

COMMERCIAL LAND FOR SALE

Corner of Day Rd. and Filbert Rd. | Mishawaka, IN 46545



2.87 Acres Zoning For Shopping Center Use

Parcel 9:	2.87 Acres
Utilities:	Municipal
Zoning:	C2-Shopping Center Use
List Price:	\$325,000 Per Acre

Parcel can be divided; Also available for ground lease.

Details:

2.87 acres on the southeast corner of Day and Filbert roads is surrounded by residential development and near the entrance to the Edison Lakes Corporate Park. Great location in this strong demographic area close to several major office parks and over 5 million SF of retail. Edison Lakes Corporate Park is a 700-acre mixed-use development combining residential, hotel and retail components, plus close to 1 million SF of Class A office space. In addition, Saint Joseph Health System, Mishawaka recently opened its new 100-acre state-of-the-art hospital and campus just one mile north of the site.

Broker Disclosure: The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

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LOCATION OVERVIEW

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- The property is located on the east side of Edison Lakes Corporate Park and the University Park Trade Area that encompasses over 5 million SF of commercial, retail, office, hospitality and medical space.
- The site is minutes from the new Capital Avenue extension and the Main Street/Grape Road corridors, the Saint Joseph Health System, Mishawaka development and Elkhart.
- Surrounded by national and local retailers, restaurants, and hotels.



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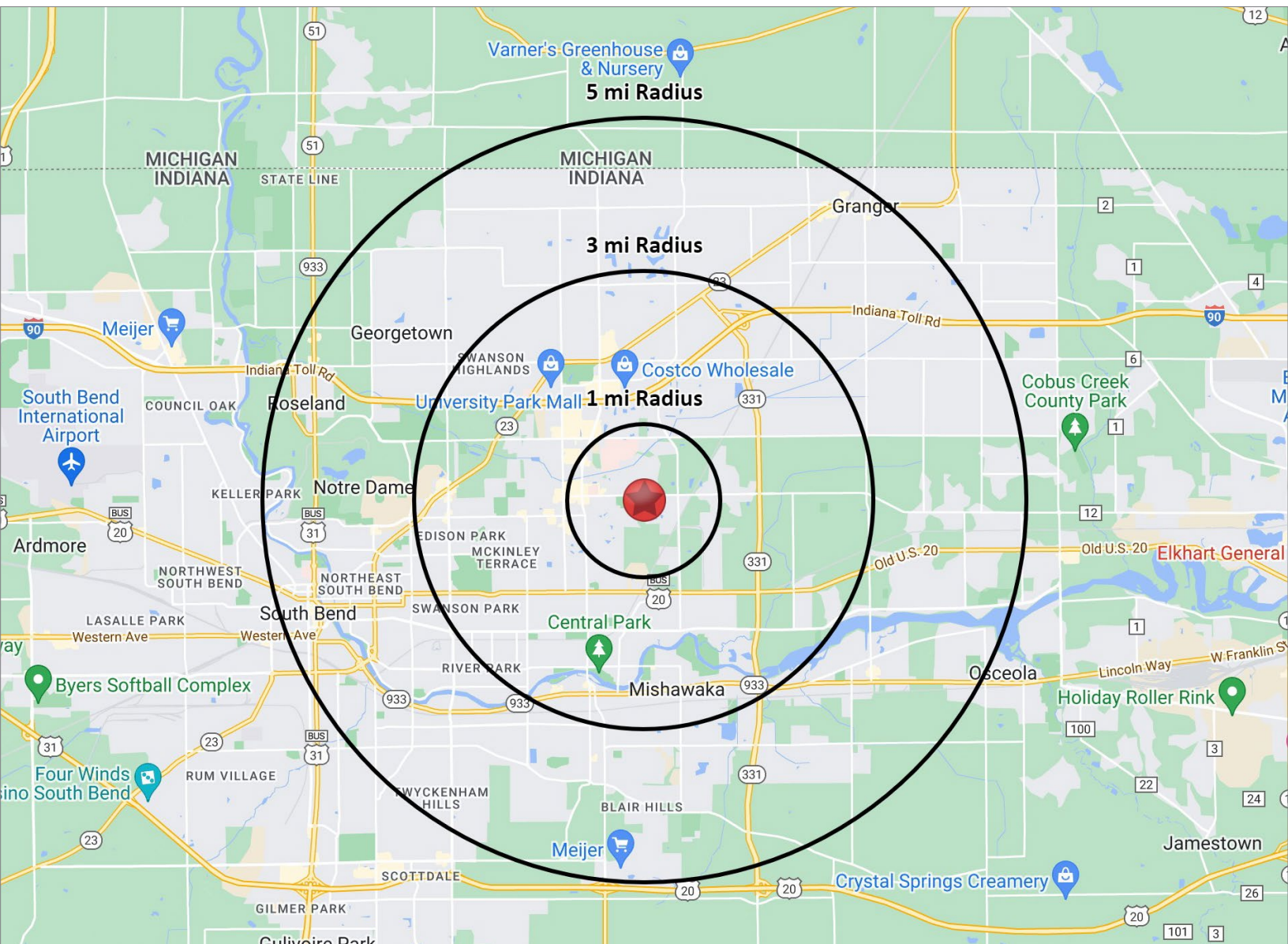
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2023 DEMOGRAPHICS

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POPULATION

1 MILE	5,063
3 MILE	56,450
5 MILE	156,029



NUMBER OF HOUSEHOLDS

1 MILE	2,377
3 MILE	25,655
5 MILE	62,495



AVERAGE HOUSEHOLD INCOME

1 MILE	\$85,049
3 MILE	\$78,603
5 MILE	\$102,173



MEDIAN HOME VALUE

1 MILE	\$216,943
3 MILE	\$161,015
5 MILE	\$185,115