

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

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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

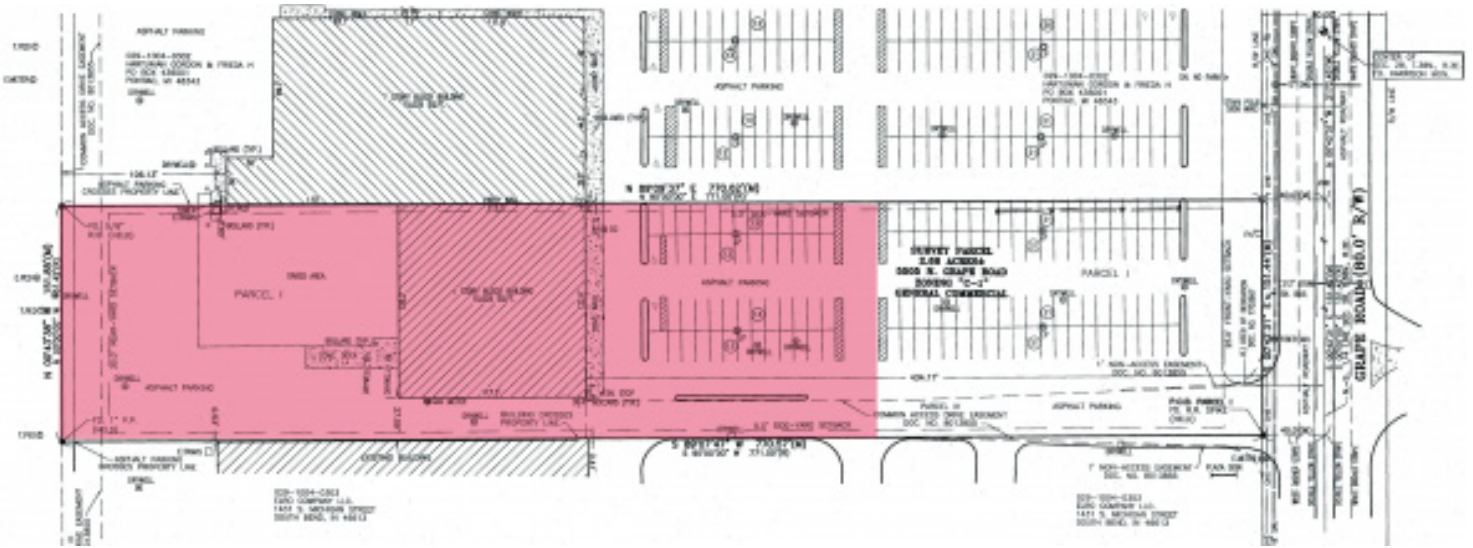
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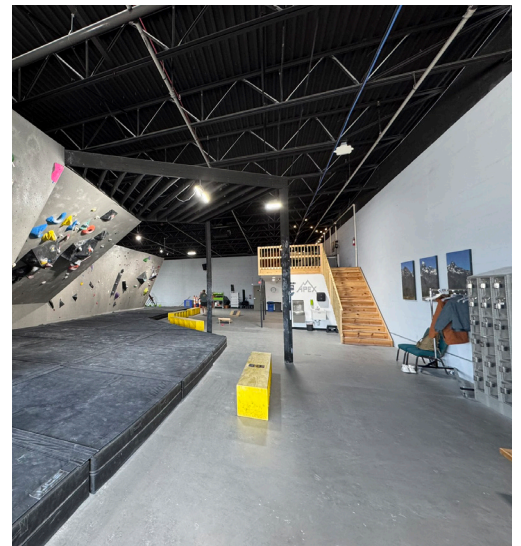
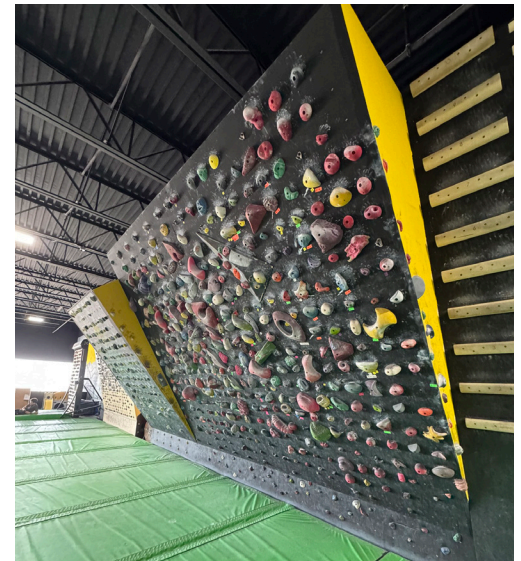
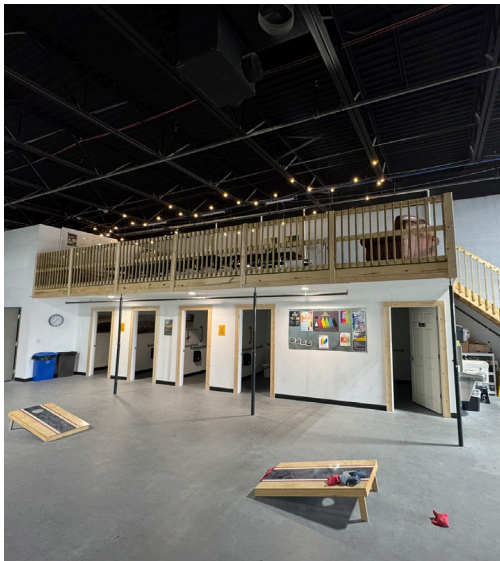
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INTERIOR PHOTOS

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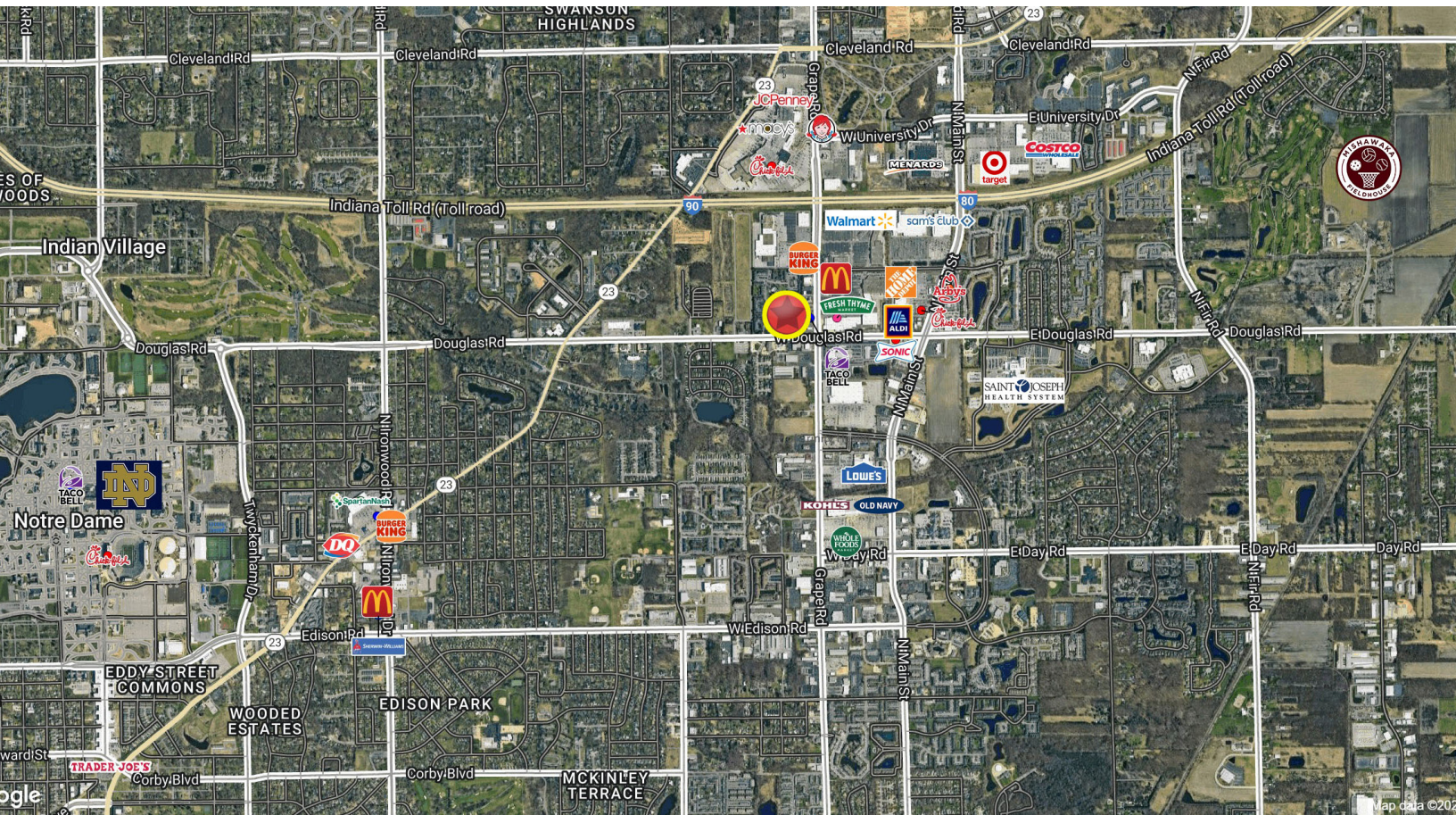
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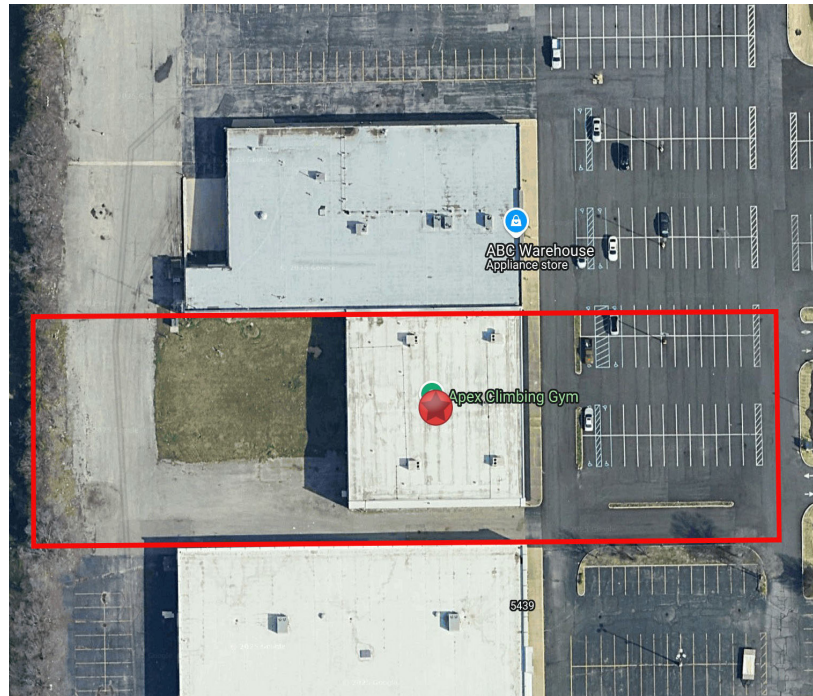
LOCATION OVERVIEW

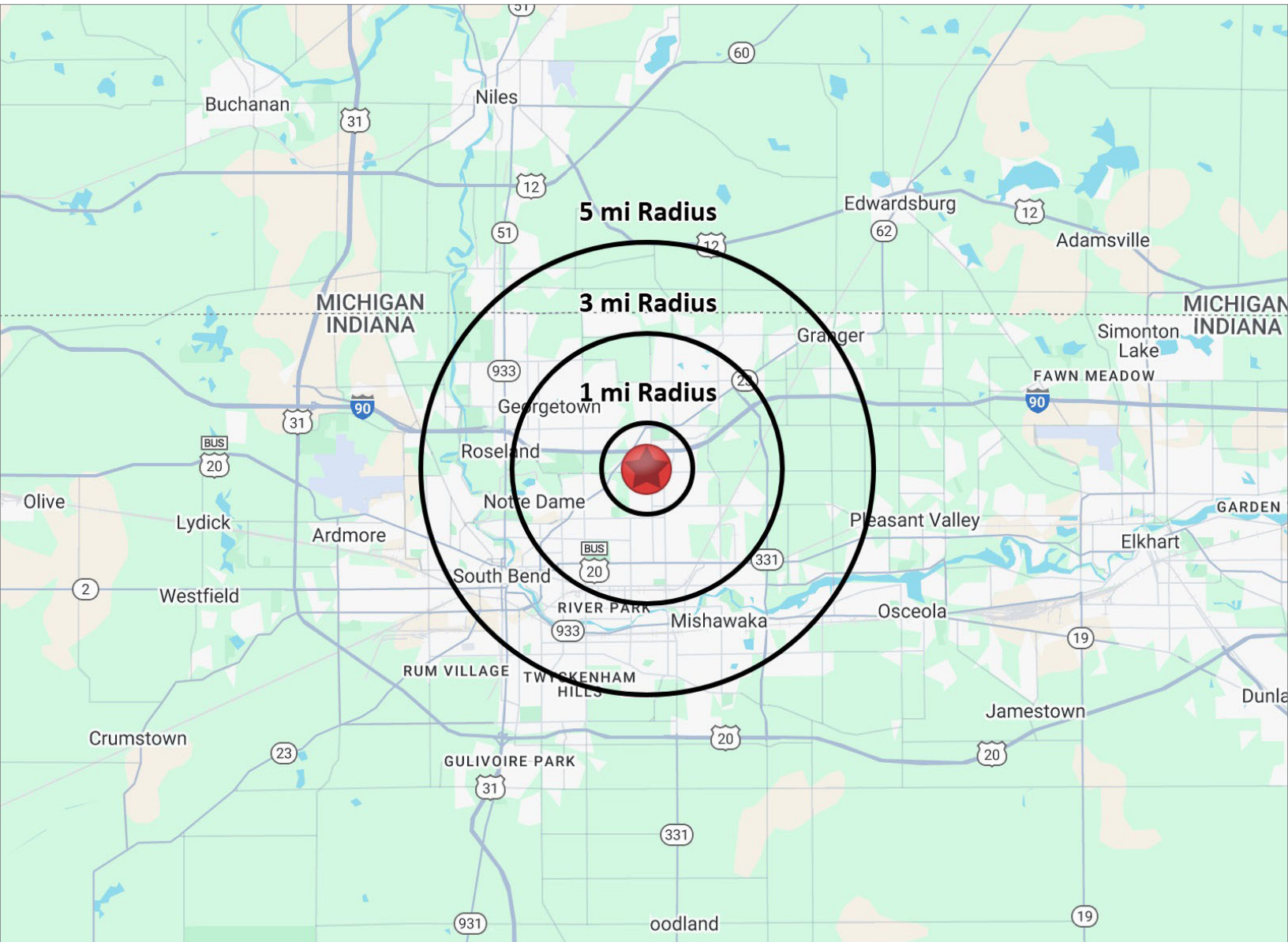
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The property is located at the NW quadrant of Grape and Douglas Roads, in the heart of the University Park Trade Area (UPTA) which encompasses over six million square feet of retail anchored by the 1 million ± square foot Simon operated University 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.





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