

RESTAURANT SPACE FOR LEASE

200 N. Church Street | Mishawaka, IN 46544



1st Floor High End Restaurant Space With Riverfront Location

Building:	32,891 SF
Space Available:	4,339 SF Retail/Restaurant
Land:	2.1 Acres
Zoning:	C-3 Commercial
Year Built:	1995; Remodeled 2023
Utilities:	Municipal
Parking:	On-site and off street
Lease Rate:	\$20.00 PSF NNN

[VIEW PROPERTY ONLINE](#)

Details:

Located in vibrant downtown Mishawaka, the former Mishawaka Police Headquarters has been transformed into a corporate headquarters! As much as 4,339 SF of riverfront space is available for a high end restaurant/cocktail lounge. Diners will enjoy sweeping views of the St. Joseph River from either the newly expanded outdoor seating area or from inside the space through the expansive windows. Abundant off street parking is provided and building signage is available. Join Sun King Brewing Co., Doc Pierce's, Jesus Latin Grill, Mishawaka Public House and many others that are capitalizing on the commercial and residential boom centered around Beutter Park and downtown Mishawaka!

The space enjoys easy access from 2 sides of the building, has ample available parking and a wall of windows flood the space with natural light. Great opportunity to be in the heart of rapidly evolving downtown Mishawaka!



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

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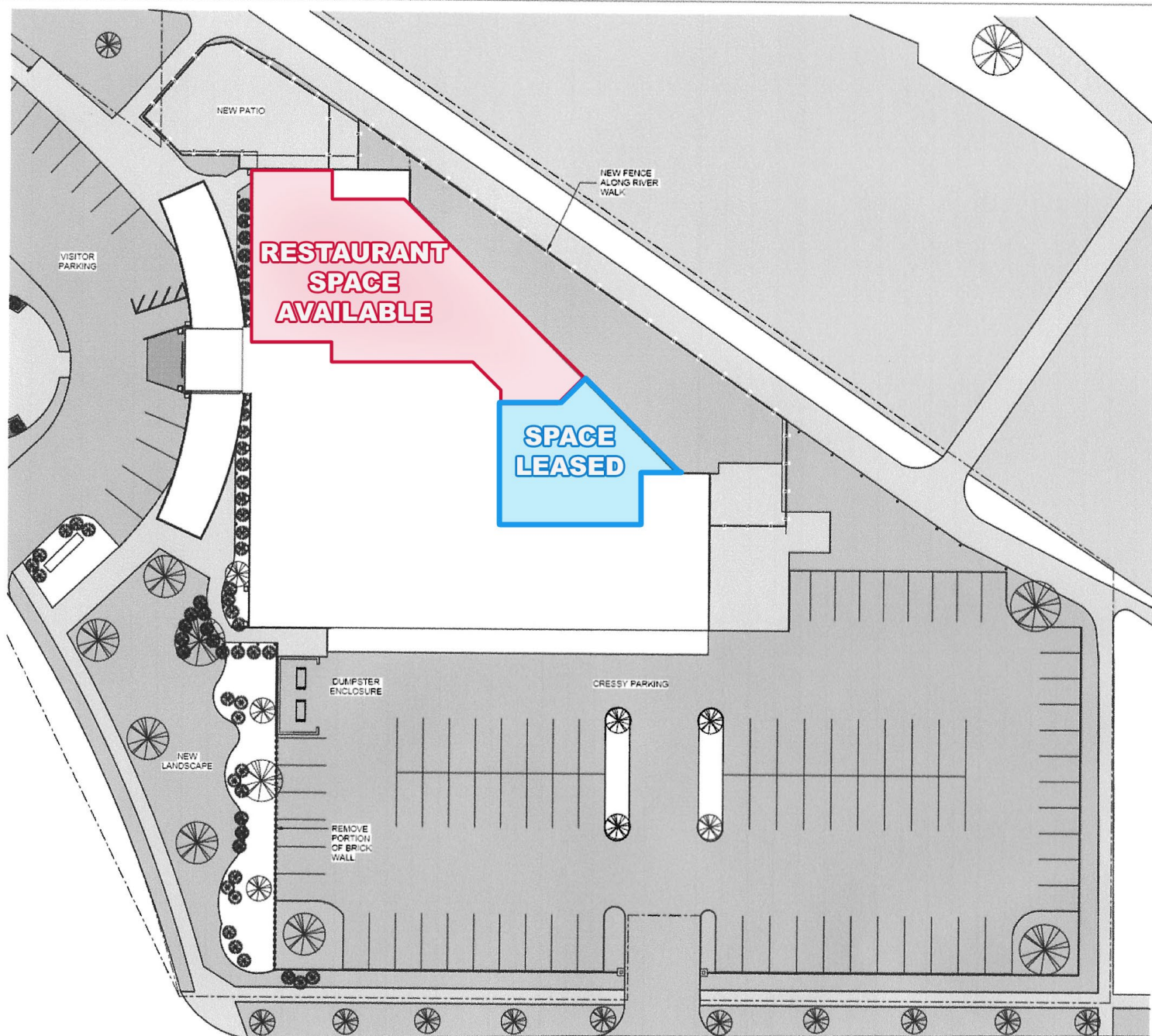
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SITE PLAN

RESTAURANT SPACE FOR LEASE

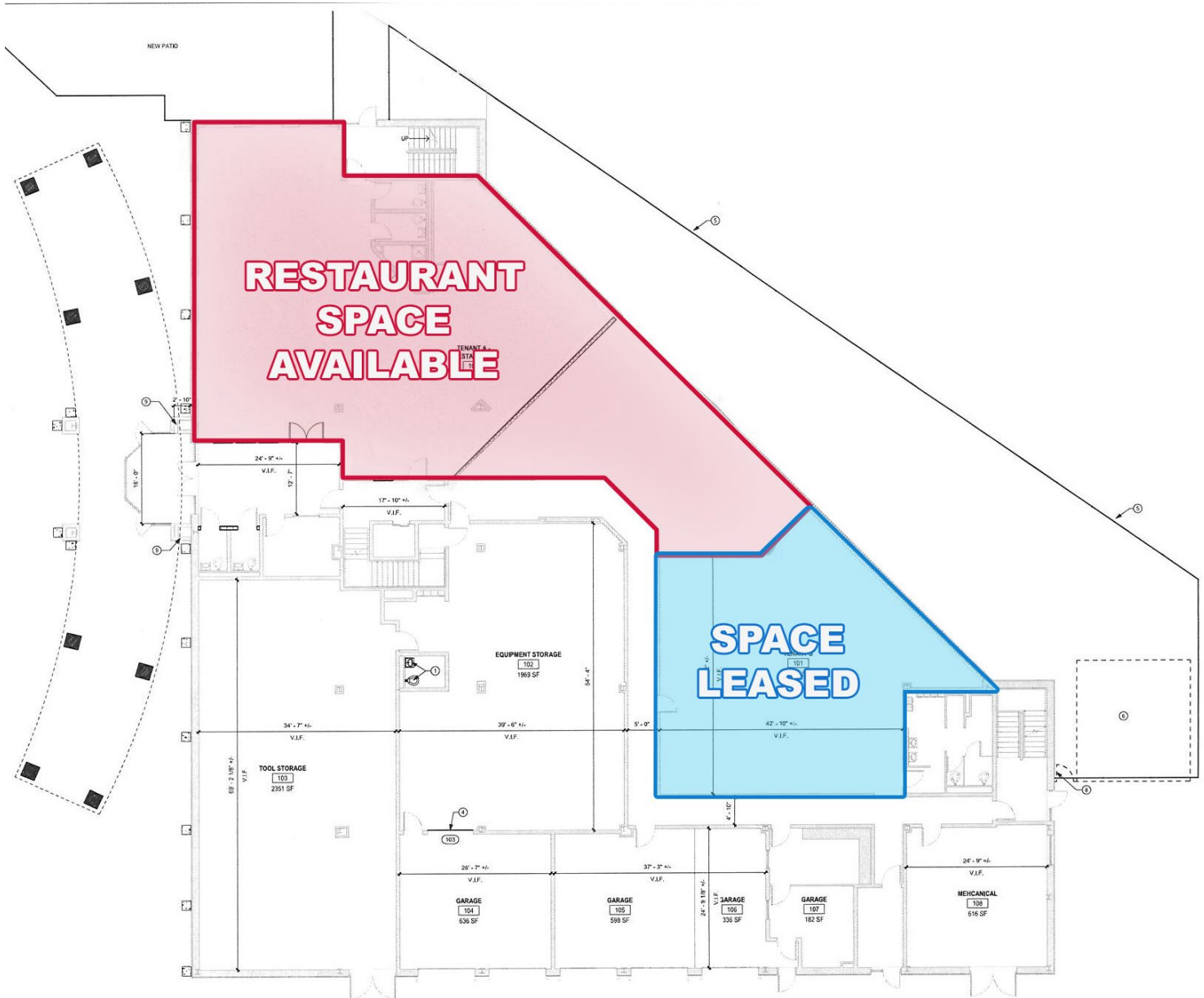
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FLOOR PLAN

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RENDERING & PHOTOS

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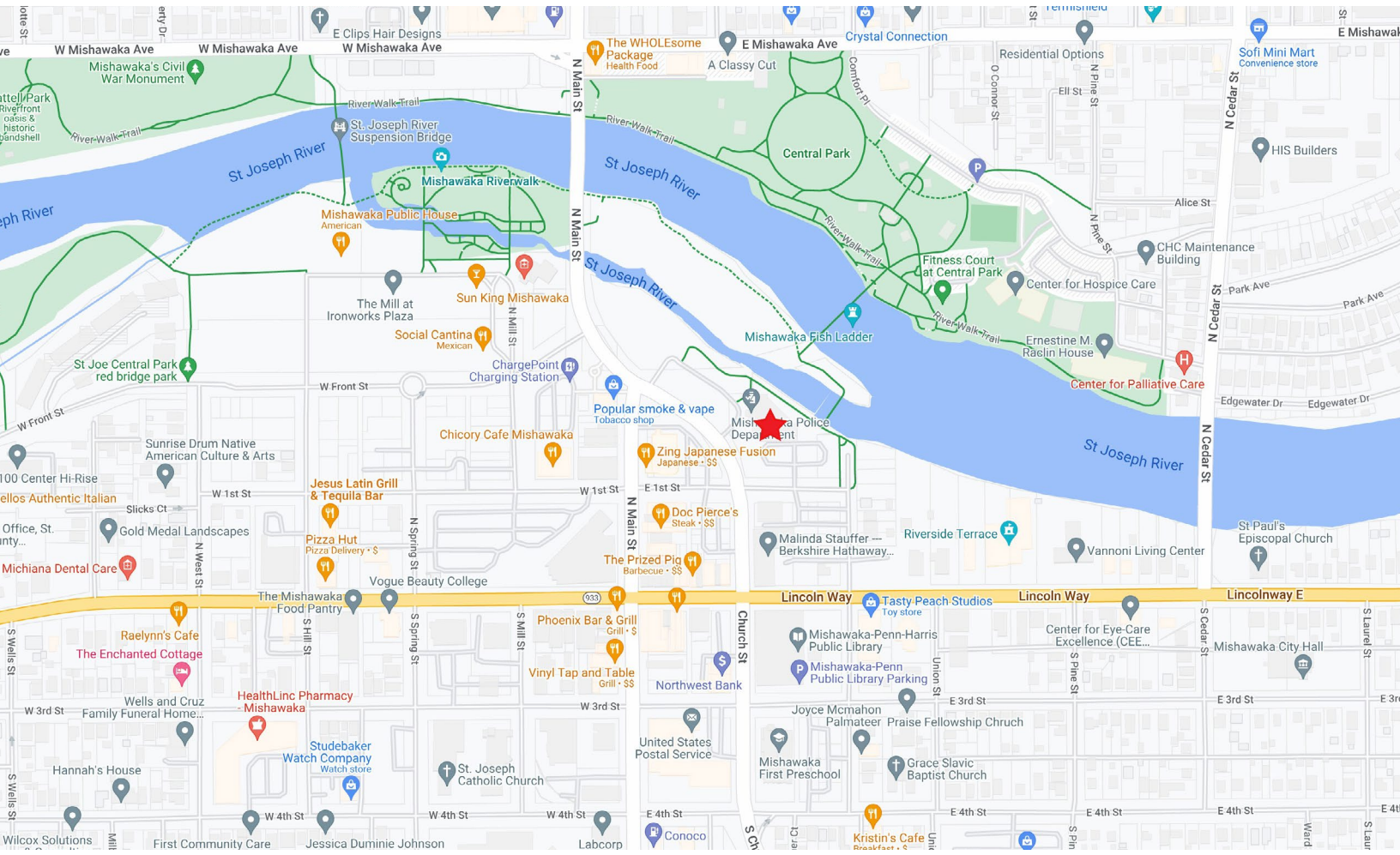
Rendering



LOCATION OVERVIEW

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- Be in the heart of the rapidly developing downtown Mishawaka business district. Hundreds of new high end multi family units have been recently developed with more coming in 2024.
- Join Sun King Brewery, Jesus Latin Grill & Tequila Bar, Mishawaka Public House, Social Cantina and Doc Pierce's as well as many others. Adjacent to the recently developed Beutter Park and along the St. Joseph River, this is an exciting opportunity to be part of a live, work, play environment that is difficult to come by today.
- Riverfront views, outdoor seating along the river and a new corporate presence all combine for an ideal opportunity
- Traffic Counts: 16,547 on N. Church Street, 22,750 on Main Street, 11,729 on Lincolnway.



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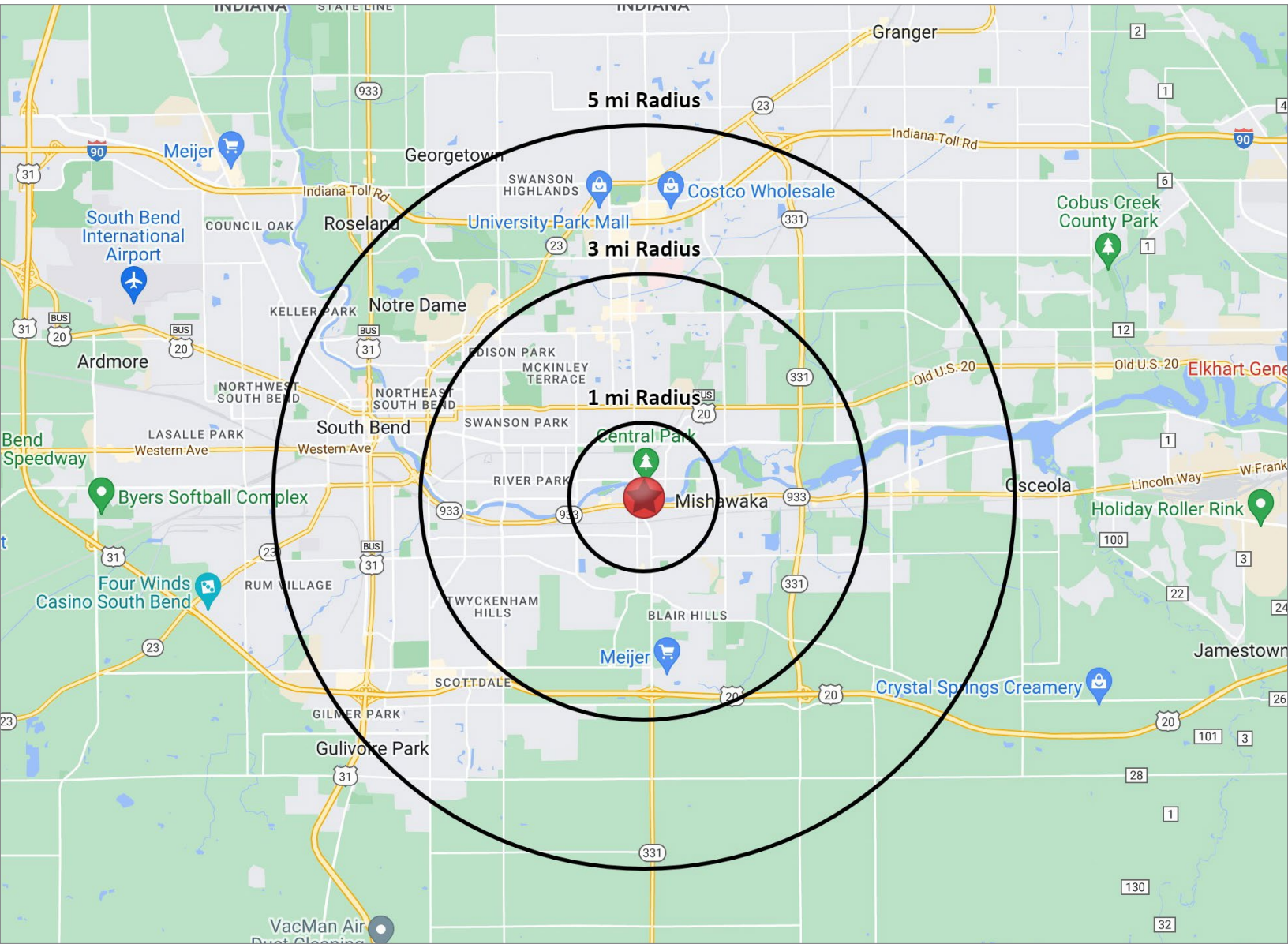
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	14,394
3 MILE	75,063
5 MILE	152,746



NUMBER OF HOUSEHOLDS

1 MILE	3,692
3 MILE	18,539
5 MILE	35,212



AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,816
3 MILE	\$80,718
5 MILE	\$86,889



MEDIAN HOME VALUE

1 MILE	\$139,699
3 MILE	\$171,861
5 MILE	\$192,789



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