

COMMERCIAL LAND FOR SALE

Main St. and Edison Lakes Pkwy. | Mishawaka, IN 46545



Located in the Riverfront District Project Area \$1,000 Riverfront Liquor License

Parcel 14: 2.29 Acres

Utilities: Municipal

Zoning: C1-Commercial

List Price: \$595,000 Per Acre (\$745,000)

Parcel can be divided; Also available for ground lease.

[VIEW PROPERTY ONLINE](#)

Details:

High profile restaurant or commercial development site with approximately 2.29 acres near the southeast corner of Main Street and Edison Lakes Parkway. The property is within the Riverfront District Project Area and is eligible for a Riverfront Liquor License at a cost of \$1,000. Located near the Saint Joseph Health System Mishawaka campus and Edison Lakes Corporate Park development entrance.

Parcel 14 is 2.25 acres offered at \$595,000 per acre. The parcel is divisible. Site may be available for ground lease.

Edison Lakes Corporate Park is a 700-acre mixed-use development combining residential, hotel and retail components, plus close to 1 million square feet of Class A office space.

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



Non-reusable land along Juday Creek included with purchase.



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LOCATION OVERVIEW

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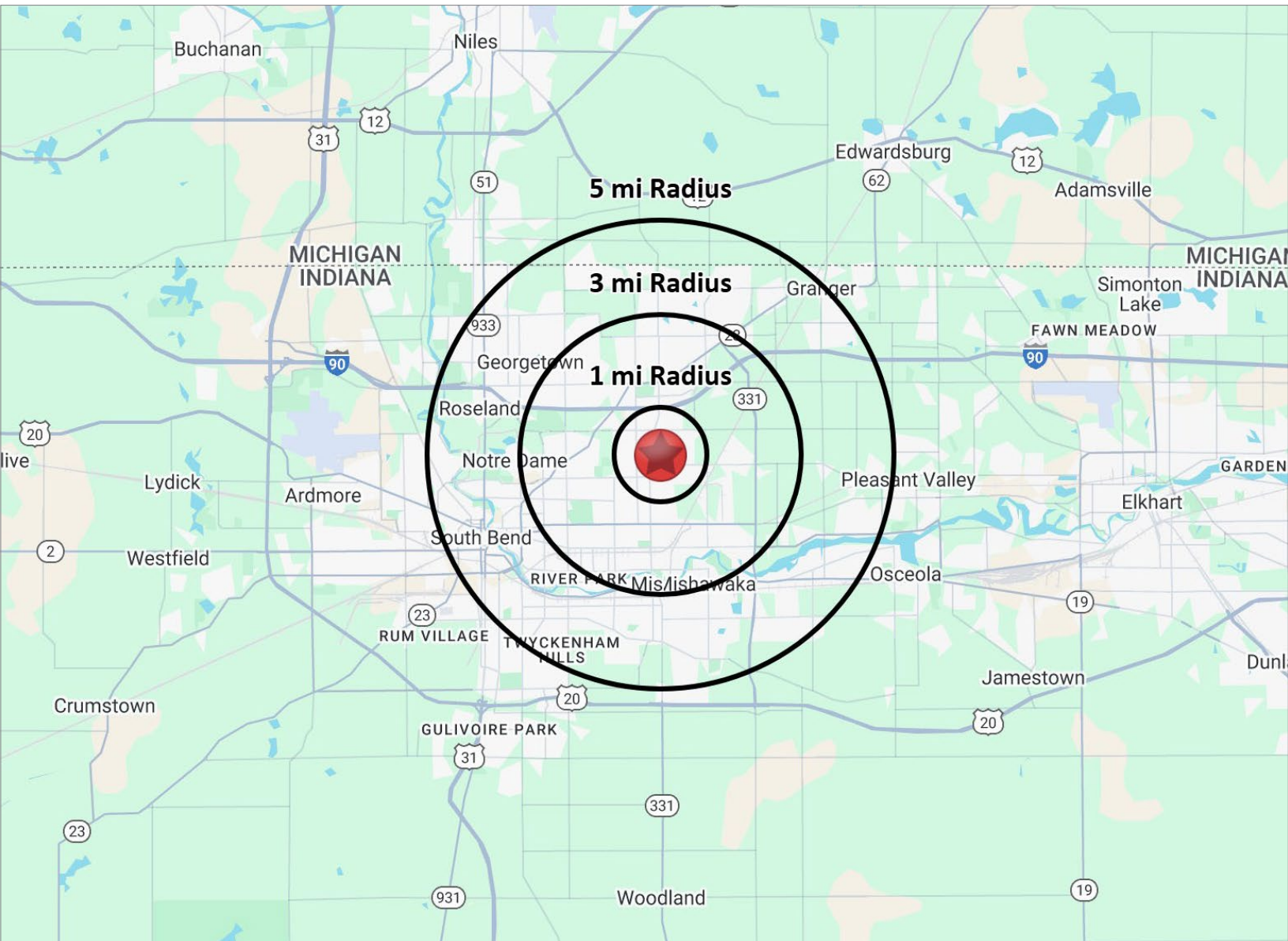
- The property is located on the east side of Mishawaka in Edison Lakes Corporate Park and in the University Park Trade Area that encompasses over 5 million square feet of commercial, retail, office, hospitality and medical space.
- The site is minutes from the new Capital Avenue extension and the Main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



2024 DEMOGRAPHICS

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POPULATION

1 MILE	9,667
3 MILE	64,236
5 MILE	161,763



NUMBER OF HOUSEHOLDS

1 MILE	1,299
3 MILE	15,054
5 MILE	39,560



AVERAGE HOUSEHOLD INCOME

1 MILE	\$68,701
3 MILE	\$86,741
5 MILE	\$ 98,343



MEDIAN HOME VALUE

1 MILE	\$206,998
3 MILE	\$202,749
5 MILE	\$205,490



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