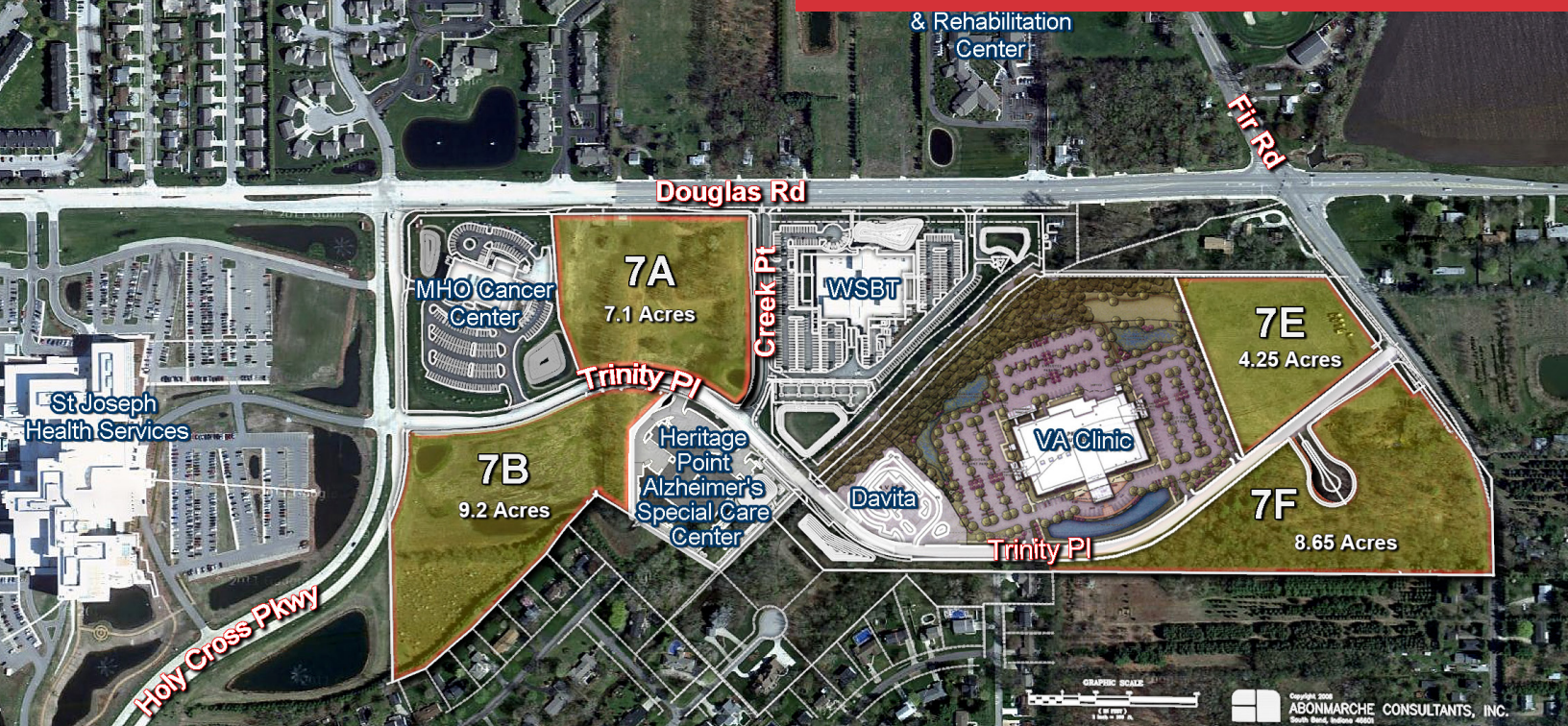


# MEDICAL/OFFICE PARK DEVELOPMENT

Trinity Place | Mishawaka, IN 46545



## East of the St. Joseph Regional Health Services Campus

**Land:** 1 To 9.2 Acres  
**Utilities:** Municipal  
**Zoning:** C-8  
**List Price:** \$350,000 - \$450,000 per Acre

### Details:

Land available in this medical/office park development adjacent to the Saint Joseph Health Services Mishawaka campus and the WSBT studios. The park offers 7.1± acres with Douglas Road frontage, 9.2± acres with Holy Cross Parkway frontage, 4.25± acres and 8.65± acres with Fir Road frontage. This is beautiful wooded land along Juday Creek that can be divided to accommodate user's desired acreage and is also available for ground lease. The property is within the Riverfront District Project Area and is eligible for a Riverfront Liquor License at a cost of \$1,000.

*Broker Disclosure: The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.*

[VIEW PROPERTY ONLINE](#)

LOT	ACREAGE	FRONTAGE	PRICE
7A	7.1	DOUGLAS RD.	\$450,000/ACRE
7B	9.2	HOLY CROSS PKWY.	\$395,000/ACRE
7E	4.25	FIR RD.	\$350,000/ACRE
7F	8.65	FIR RD.	\$350,000/ACRE

# NAI Cressy

P 574.271.4060 | F 574.271.4292 | [CRESSY.COM](http://CRESSY.COM)  
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

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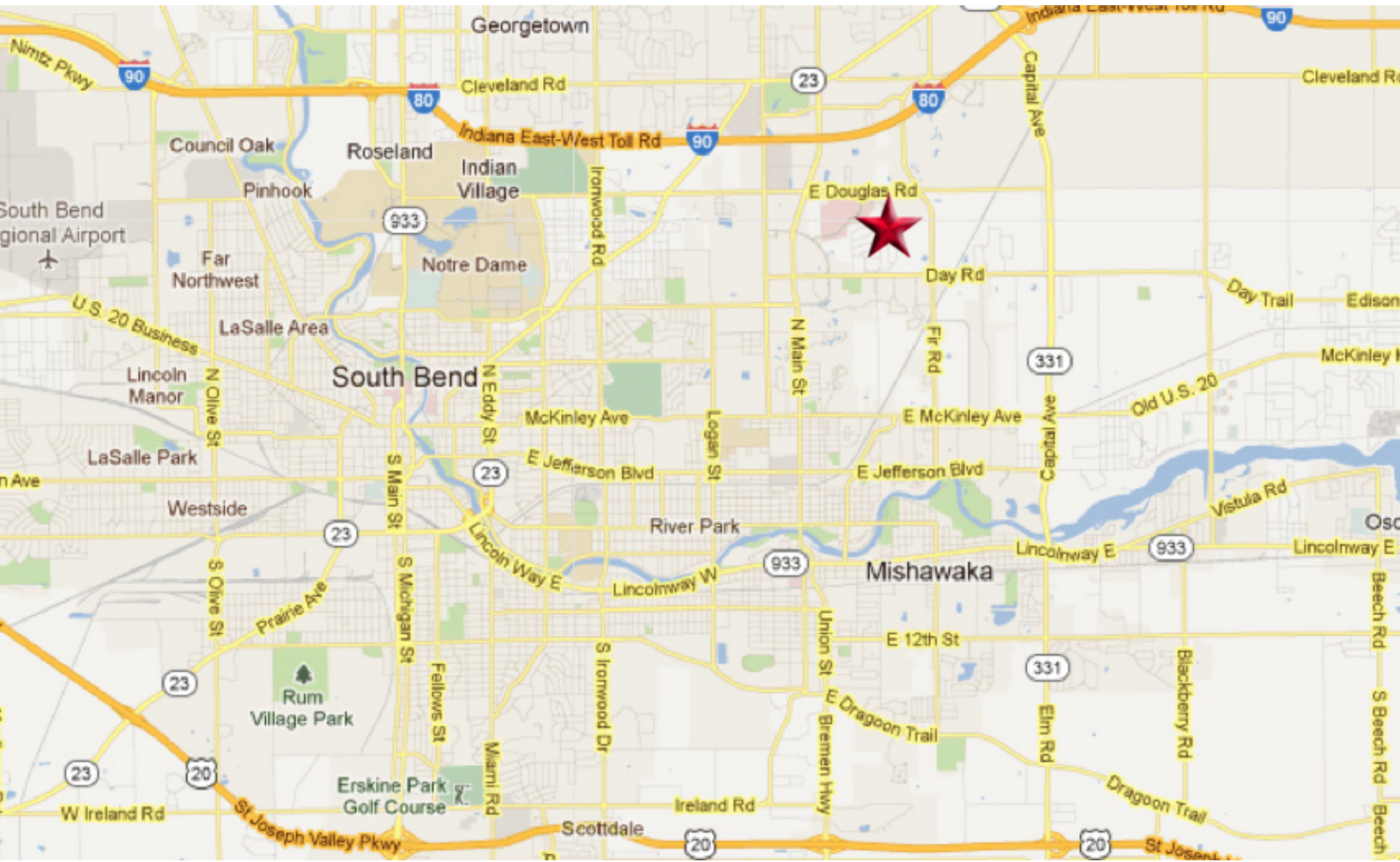
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# LOCATION OVERVIEW

## MEDICAL/OFFICE PARK DEVELOPMENT

Trinity Place | Mishawaka, IN 46545



- Trinity Place is on the south side of Douglas Road between Main Street and Fir Road next to the Saint Joseph Health Services Mishawaka campus.
- The property is in the heart of the University Park Trade area that consists of over 5 million SF of retail and commercial space.
- Edison Lakes Corporate Park contains approximately 700,000 SF of office space and there is approximately 500,000 SF of medical office space in the trade area. The site is just north of the Winding Brook subdivision and near many apartment complexes and villa-style communities.
- Close proximity to Capital Avenue and the Mishawaka exit of the 80/90 toll road and is less than 3.5 miles from the University of Notre Dame.



**NAI Cressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

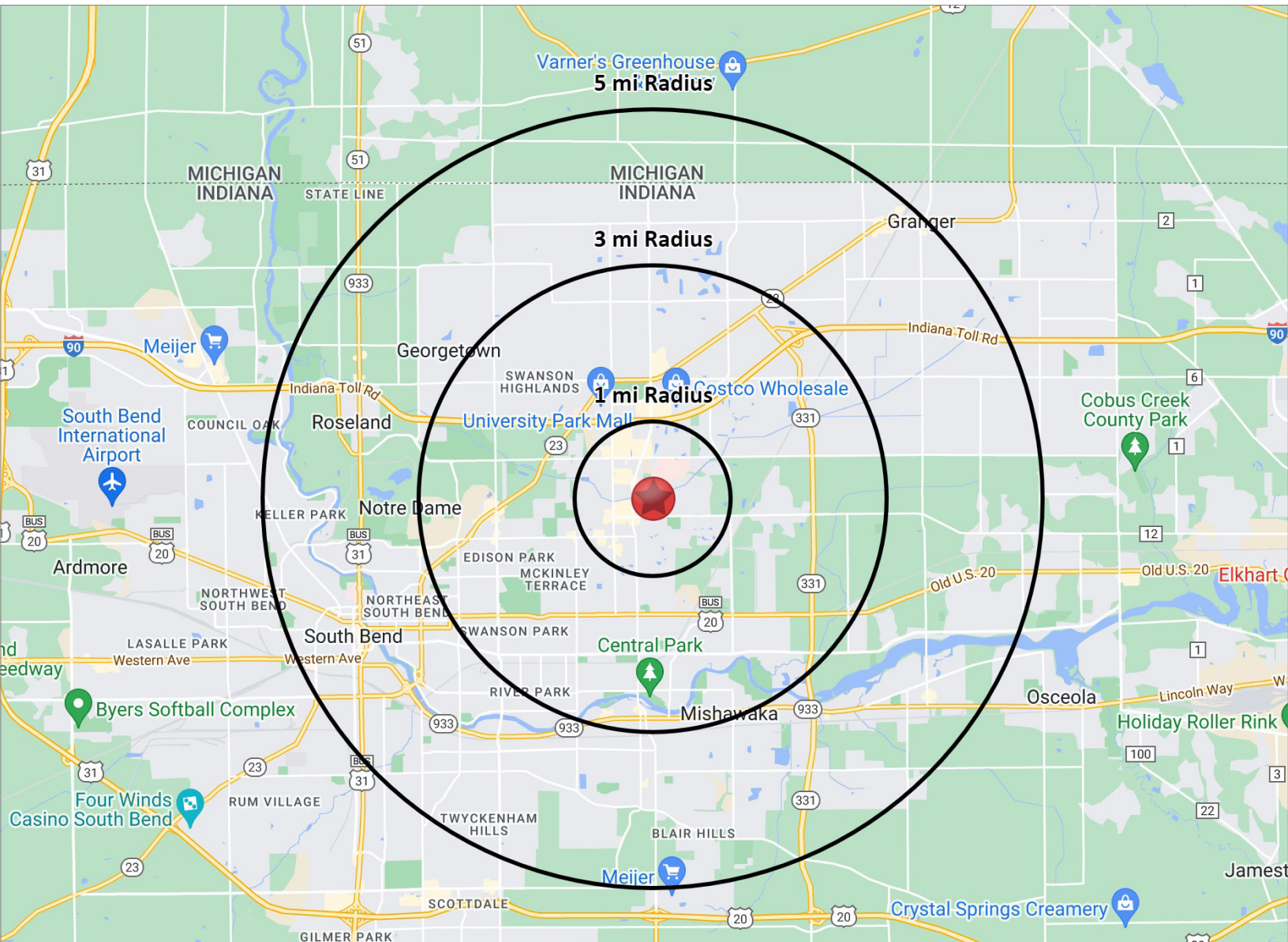
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# 2023 DEMOGRAPHICS

## MEDICAL/OFFICE PARK DEVELOPMENT

Trinity Place | Mishawaka, IN 46545



### 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