

COMMERCIAL BUILDING FOR LEASE

917 Union Street | Mishawaka, IN 46544



~1,681 SF in Prime Multi-Tenant Commercial Building

Building Size:	5,774 SF
Available SF:	Suite B - 1,681
Land:	0.470 Acre
Zoning:	Commercial
Parking:	10,000 SF paved, rear of building
Lease Rate:	\$8.00 PSF NNN
OpEx:	\$8.66/SF

[VIEW PROPERTY ONLINE](#)

Details:

This multi-tenant office building now offers a leasing opportunity of ~1,681 SF ideal for a range of business types from tech startups to professional services. The property has on-site shared parking at the rear of the building and it is 100% heated and cooled.

This property is located at the corner of E. 11th Street and Union Street which has a daily traffic count of almost 18,000 vehicles. It is just south of Mishawaka's Central Business District near SR 933 which provides convenient access to South Bend, Elkhart, and major thoroughfares. This property is located just a half mile from the Mishawaka CBD. It is easy to access the various shops, restaurants, cafes and walking trails downtown has to offer. The City of Mishawaka has infused the downtown area with several revitalization and new development projects along the River Walk. The downtown area includes mixed-use urban developments along the banks of the St. Joseph River anchored by the beautifully landscaped and vibrant Beutter and Central Parks.



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200 N. Church St., Suite 200, Mishawaka, IN 46544

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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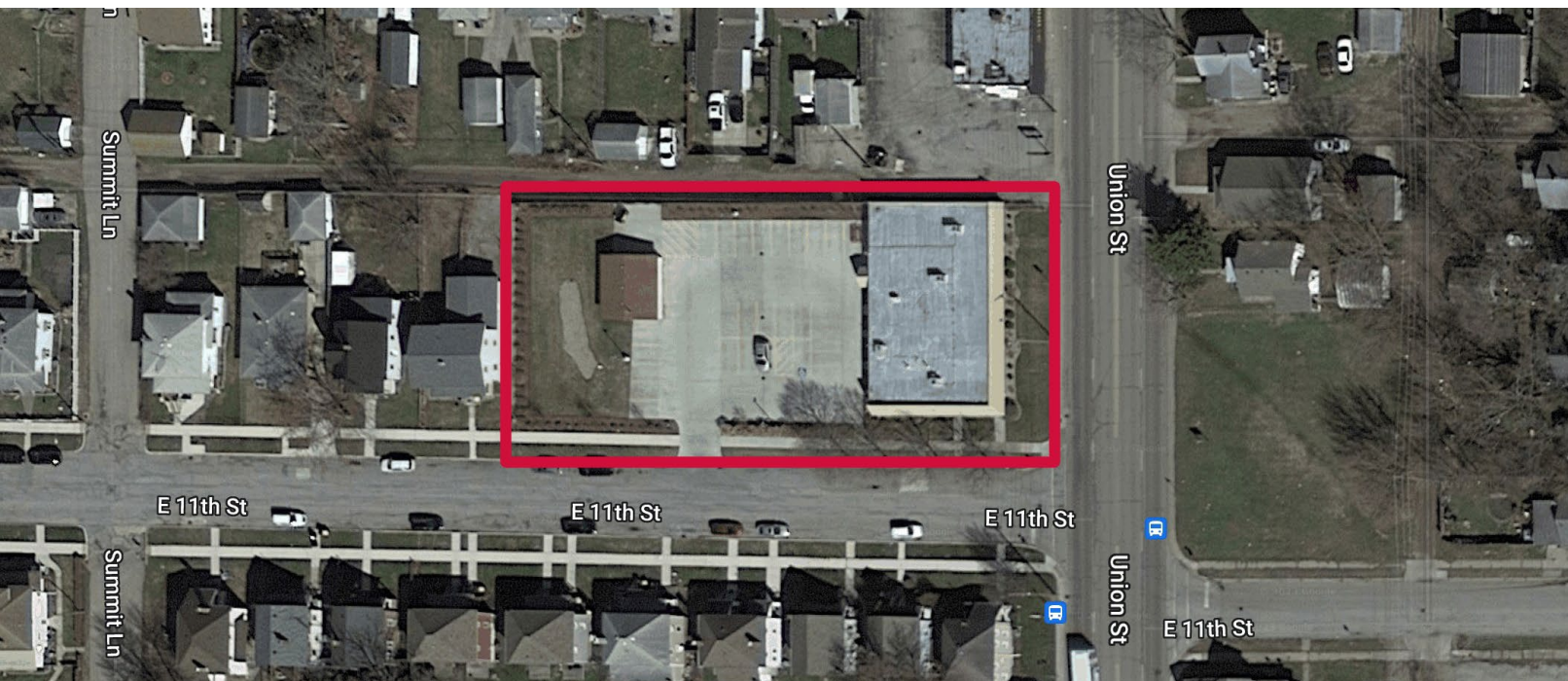
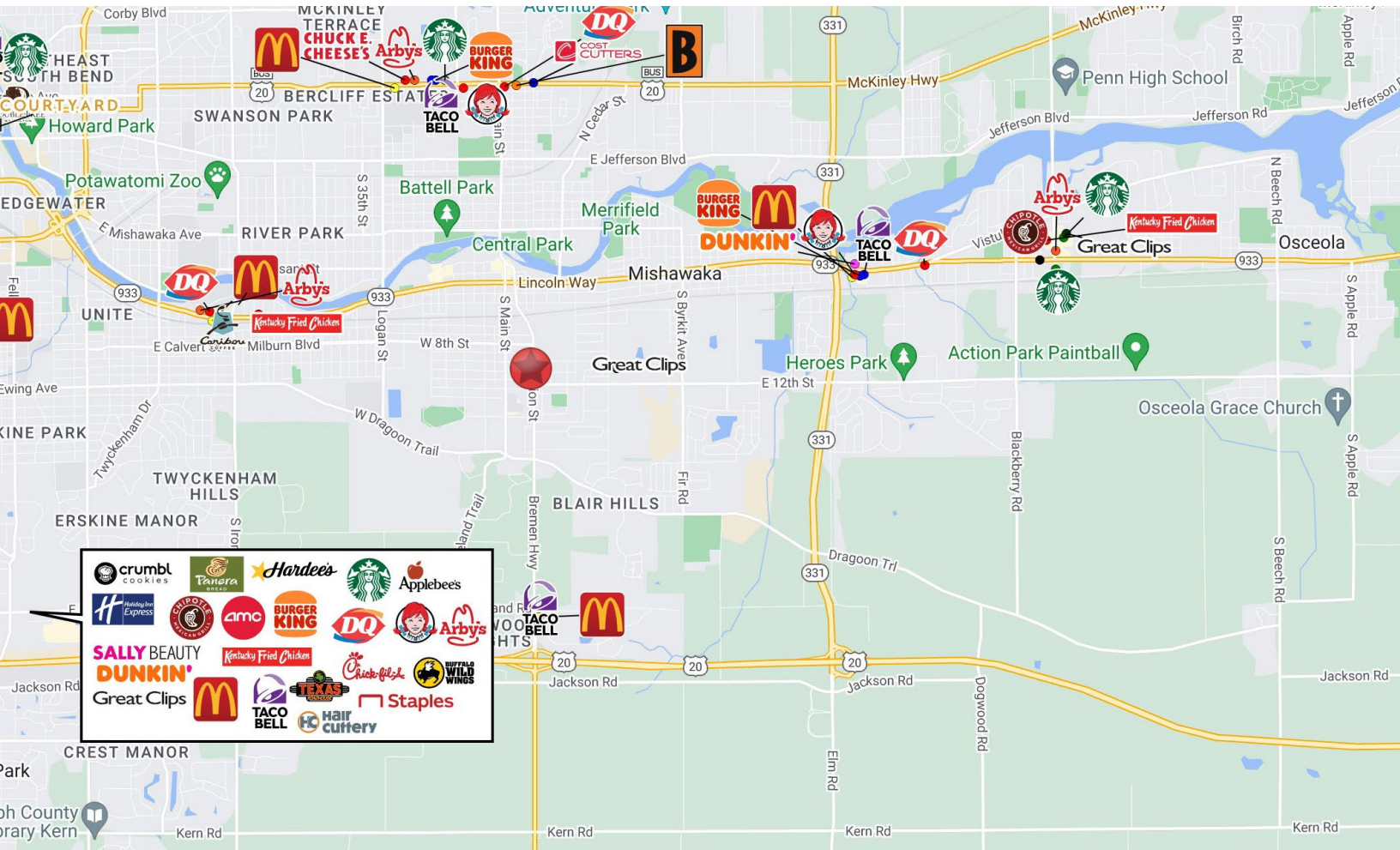
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LOCATION OVERVIEW

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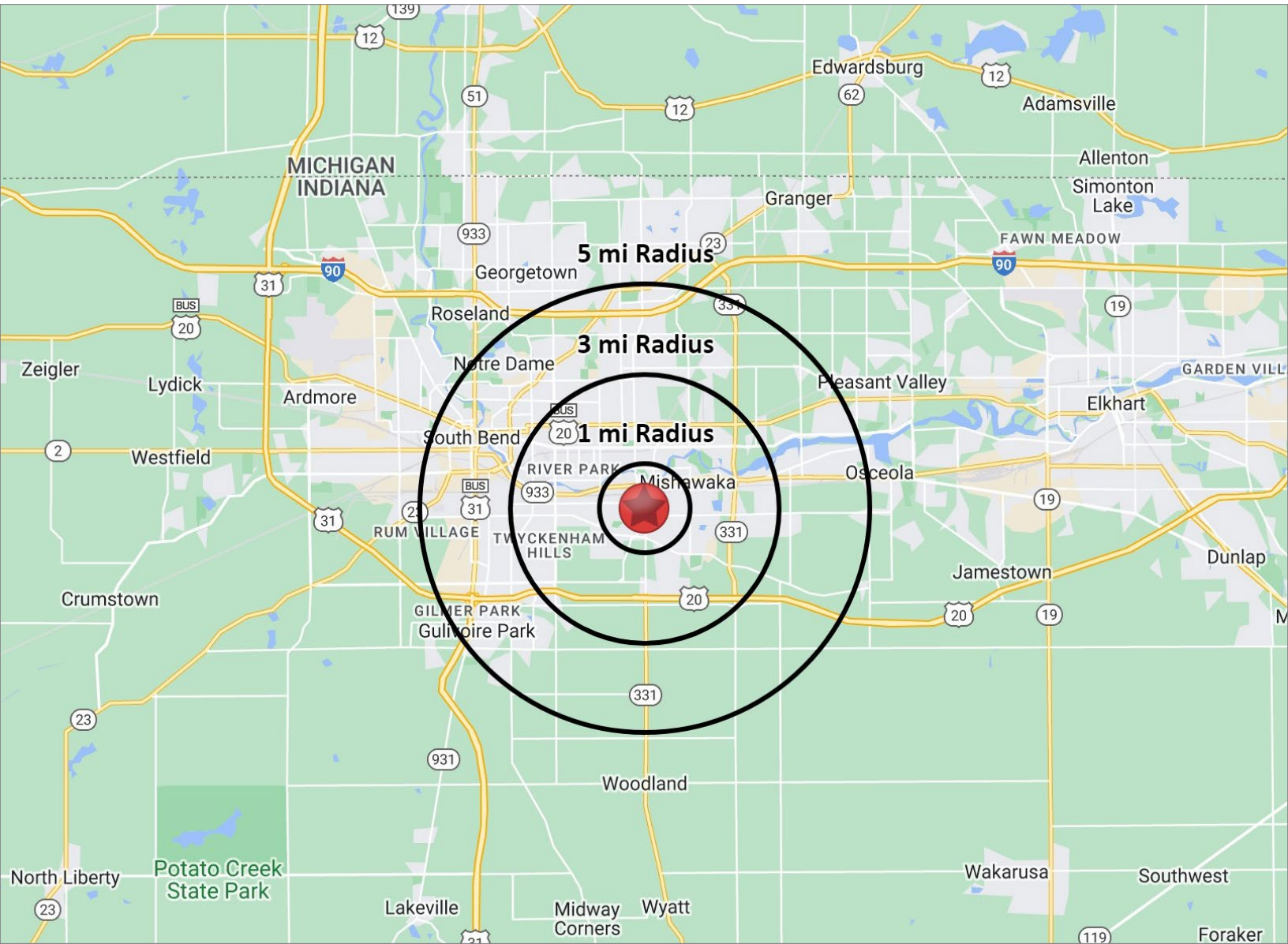
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2024 DEMOGRAPHICS

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POPULATION

1 MILE	10,861
3 MILE	68,229
5 MILE	142,958



NUMBER OF HOUSEHOLDS

1 MILE	2,812
3 MILE	17,294
5 MILE	33,524



AVERAGE HOUSEHOLD INCOME

1 MILE	\$68,476
3 MILE	\$79,515
5 MILE	\$84,360



MEDIAN HOME VALUE

1 MILE	\$143,609
3 MILE	\$161,814
5 MILE	\$177,520



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