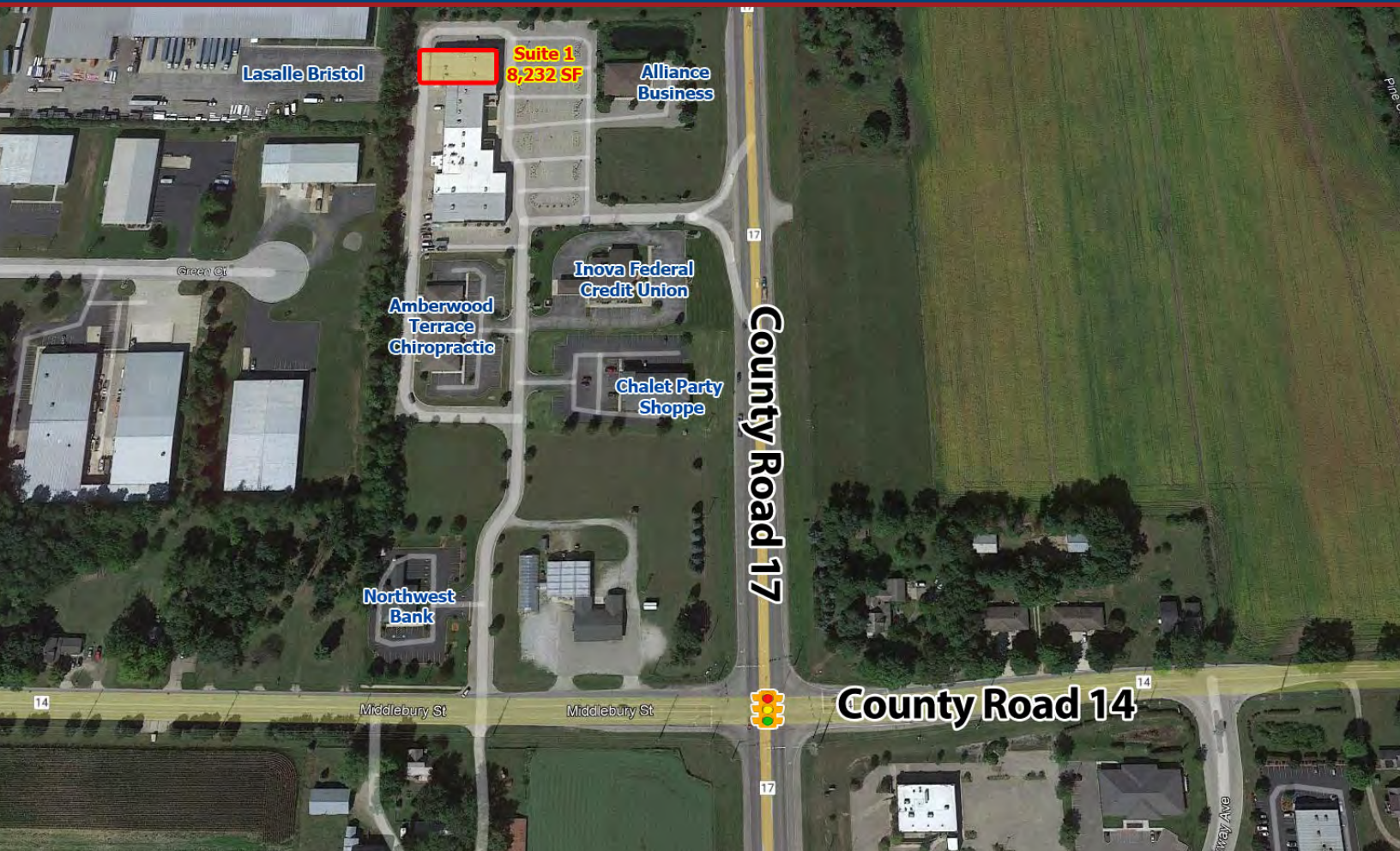
655 CR 17, Suite 1 | Elkhart, Indiana





# Amberwood Terrace

655 CR 17, Suite 1 | Elkhart, Indiana



**BOB THATCHER, CRRP**  
*Real Estate Broker*  
574.296.1317 direct  
bobt@fmstone.com

**FM STONE COMMERCIAL**  
530 E. Lexington Avenue  
Suite 175  
Elkhart, IN 46516  
www.fmstone.com