

## CLASS A COMMERCIAL BUILDING FOR LEASE/SALE

6915 N. Fir Rd. | Granger, IN 46530



### Class A Medical Building and Corner Vacant Land Parcel

- Building Size:** 7,841 SF
- Building Land:** ~ 2.00 Acres (to be replatted)
- Current Zoning:** C-6 Commercial
- Built:** 2016
- Parking:** Approximately 28 cars parking on site
- Utilities:** Municipal water and sewer
- Lease Rate:** \$25.00 - \$30.00 PSF NNN
- List Price:** \$2,500,000
  
- Vacant Land:** ~ 1.80 Acres (to be replatted)
- Current Zoning:** C-6 Commercial
- VL List Price:** \$1,075,000

#### Details:

This 7,841 sq. ft. Class A commercial building sits on ~ 2.00 acres in the City of Mishawaka and was constructed in 2016. Offering modern design and quality finishes throughout, the property provides flexibility for a variety of medical and professional uses. The building is currently unoccupied and features one 4,570 sq. ft. suite fully built out as a medical office, ideal for immediate occupancy. An additional 3,271 sq. ft. of contiguous vacant space presents an excellent opportunity for expansion or can be configured for a separate tenant, making this property well-suited for owner-users or investors seeking growth potential.

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

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**Edward Bradley, CCIM/SIOR/CPM**  
Senior Vice President, Principal  
D 574.485.1538 | C 574.302.5220  
[eb Bradley@cressy.com](mailto:eb Bradley@cressy.com)

# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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ebradley@cressy.com



# FLOOR PLAN

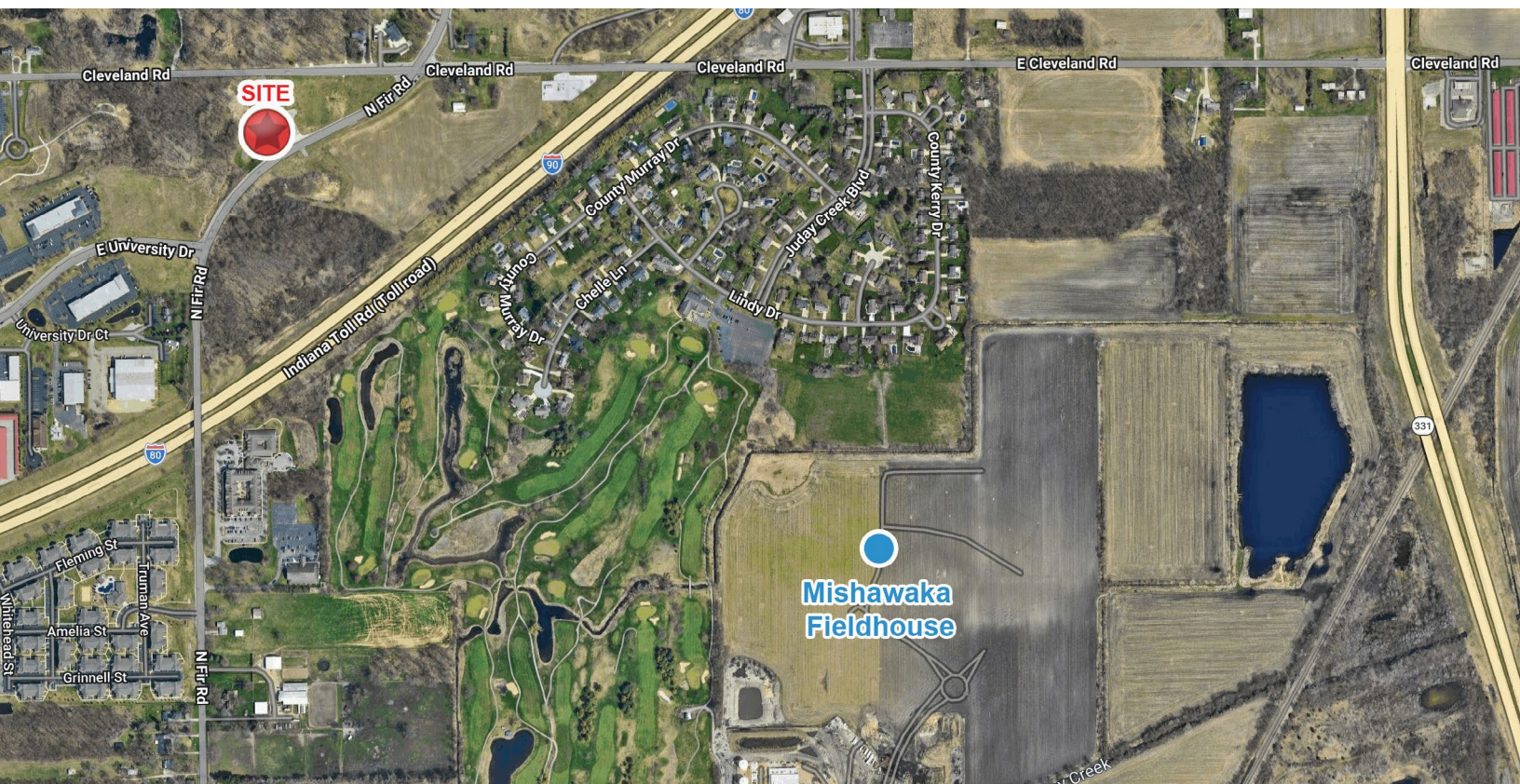
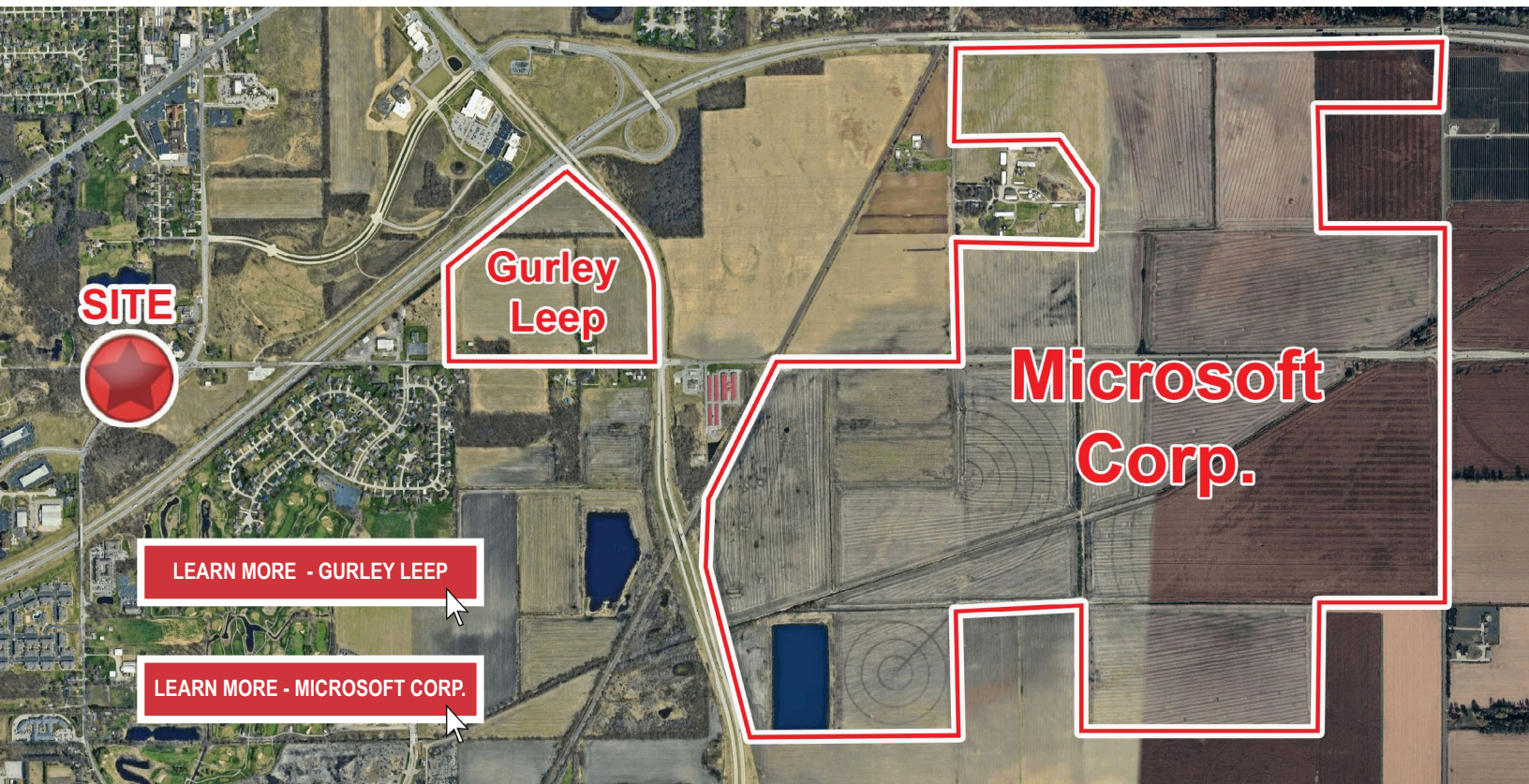
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# LOCATION OVERVIEW

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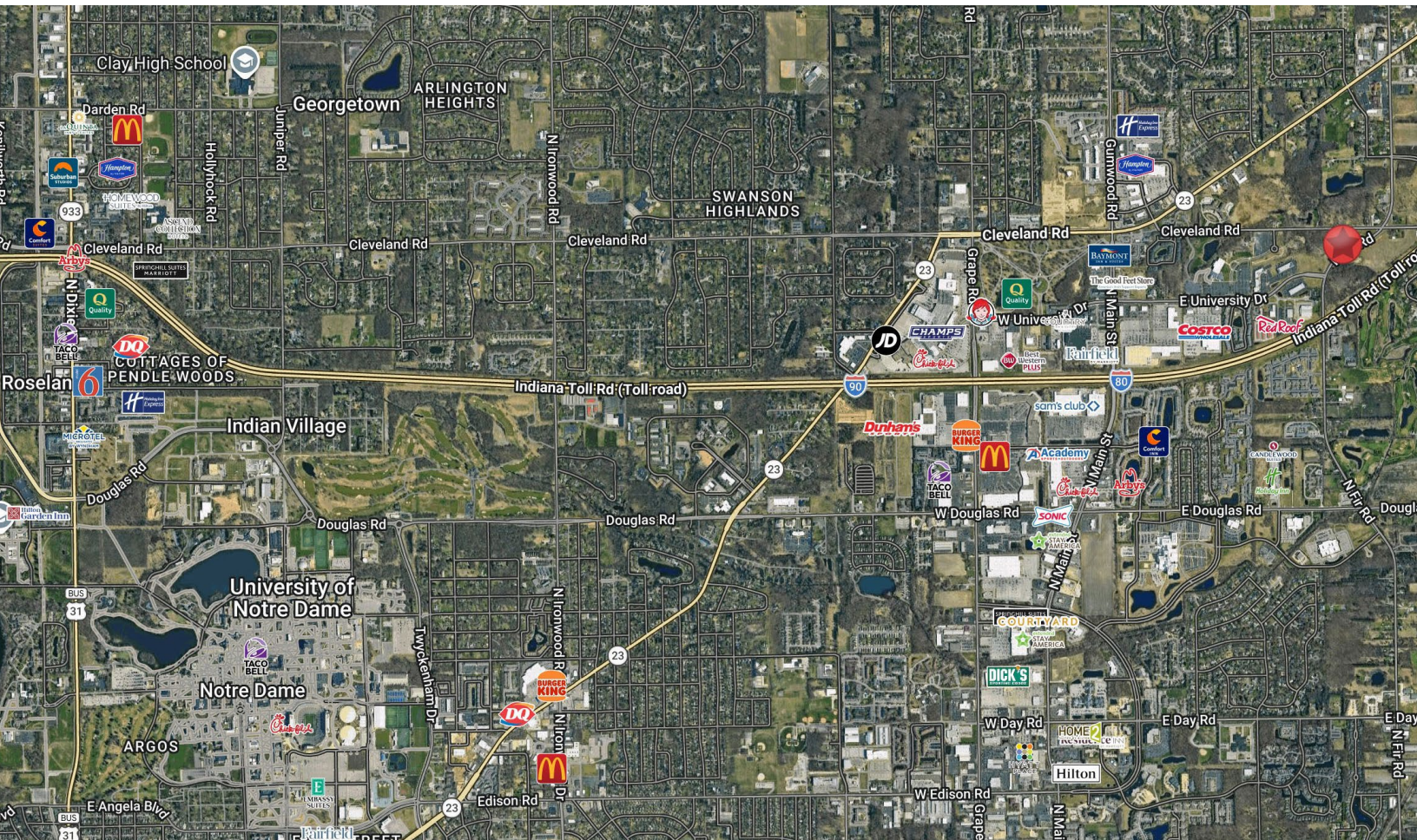
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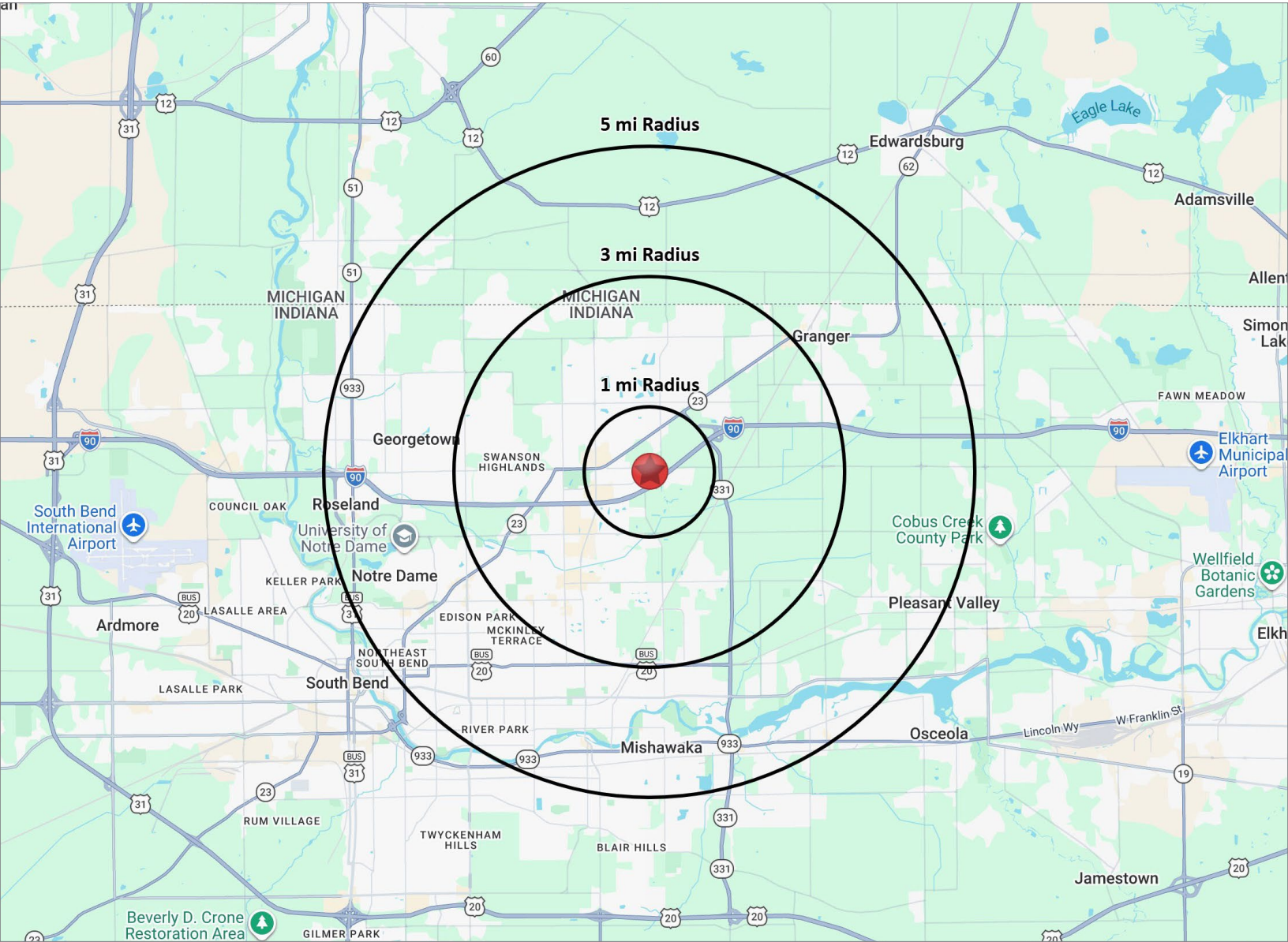


Excellent visibility at the intersection of Fir and Cleveland Roads with ingress, egress from Fir and Cleveland. Stoplight at corner. Within a mile of Interstate 80/90 Granger exit, the new Mishawaka Fieldhouse, St Joe Regional Medical Center, Beacon Granger campus, University Park Mall, new Gurley Leep auto mall, new Microsoft campus, and various assisted living communities and apartment complexes.



# 2025 DEMOGRAPHICS

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## POPULATION

1 MILE	5,836
3 MILE	41,206
5 MILE	125,168



## NUMBER OF HOUSEHOLDS

1 MILE	1,081
3 MILE	10,249
5 MILE	31,662



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$114,623
3 MILE	\$125,102
5 MILE	\$106,522



## MEDIAN HOME VALUE

1 MILE	\$302,630
3 MILE	\$299,119
5 MILE	\$239,964