



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

Parcels:	17A - 3.5 Acres 17B - 2.63 Acres
Utilities:	Municipal
Zoning:	C1-Commercial
List Price:	17A - \$550,000 Per Acre 17B - \$225,000 Per Acre

Parcel can be divided; Also available for ground lease.

[VIEW PROPERTY ONLINE](#)

Details:

This 7.8-acre site, which has 6.13 useable acreage, is located directly north of Aspen Tap House restaurant and across the street from Princess City Plaza.

Parcel 17A is 3.5 acres for \$550,000 per acre; Parcel 17B is 2.63 acres for \$225,000 per acre. Site may be subdivided down to 2 acres. The property is within the Riverfront District Project Area and is eligible for a Riverfront Liquor License at a cost of \$1,000. This is an ideal restaurant location near Logan's Roadhouse, Panera, Koto, Red Lobster, Red Robin and Carrabba's. Site is also less than a minute from Saint Joseph Health System Mishawaka campus and the Edison Lakes Corporate Park development. 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.

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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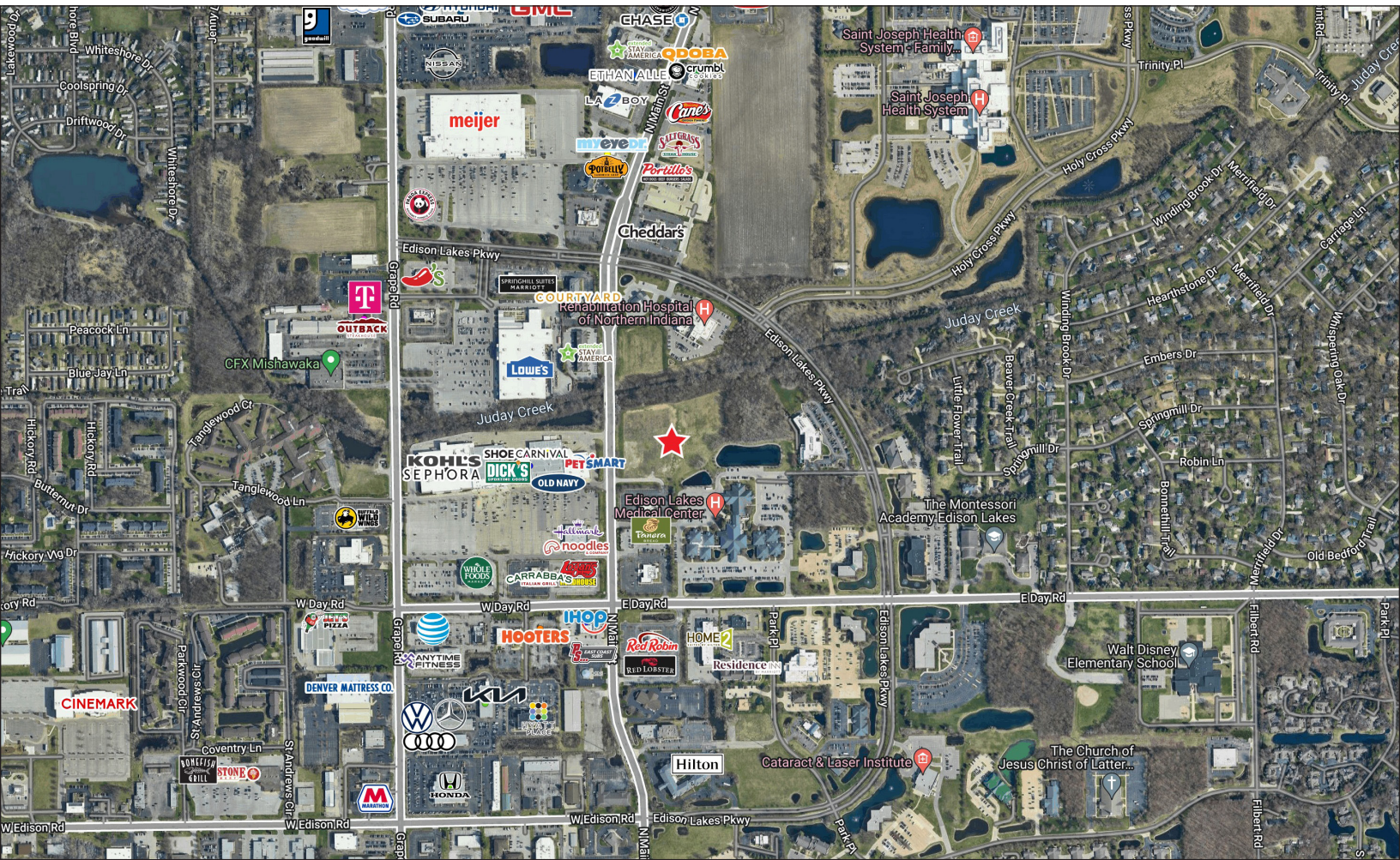
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LOCATION OVERVIEW

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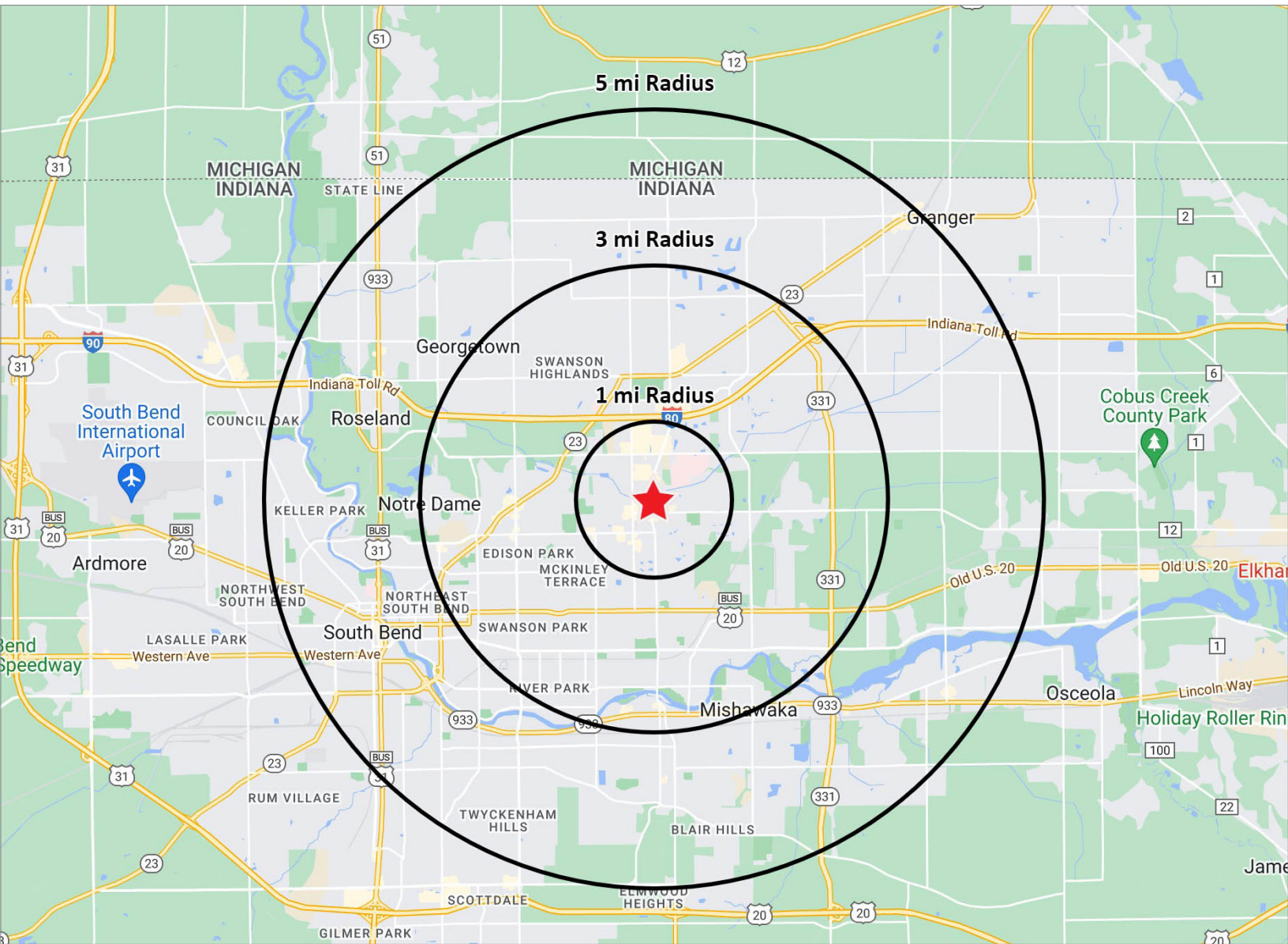
- The property is located on the east side of Mishawaka in Edison Lakes Corporate Park and in the University Park Trade Area that encompasses over 5 million square feet of commercial, retail, office, hospitality and medical space.
- The site is minutes from the new Capital Avenue extension and the Main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



2023 DEMOGRAPHICS

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POPULATION

1 MILE	8,493
3 MILE	64,030
5 MILE	160,182



NUMBER OF HOUSEHOLDS

1 MILE	4,508
3 MILE	28,164
5 MILE	63,917



AVERAGE HOUSEHOLD INCOME

1 MILE	\$77,831
3 MILE	\$85,612
5 MILE	\$100,082



MEDIAN HOME VALUE

1 MILE	\$191,386
3 MILE	\$178,406
5 MILE	\$182,184