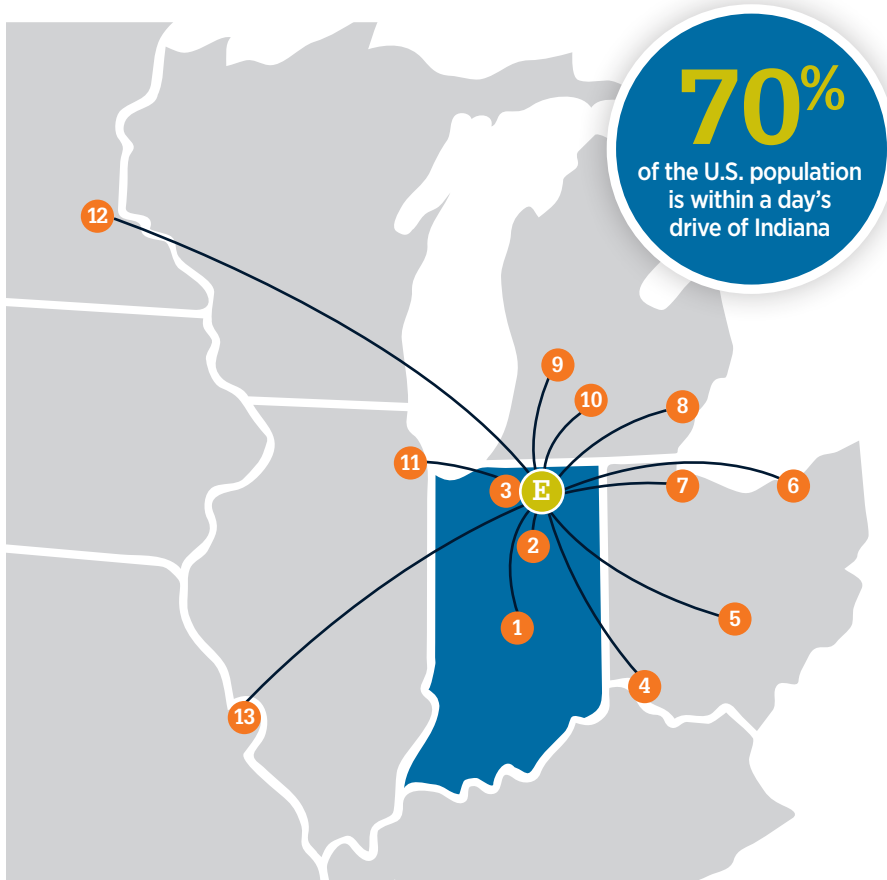


Demographic Data

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

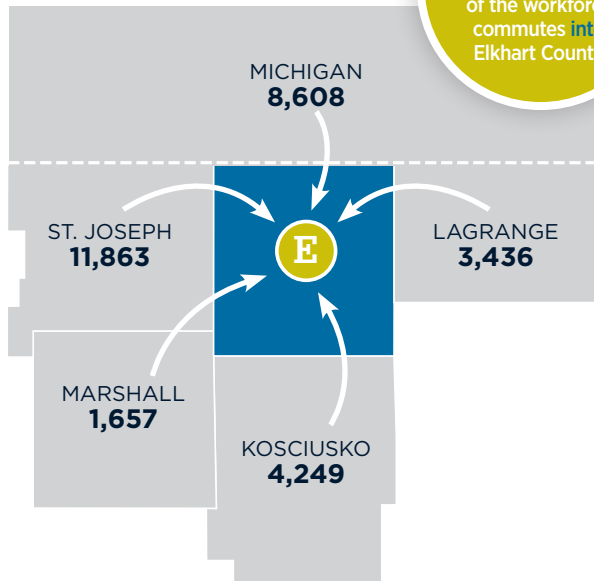
ELKHART COUNTY, INDIANA

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



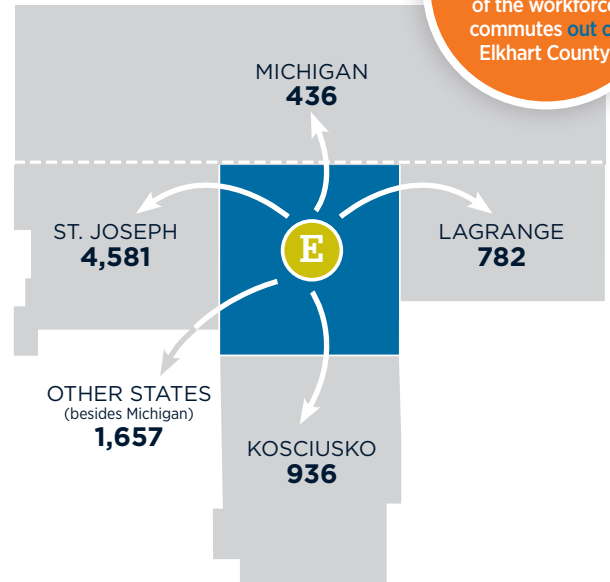
Source: STATS Indiana Annual Commuting Trends Profile Tax Year 2017

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 **E** 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

Beck Industrial Park Elkhart

- 92.07-acres
- Logistics, Manufacturing
- Quick, direct access to Interstate 80/90 and US 20

Waterford Commons Business Park Goshen

- 220-acres
- Medical device industry,
- Corporate HQ, R&D Manufacturing
- Live-Work Concept

Earthway Rail Park Bristol

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

This area is left blank intentionally to add more properties as they become available

65%

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

Source:
rvbusiness.com



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

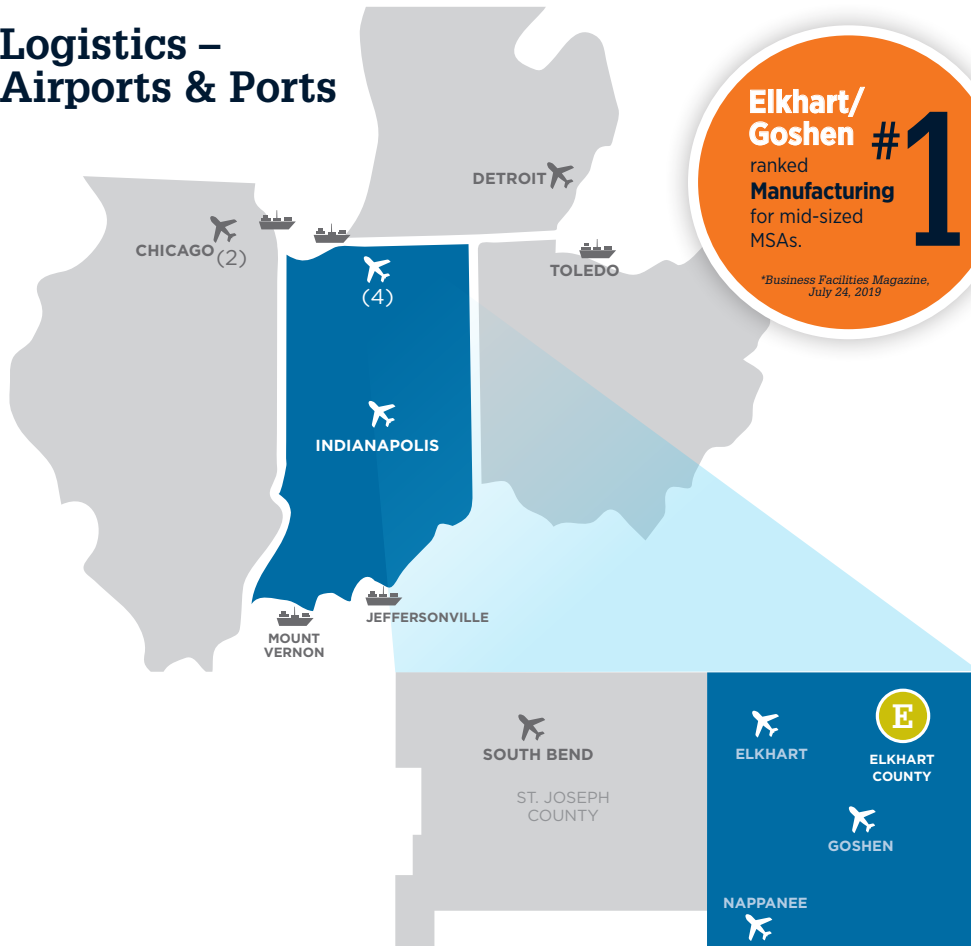
Himco Industrial Waste Services

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

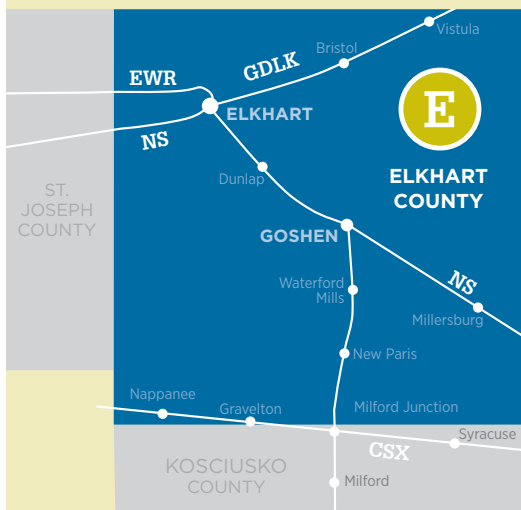
Illinois International Port
110 mi.
Lake Michigan, Great Lakes
www.iipd.com

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

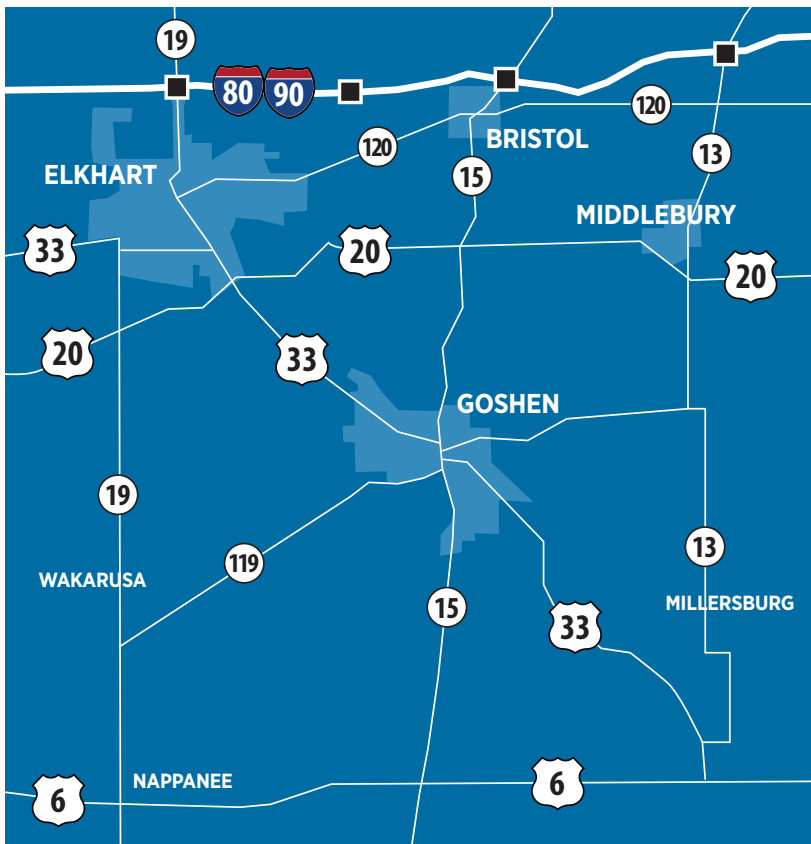
Logistics – Highways

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

35

Universities & Colleges
within an hour of
Elkhart County

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

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

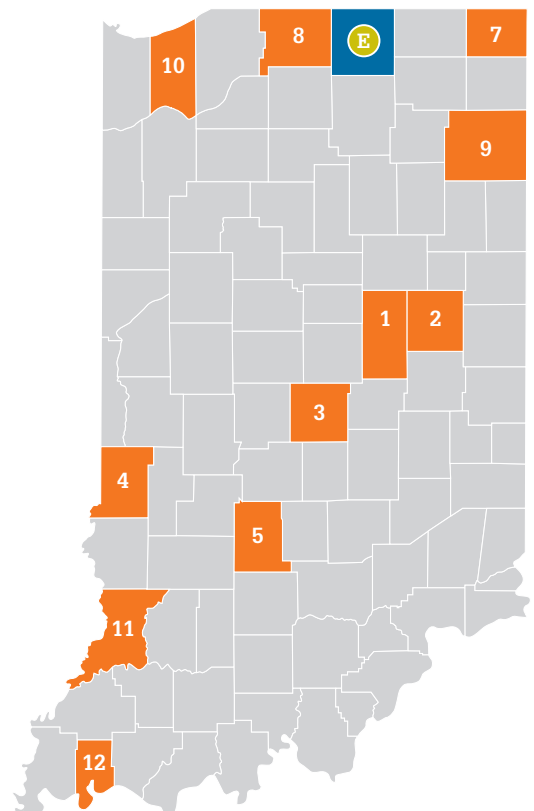
Grade

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

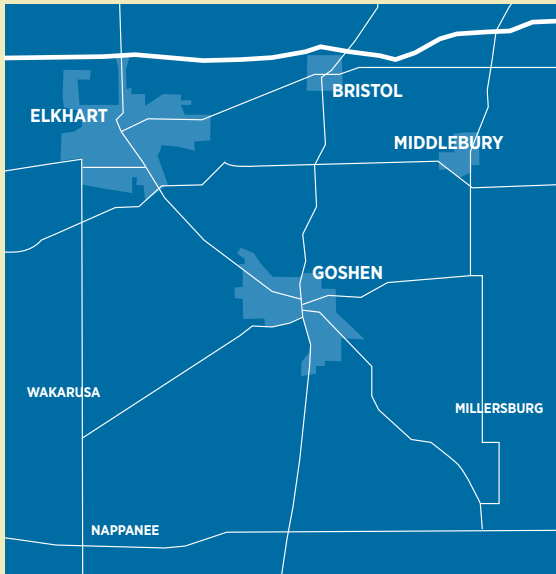
Contact information on www.elkhartcountybiz.com



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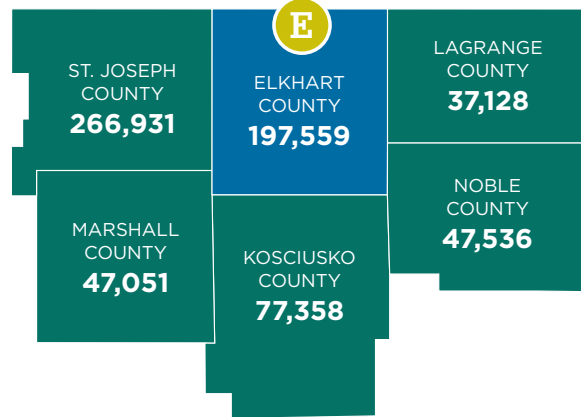
ELKHART COUNTY, INDIANA

Population – Cities & Towns

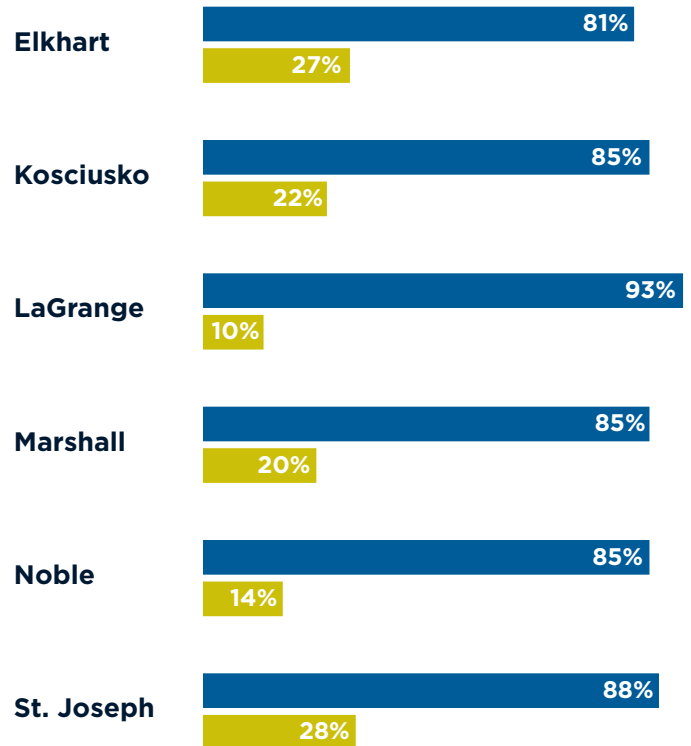


City or Town	Population
Elkhart City	52,485
Goshen City	33,327
Nappanee City	6,910
Bristol Town	1,695
Middlebury Town	3,633
Millersburg Town	939
Wakarusa Town	1,861

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