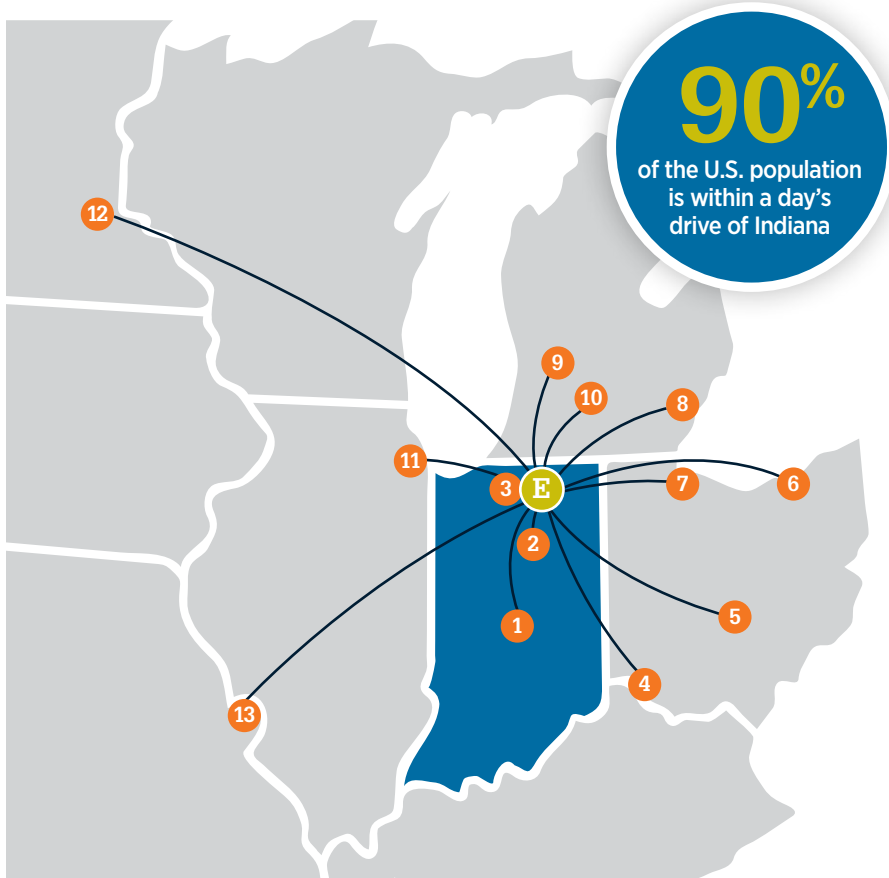


Demographic Data

ELKHART COUNTY, INDIANA



Distance from Elkhart to ...

1	Indianapolis, Indiana	150 mi.
2	Warsaw, Indiana	25 mi.
3	South Bend, Indiana	25 mi.
4	Cincinnati, Ohio	255 mi.
5	Columbus, Ohio	225 mi.
6	Cleveland, Ohio	241 mi.
7	Toledo, Ohio	140 mi.
8	Detroit, Michigan	200 mi.
9	Grand Rapids, Michigan	102 mi.
10	Lansing, Michigan	138 mi.
11	Chicago, Illinois	120 mi.
12	Minneapolis, Minnesota	530 mi.
13	St. Louis, Missouri	392 mi.

Labor Force (Elkhart County)

Labor Force	116,133
Labor Force within 25 mile radius	616,278
Average Yearly Wage	\$57,853

Indiana is a right-to-work state

Source: Bureau of Labor Statistics 2020

Unemployment Rate

Elkhart County	2.8%
Indiana	3.2%
United States	3.5%

Source: DWD January 2020



300 NIBCO Parkway, Suite 201, Elkhart, IN 46516
 Phone 574-293-5627
edc@elkhartcountybiz.com
elkhartcountybiz.com

Demographic Data

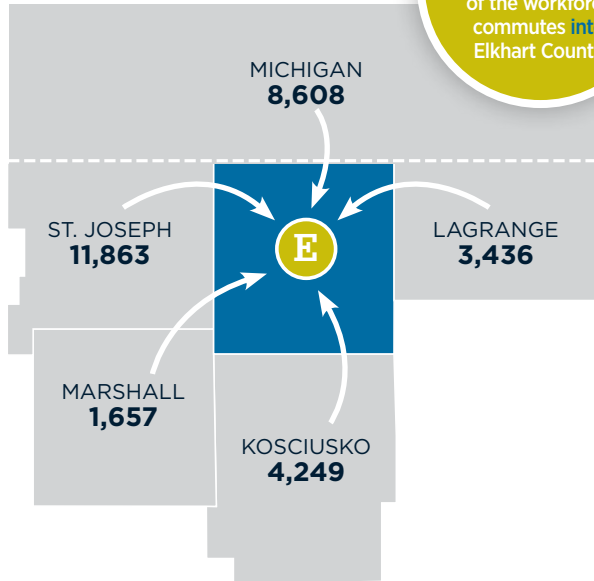
ELKHART COUNTY, INDIANA

Commuting into Elkhart County

33,726 people live in another county or state who commute to work into Elkhart County

19.3%

of the workforce commutes into Elkhart County



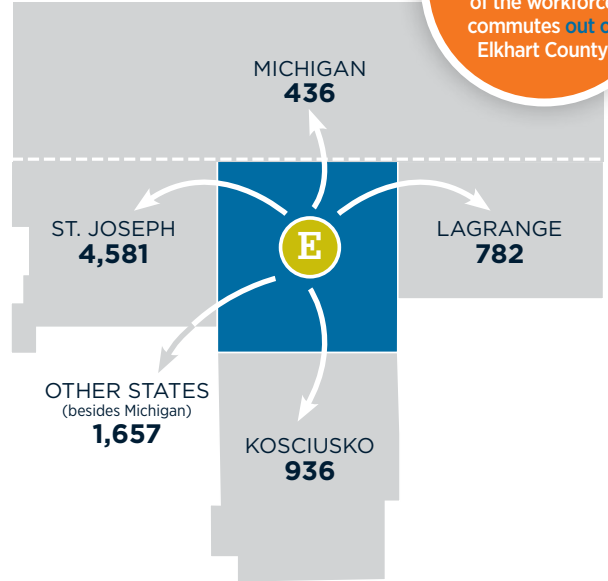
Source: STATS Indiana Annual Commuting Trends Profile Tax Year 2017

Commuting out of Elkhart County

8,491 people live in Elkhart County who commute to work outside the county

5.7%

of the workforce commutes out of Elkhart County



Source: STATS Indiana Annual Commuting Trends Profile Tax Year 2017

Elkhart County Advantages

- ✓ Logistics
- ✓ Interstate Access
- ✓ Low Taxes
- ✓ Workforce
- ✓ Proximity to Major Markets
- ✓ Low cost of Doing Business

Major Manufacturers*

Thor Industries, Inc.
 Forest River, Inc.
 Lippert Components, Inc.
 Patrick Industries
 Supreme Corporation
 Newmar Corporation
 Utilimaster
 KIK Custom Products
 MasterBrand Cabinets, Inc.
 Bennington Marine LLC

*With an employee count above 500

Major Employers*

Thor Industries, Inc.
 Forest River, Inc.
 Lippert Components, Inc.
 Patrick Industries
 Beacon Health System
 Elkhart Community Schools
 Goshen Community Schools
 Elkhart County Government
 Martin's Super Markets
 Utilimaster

*With an employee count above 500

Cost of Living

Composite Index (100%)	90.0
Grocery Items (13.47%)	97.9
Housing (28.15%)	73.4
Utilities (9.90%)	97.2
Transportation (8.99%)	91.7
Health Care (4.57%)	106.6
Miscellaneous (34.92%)	95.3

Source: ACCRA Cost of Living Index, 2018 Annual Average

Demographic Data

ELKHART COUNTY, INDIANA

Available Properties

Aeroplex Industrial Park

Elkhart

- 100 acres
- Light Fabrication
- Limited Manufacturing, assembly, distribution
- Easy access to I-80/90 and US 20
- Tax Increment Financing Area

Earthway Rail Park

Bristol

- 400+/- acres of industrial land
- Served by Grand Elk Railroad
- Manufacturing, Industrial
- Direct access to I-80/90
- Tax Increment Financing Area

Beck Industrial Park

Elkhart

- 92.07 acres
- Logistics, Manufacturing
- Quick, direct access to I-80/90 and US 20
- Tax Increment Financing Area

Elkhart East Industrial Park

(Areas A&B) Elkhart

- 200 + Acres
- Limited Manufacturing
- Easy access to Interstate I-80/90
- Tax Increment Financing Area

65%
of all RVs produced in
the US are made in
Elkhart County

Source:
rvbusiness.com

Waterford Commons

Business Park

Goshen

- 175.5 acres
- Medical device industry,
- Corporate HQ, R&D
- Manufacturing
- Live-Work Concept
- Tax Increment Financing Area



Custom search for available property based on your requirements at www.elkhartcountybiz.com or call us at **574.293.5627**.

Utilities

Electricity

Indiana Michigan Power (I&M)

Serving City of Elkhart

www.aeped.com

Northern Indiana Public Service Company (NIPSCO)

Serving Elkhart, Goshen, Nappanee, Bristol, Middlebury, Millersburg, New Paris, and Wakarusa

www.ni-econdev.com

Natural Gas

Northern Indiana Public Service Company (NIPSCO)

Serving Elkhart County

www.ni-econdev.com

Broadband

Indiana Broadband Map

Determine service providers by entering address of location.

www.indianabroadbandmap.com

Commercial & Industrial Waste

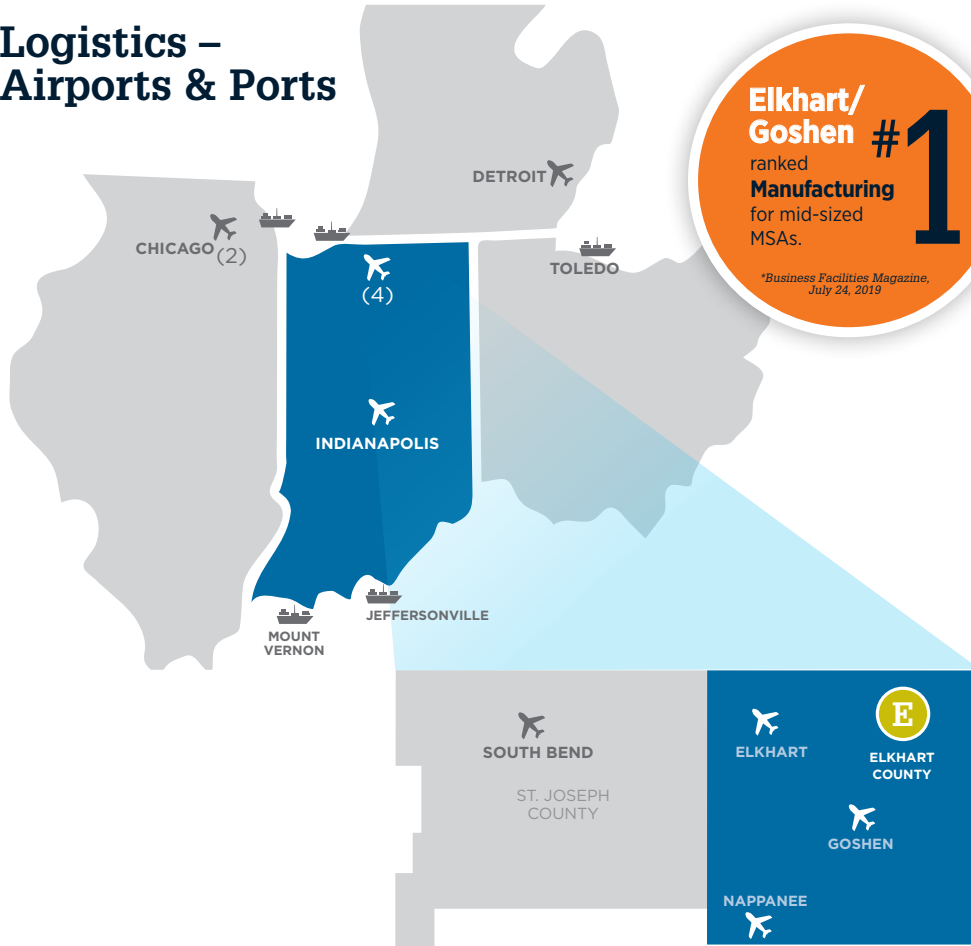
Himco Industrial Waste Services

www2.wasteawaygroup.com

Demographic Data

ELKHART COUNTY, INDIANA

Logistics – Airports & Ports



Airports

International Airports

- Chicago O'Hare (ORD)** 140 mi.
- Chicago Midway (MDW)** 120 mi.
- Detroit (DTW)** 170 mi.
- Indianapolis (IND)** 160 mi.

Commercial Airport

- South Bend International Airport (SBN)** 35 mi.
www.flysbn.com

Elkhart County Airports

- Elkhart Municipal Airport**
www.elkhartindiana.org
- Goshen Municipal Airport**
www.goshenair.com
- Nappanee Municipal Airport**
www.nappaneeairport.com

Ports

Port of Indiana-Burns Harbor

- 77 mi.
Lake Michigan, Great Lakes
www.portsofindiana.com

Illinois International Port

- 110 mi.
Lake Michigan, Great Lakes
www.iipd.com

Port of Toledo, Ohio

- 141 mi.
Lake Erie, Great Lakes
www.toledoseaport.org

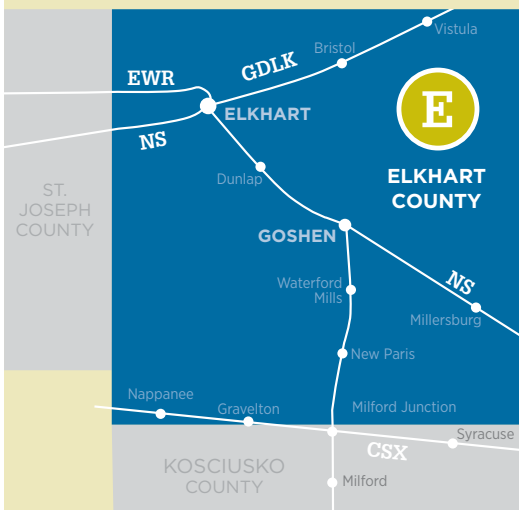
Port of Indiana-Jeffersonville

- 248 mi.
Ohio-Mississippi Rivers,
Gulf of Mexico
www.portsofindiana.com

Port of Indiana - Mount Vernon

- 337 mi.
Ohio River
www.portsofindiana.com

Logistics – Railways



Norfolk Southern Corporation (NS)

- Serving Elkhart, Goshen, Millersburg, New Paris
www.nscorp.com

CSX Transportation (CSX)

- Serving Nappanee
www.csx.com

Elkhart & Western (EWR)

- Serving Elkhart
www.pioneer-railcorp.com

Grand Elk Railroad (GDLK)

- Serving Bristol, Elkhart
www.watcocompanies.com

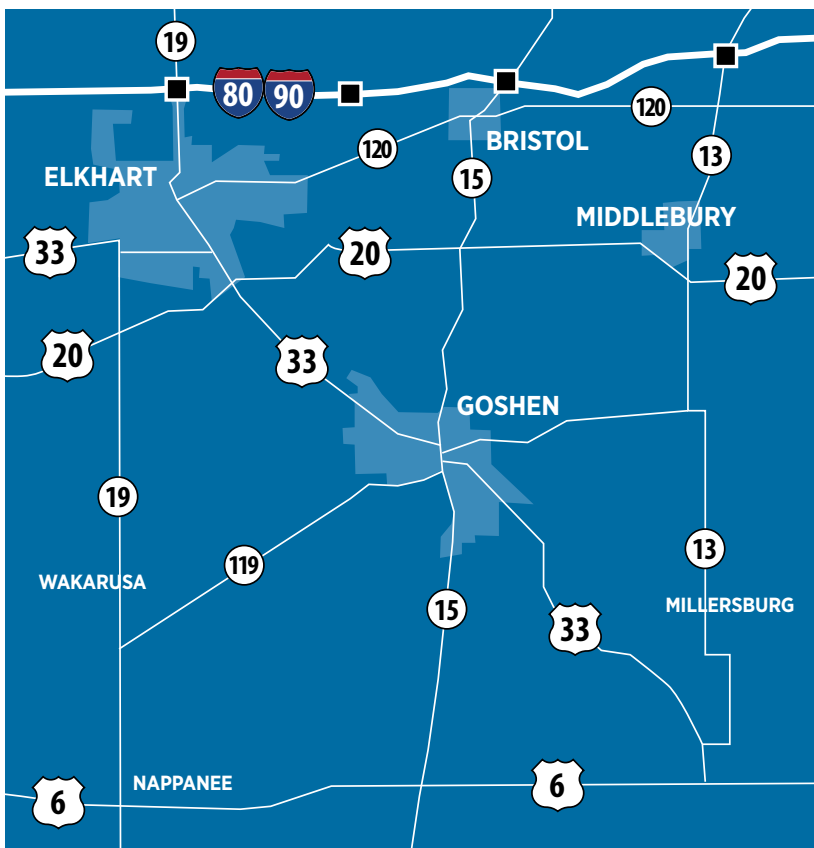
Demographic Data

ELKHART COUNTY, INDIANA

Logistics – Highways

Elkhart County is served by Interstate-80/90 with four 4-entry and exit locations. Elkhart County is served by six 6 state highways and four 4 US highways. The county is also easily accessible to Interstate 69.

Elkhart/Goshen
4th ranked in the nation for **Most Dynamic Metropolitans**
*Walton Foundation's Most Dynamic Metropolitans study June 14, 2019



Business Assistance

EDC of Elkhart County Retention & Expansion Program

Assisting Elkhart County businesses. Removing barriers to their expansion and success.

www.elkhartcountybiz.com

North Central Indiana Business Assistance Center

Assists in process improvement with training and implementation of Lean concepts. www.michianatech.org

University of Notre Dame

Innovation Park at Notre Dame Builds commercialization bridges between the University and businesses at all stages of development.

www.innovationparknd.com

Strategic Research Investments (SRI)

Nano Technology, Diagnostics, Energy, Environment, Imaging, Global Health

www.sri.nd.edu

Goshen College

Business & Entrepreneurial Education Programs supporting local businesses. Developing and operating business programs for local managers, employees and entrepreneurs.

www.goshen.edu

WorkOne

Employee Recruitment, Job Fairs, Screening, Testing, WorkKeys, Job Profiles, Assessments, Dislocation Support, Training Grants, On the Job Training, Customized Training, Posting of Jobs on the Statewide Job Matching System.

www.gotoworkone.com

Purdue Manufacturing Extension Partnership

Technical assistance, performance improvement, technology adoption.

www.mep.purdue.edu



Demographic Data

ELKHART COUNTY, INDIANA

Education



Bethel University



INDIANA TECH



HARRISON COLLEGE

AMBS Anabaptist Mennonite Biblical Seminary

GOSHEN COLLEGE

Post-Secondary Education in Elkhart County

- Anabaptist Mennonite Biblical Seminary
- Goshen College
- Indiana University South Bend - Elkhart Campus
- Ivy Tech Community College
- Indiana Tech
- Harrison College
- Bethel College
- Indiana Fundamental Bible College

K-12 Education

2018-2019

7 Public School Districts

Grade

Baugo Community Schools	B
Concord Community Schools	B
Elkhart Community Schools	C
Fairfield Community Schools	B
Goshen Community Schools	B
Middlebury Community Schools	B
Wa-Nee Community Schools	A

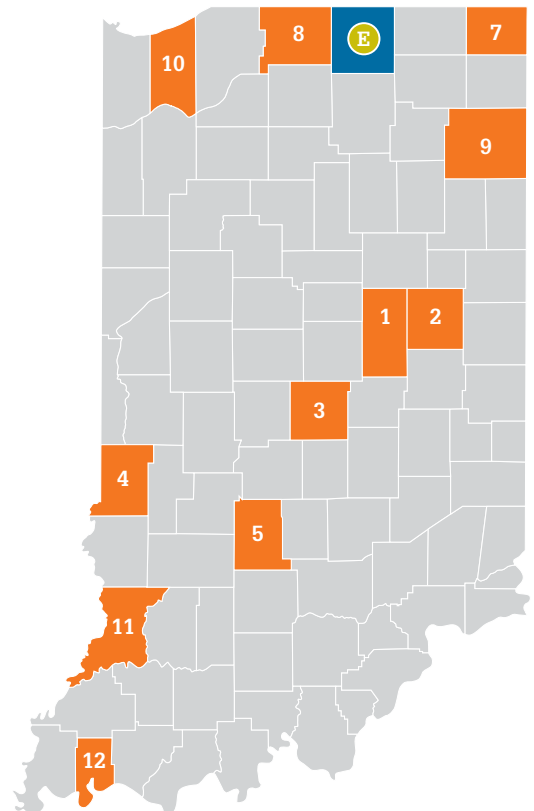
(Grade Point Rating Grades K-12 by Indiana Department of Education)

For Private Schools Career & Technical Education

Contact information on www.elkhartcountybiz.com

Indiana's Major Universities

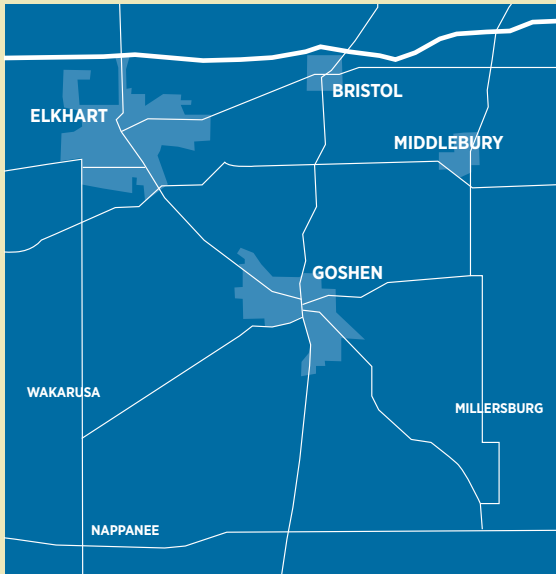
- 1 Anderson University
- 2 Ball State University
- 8 Bethel University
- 3 Butler University
- 4 Indiana State University
- 5 Indiana University + 7 regional campuses
- 6 Purdue University + 5 regional campuses
- 7 Trine University
- 8 University of Notre Dame
- 9 University of St. Francis
- 10 Valparaiso University
- 11 Vincennes University
- 12 University of Evansville



Demographic Data

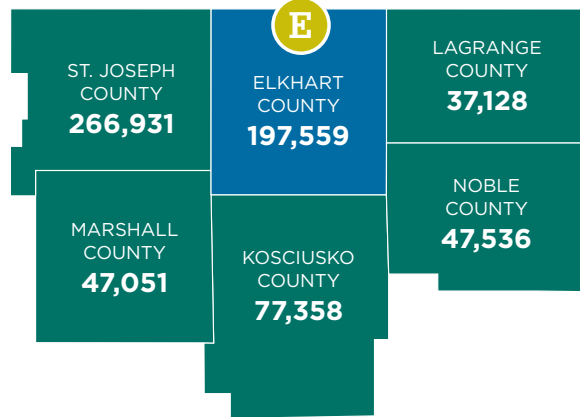
ELKHART COUNTY, INDIANA

Population – Cities & Towns

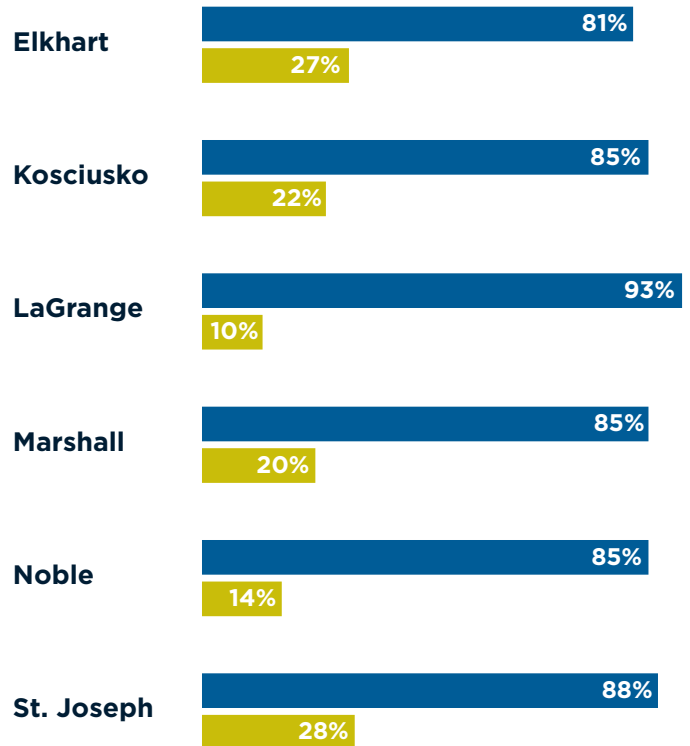


City or Town	Population
Elkhart City	52,485
Goshen City	33,327
Nappanee City	6,910
Bristol Town	1,695
Middlebury Town	3,633
Millersburg Town	939
Wakarusa Town	1,861

Population Total – Elkhart & Surrounding Counties



Education Level – Elkhart & Surrounding Counties



■ High School Diploma or more, Percentage of adults 25+
 ■ Associates Degree or more, Percentage of adults 25+

Source: STATSIndiana, Median age calculated by the IBRC, US Census Bureau, 2015 ACS 5 year est. 2015, 2016.

Population – By Age

Elkhart County

Preschool (0 to 4)	15,441
School Age (5 to 17)	41,124
College Age (18 to 24)	18,287
Young Adult (25 to 44)	51,119
Older Adult(45 to 64)	49,307
Older (65 plus)	30,282

Total **205,560**

Median Age 35.7