

ADAPTABLE BUILDING FOR SALE

5505 N. Grape Rd. | Mishawaka, IN 46545



One of the Strongest Demographic Trade Areas in Our Region

| | |
|----------------|--|
| Building Size: | 15,000 SF |
| Land: | 1.82 Acres |
| Zoning: | C-1 |
| Remodeled: | 2023 |
| HVAC: | Four new 10-ton Rooftop Units |
| Parking: | 50 Spots Paved On-Site |
| Signage: | Two Pylon Signs (shared) on Grape Road |
| List Price: | \$1,825,000 |

[CLICK TO VIEW PROPERTY ONLINE](#)

[CLICK TO VIEW PROPERTY VIDEO](#)

Details:

Commercial opportunity on high traffic Grape Road in the University Park Trade Area. The building consists of 15,000 SF currently operating as a climbing gym (repurposed in 2023) but is adaptable for many commercial uses. Renovated in 2023, the building features four (4) new 10-ton rooftop HVAC units, new storefront windows, an expansive open area with multiple climbing wall configurations (which can be removed), five (5) bathrooms (one with shower), a large mezzanine lounge area with kitchenette, a fitness area, and access to delivery area served by one dock door. 16' ceiling heights throughout. The property is served by municipal utilities and has ample on-site parking. Cross easements are in place with adjacent users. The property is zoned C-1 Commercial allowing for a wide range of uses. Site can accommodate future building expansion to the west.



NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [y](#)
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



NNASC
National Native American
Supplier Council

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Edward Bradley, CCIM/SIOR/CPM
Senior Vice President, Principal
D 574.485.1538 | C 574.302.5220
ebradley@cressy.com

PROPERTY PHOTOS

ADAPTABLE BUILDING FOR SALE

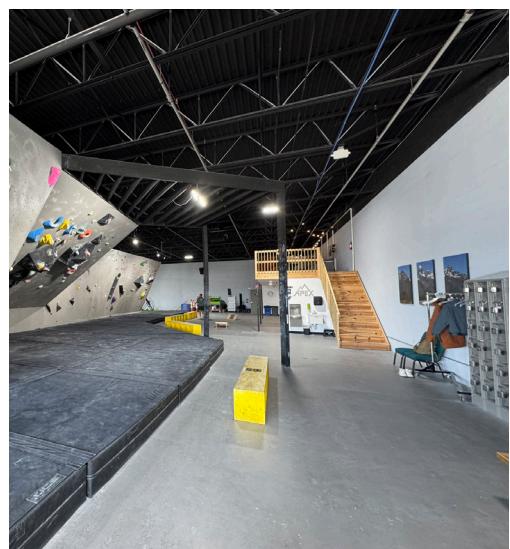
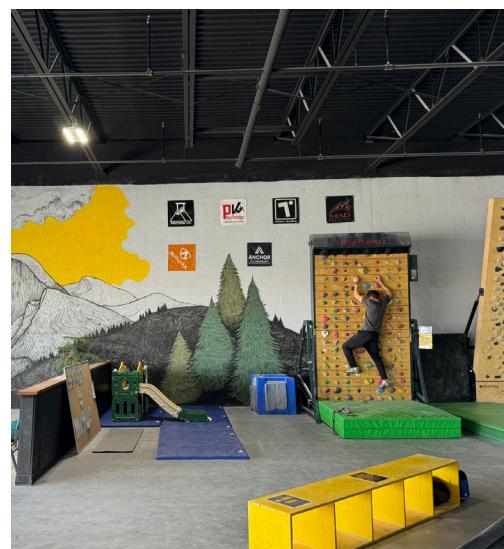
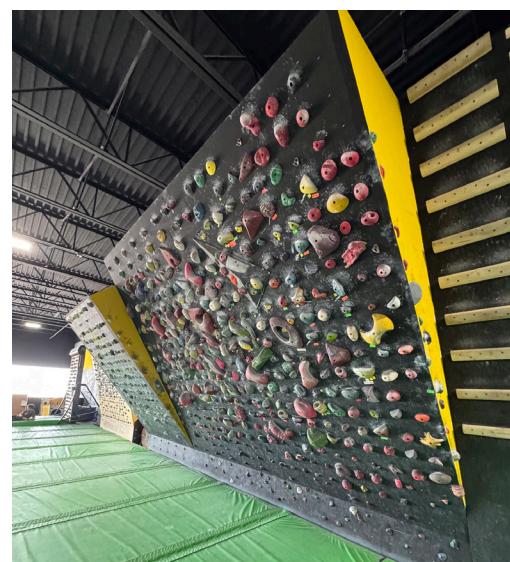
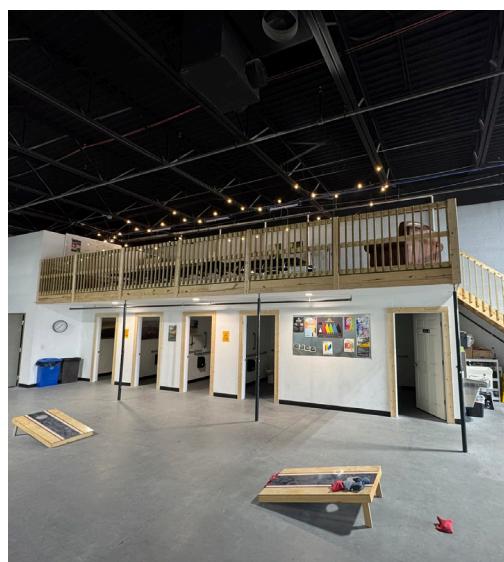
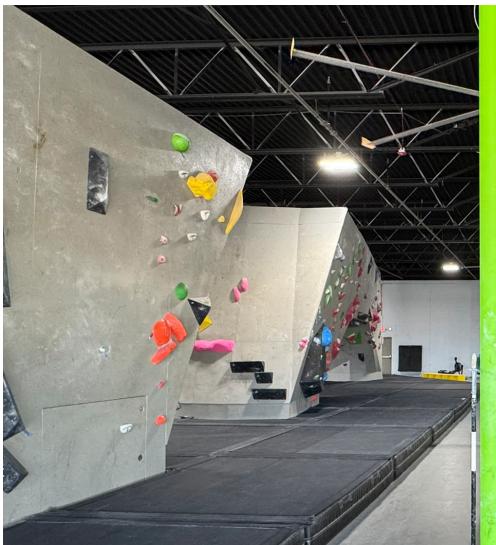
5505 N. Grape Rd. | Mishawaka, IN 46545



INTERIOR PHOTOS

ADAPTABLE BUILDING FOR SALE

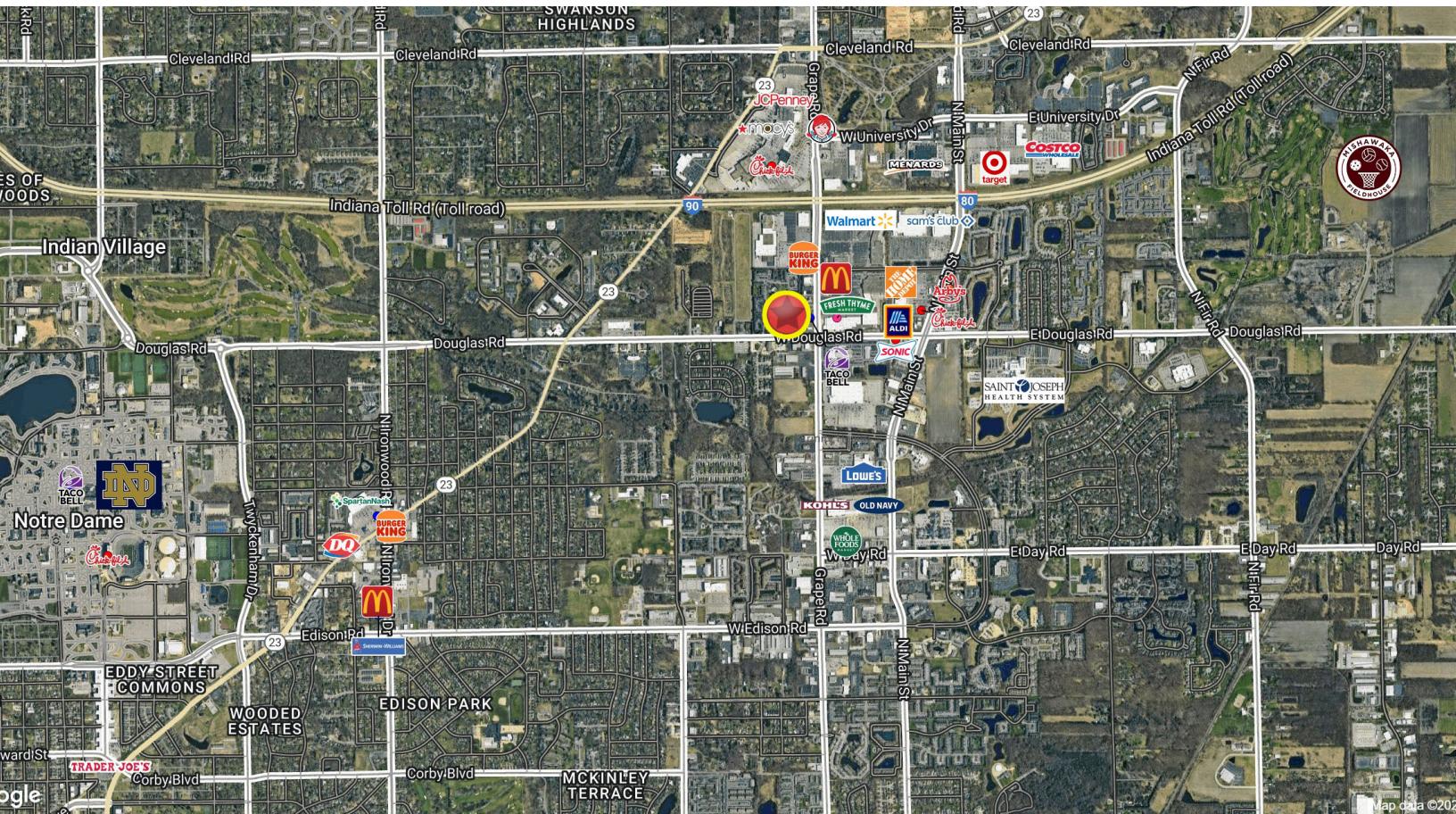
5505 N. Grape Rd. | Mishawaka, IN 46545



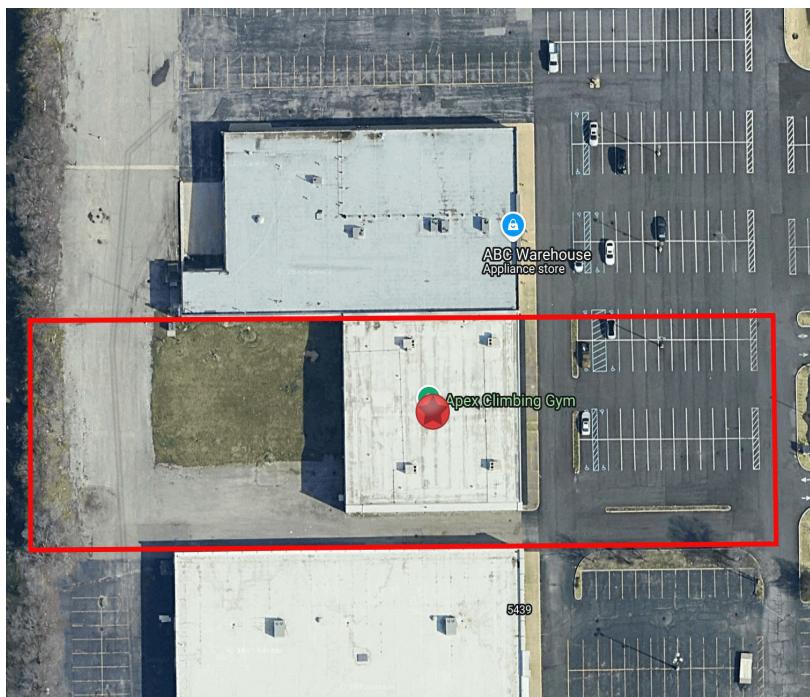
LOCATION OVERVIEW

ADAPTABLE BUILDING FOR SALE

5505 N. Grape Rd. | Mishawaka, IN 46545



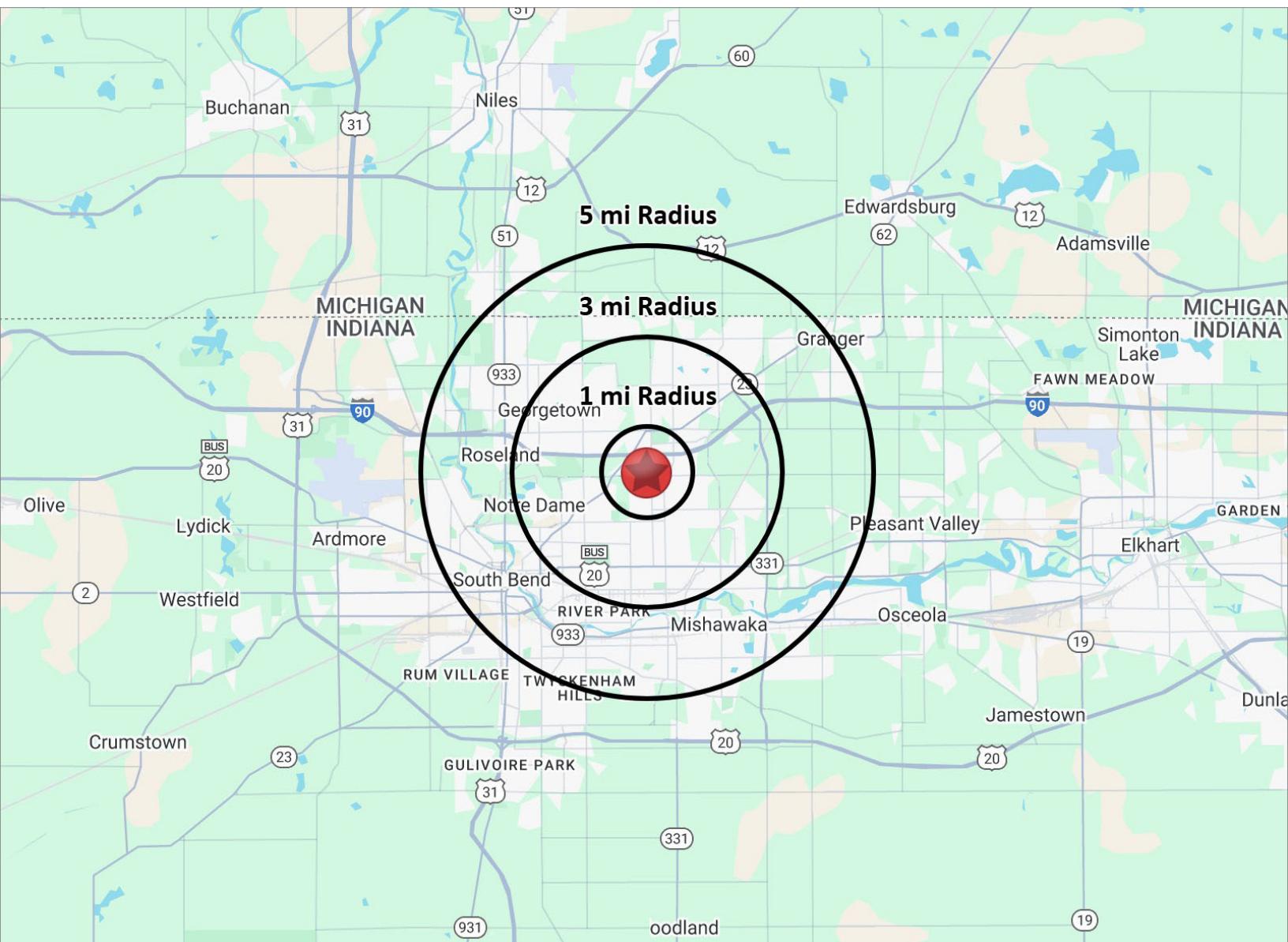
The property is located at the NW quadrant of Grape and Douglas Roads, in the heart of the University Park Trade Area (UPTA) which encompasses over six million square feet of retail anchored by the 1 million ± square foot Simon operated University Park Mall. The building is in the strongest demographic trade areas in our marketplace, including multiple national retailers Costco, SuperTarget, Wal-Mart Super Center, Sam's, Whole Foods, Fresh Thyme, Kohl's, Lowe's Home Depot and many others. A new Taco Bell and Valvoline Express were developed immediately adjacent to the subject property in 2023, and a new CarMax dealership is planned across the street. The Saint Joseph Regional medical campus is approximately one-quarter mile away as is the Edison Lakes Corporate park with approximately 1,000,000 square feet of office development. The new Mishawaka Fieldhouse, located nearby, offers state-of-the-art facilities for sports, fitness, and community events. The University of Notre Dame campus is 2 miles west of the site.



2024 DEMOGRAPHICS

ADAPTABLE BUILDING FOR SALE

5505 N. Grape Rd. | Mishawaka, IN 46545



POPULATION

| | |
|--------|---------|
| 1 MILE | 6,565 |
| 3 MILE | 68,936 |
| 5 MILE | 161,764 |



NUMBER OF HOUSEHOLDS

| | |
|--------|--------|
| 1 MILE | 946 |
| 3 MILE | 15,157 |
| 5 MILE | 38,814 |



AVERAGE HOUSEHOLD INCOME

| | |
|--------|----------|
| 1 MILE | \$64,977 |
| 3 MILE | \$94,500 |
| 5 MILE | \$96,153 |



MEDIAN HOME VALUE

| | |
|--------|-----------|
| 1 MILE | \$174,295 |
| 3 MILE | \$220,340 |
| 5 MILE | \$201,053 |