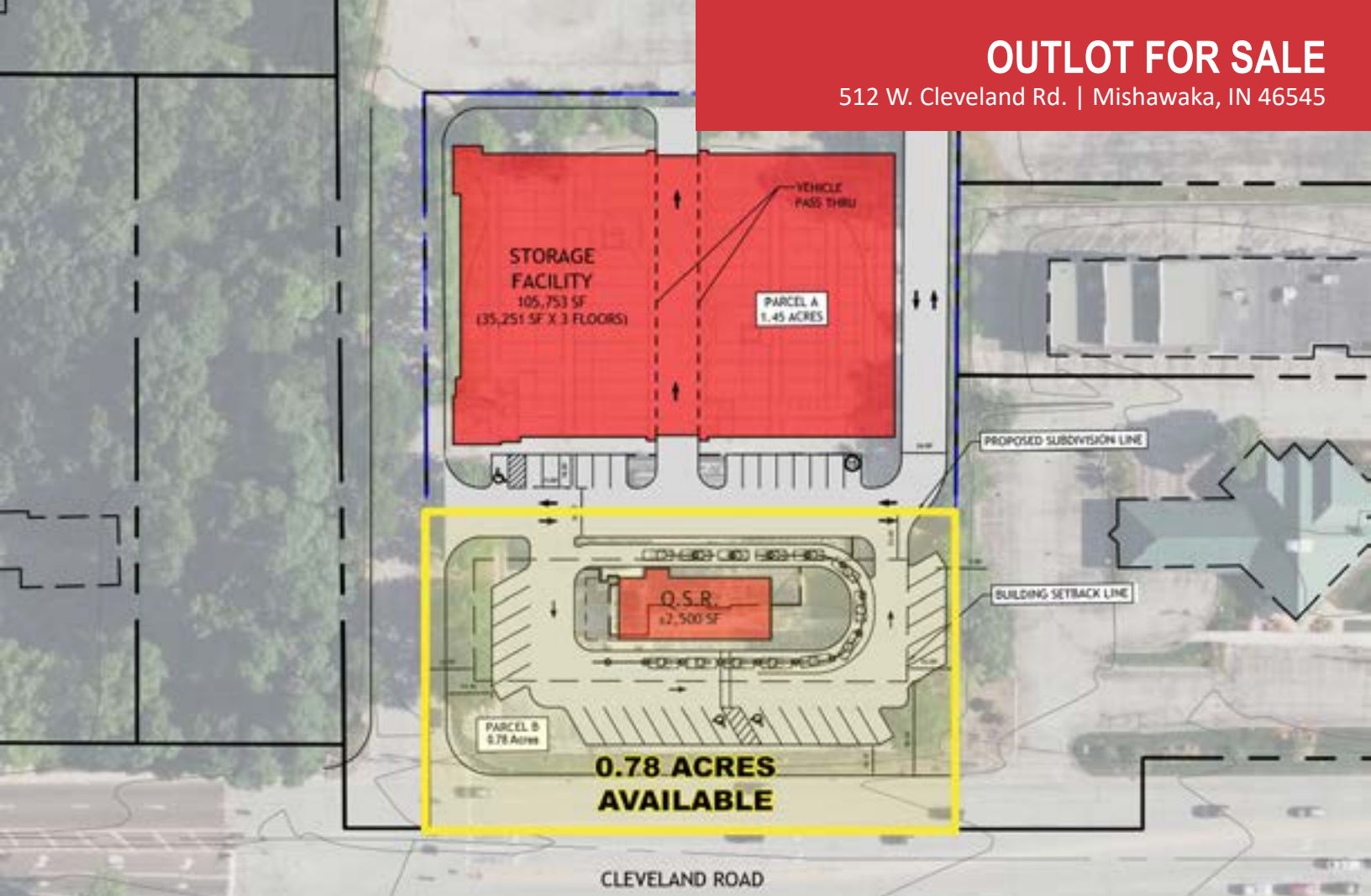


OUTLOT FOR SALE

512 W. Cleveland Rd. | Mishawaka, IN 46545



0.78 Acre Prominent Retail Outlot on Signalized Corner in High Traffic Area Ideal for QSRs

Land:	0.78 Acres
Zoning:	PUD
Frontage:	250+ Feet on Cleveland Rd. (SR 23)
List Price:	\$690,000

Details:

Prominent retail outlot located in a high traffic area. This parcel is part of the new CAP Storage development slated for construction later this year. The outlot consists of approximately 0.78 acres with over 250 feet of frontage on Cleveland Road (Indiana State Road 23) and is engineered and zoned to accommodate drive-through retailers. The property faces University Park Mall, the largest regional mall in Northern Indiana, and sits at a lighted intersection that sees in excess of 29,079 cars per day.

[VIEW PROPERTY ONLINE](#)



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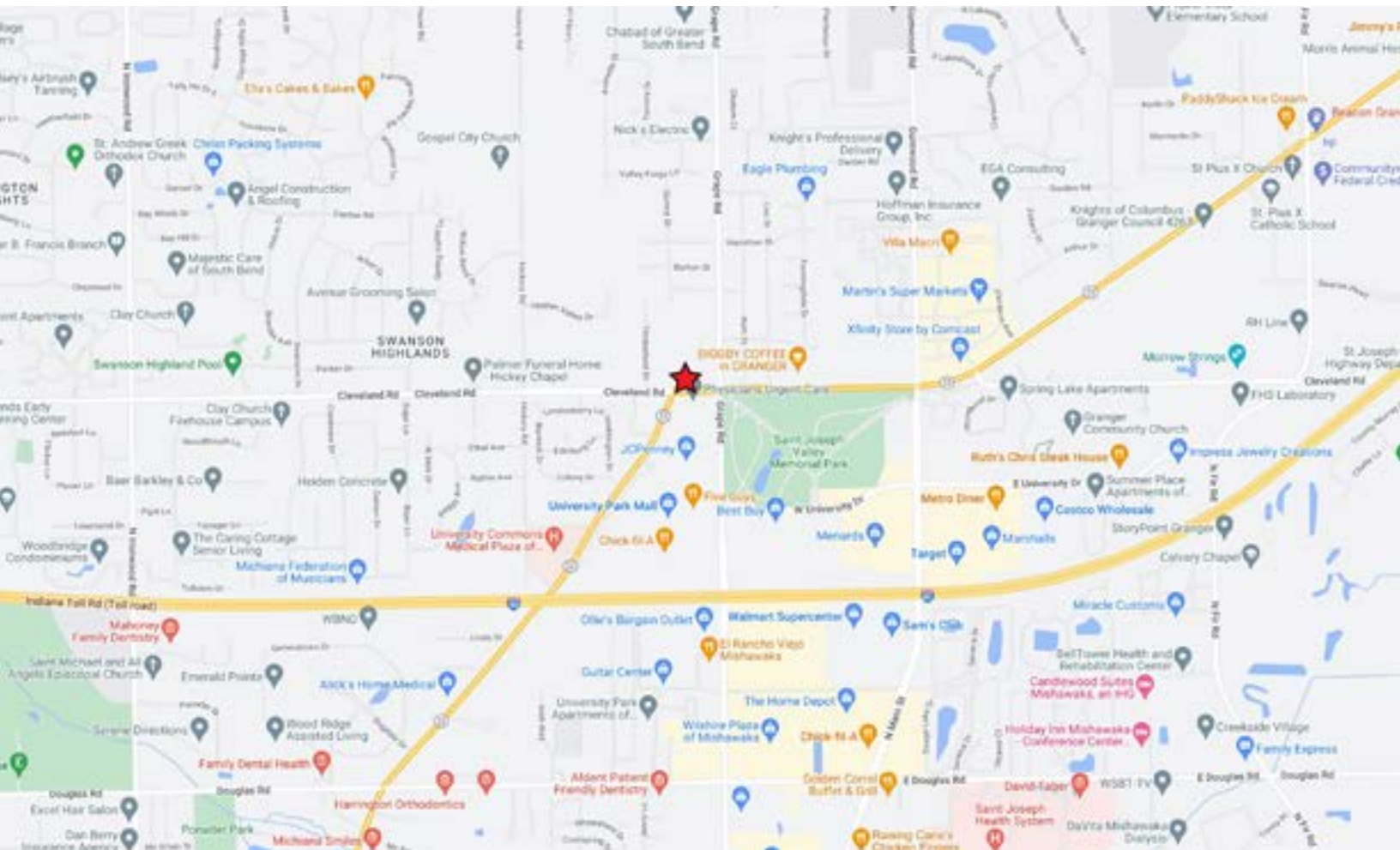
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John Mester
Senior Broker, Retail / Investments
D 574.485.1501
jmester@cressy.com

LOCATION OVERVIEW

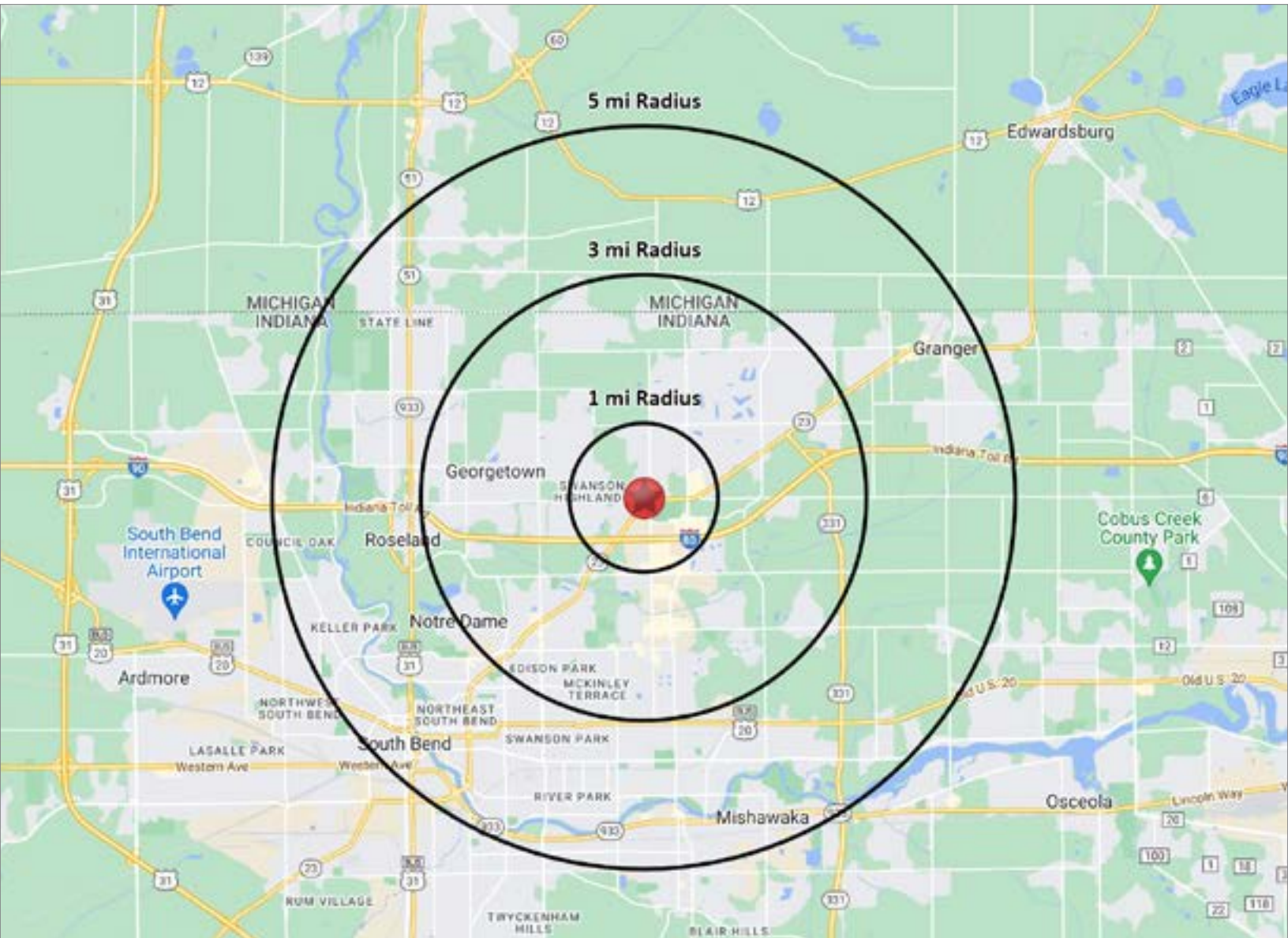
OUTLOT FOR SALE

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- Located on the North side of Cleveland Road. Found just West of Grape Road. Part of The University Park Trade Area (UPTA), which is one of the most dominate retail markets in northern Indiana, and southwestern Michigan.
- Situated across the street from the 1 million square foot University Park Mall. Property also surrounded within 3 square miles by nearly 3 million square feet of other successful ancillary retail space, which generated from the construction of UP mall in 1979, and continues to grow presently.
- Nearly 4 million square feet of retail makes the UPTA the second largest retail trade area in all of Indiana.





POPULATION

1 MILE	5,481
3 MILE	59,215
5 MILE	139,279



NUMBER OF HOUSEHOLDS

1 MILE	2,382
3 MILE	22,919
5 MILE	55,724



AVERAGE HOUSEHOLD INCOME

1 MILE	\$97,646
3 MILE	\$114,238
5 MILE	\$103,037



MEDIAN HOME VALUE

1 MILE	\$216,346
3 MILE	\$220,190
5 MILE	\$187,211