

COMMERCIAL/OFFICE LAND

W. University Dr. | Mishawaka, IN 46545



Located Between University Park Mall and Super Target

Parcel 13: 1.17 Acres
Utilities: Municipal
Zoning: C1-Commercial
List Price: \$350,000 Per Acre

Also available for ground lease.

Details:

High profile restaurant, hotel or commercial development site with approximately 1.17 acres! Great location just east of University Park Mall and near Best Buy, Michaels, Menards and SuperTarget. Near the Saint Joseph Health Services 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. Site may be available for ground lease.

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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LOCATION OVERVIEW

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W. University Dr. | Mishawaka, IN 46545



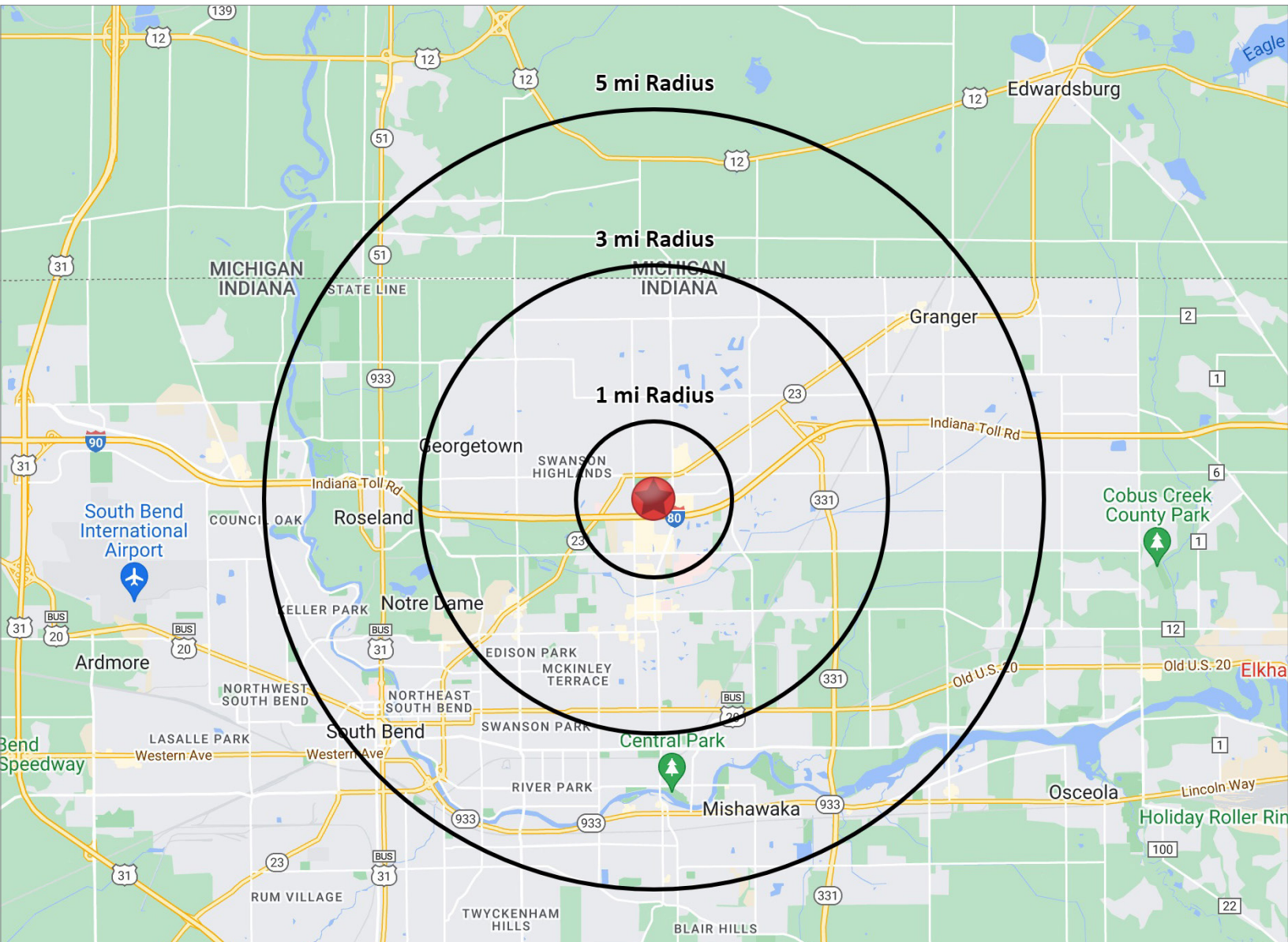
- Located on the north side of Mishawaka in the northern part of the University Park Trade Area that consists of over 6,000,000 million SF of retail, commercial and office space.
- It is situated less than a mile from the 1M SF University Park Mall and within minutes of the University of Notre Dame, St. Joseph Regional Medical Center, and the 700 acre mixed-use Edison Lakes Parkway.
- The property sits just north of I-80/90 Toll Road.
- The retail area includes the highest income demographics locally, with major adjacent retailers made up of Costco, Ruth's Chris Steakhouse, Target, Marshall's, and others.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	6,059
3 MILE	54,023
5 MILE	142,144



NUMBER OF HOUSEHOLDS

1 MILE	3,014
3 MILE	22,809
5 MILE	56,921



AVERAGE HOUSEHOLD INCOME

1 MILE	\$101,933
3 MILE	\$111,791
5 MILE	\$102,213



MEDIAN HOME VALUE

1 MILE	\$219,708
3 MILE	\$217,577
5 MILE	\$186,190