

GREAT RETAIL OPPORTUNITY

221 N. Main Street | Mishawaka, IN 46544



Former Barber Shop Space Available for Sale/Lease in Downtown Mishawaka

| | |
|------------------|-----------------------------|
| Building Size: | 4,752 SF |
| Space Available: | 1,450 SF |
| Land: | 0.04 Acres |
| Zoning: | C3 - City Center Commercial |
| Lease Rate: | \$10.00 PSF NNN |
| List Price: | \$489,000 |

Details:

In the heart of downtown Mishawaka, this prime retail space offers exceptional visibility on the bustling corner of Main and Church Streets. Spanning 1,450 square feet, the property provides ample room for a variety of business opportunities. With convenient public parking nearby, it ensures easy accessibility for customers and clients. Formerly a barber shop, the space retains its functional charm, with barber chairs available for purchase, making it an ideal turnkey opportunity for a similar venture. Situated in a growing area, this property is perfectly positioned to capitalize on the vibrant energy of downtown Mishawaka. The second floor features two rental apartments recently renovated.

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

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NNASC
National Native American
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Broker

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PROPERTY PHOTOS

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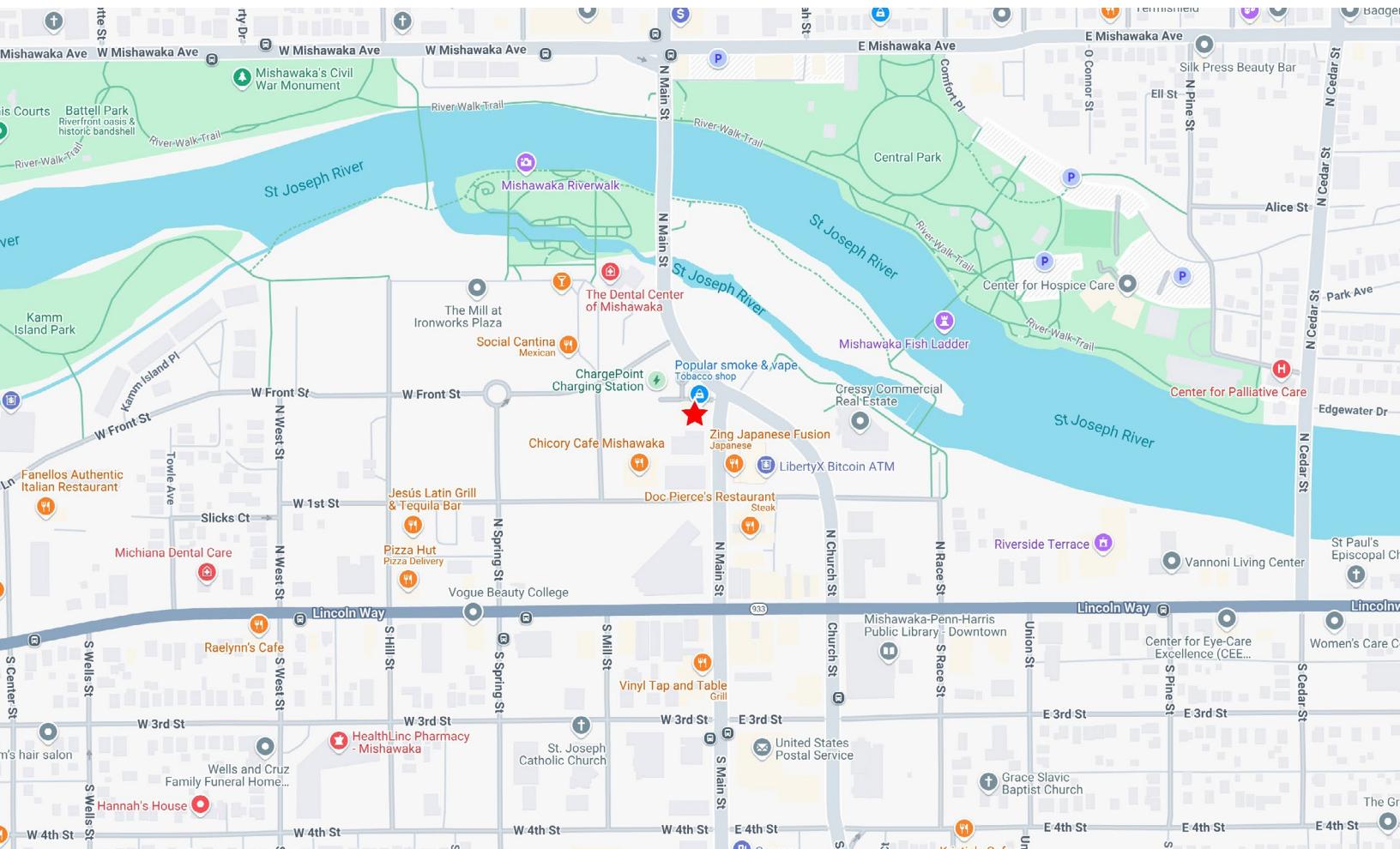
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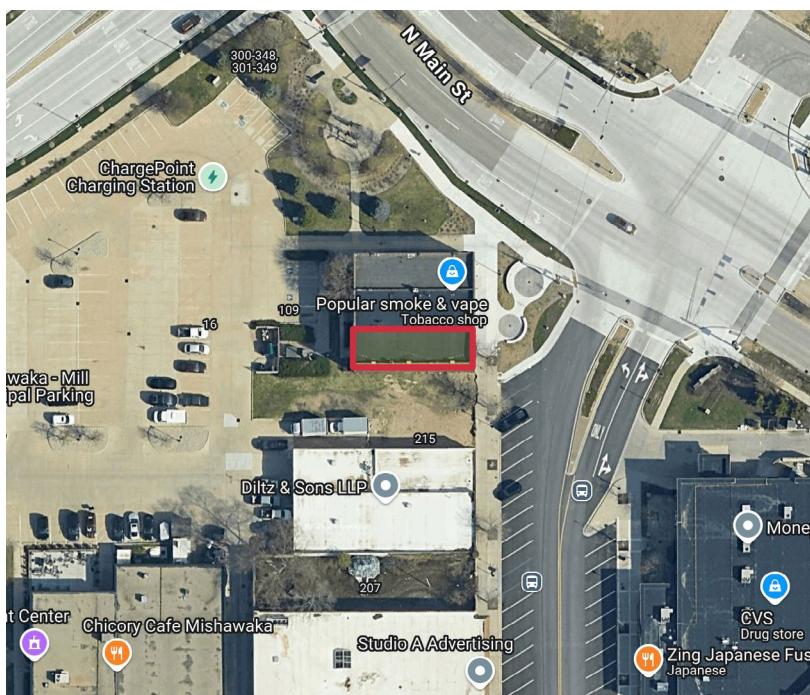
LOCATION OVERVIEW

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221 N. Main Street is situated in the heart of Downtown Mishawaka, Indiana, at the prominent intersection of Main and Church Streets. This central location offers high visibility and easy accessibility, making it a prime spot for businesses. The area is known for its vibrant mix of retail, dining, and community activities such as the Riverwalk, Beutter and Central Parks, the Ironworks Plaza, and much more. The recent developments of multi-family housing complexes, additional restaurants, offices, and the new \$22 million Beacon Health outpatient center, makes this a wonderful location for any business.



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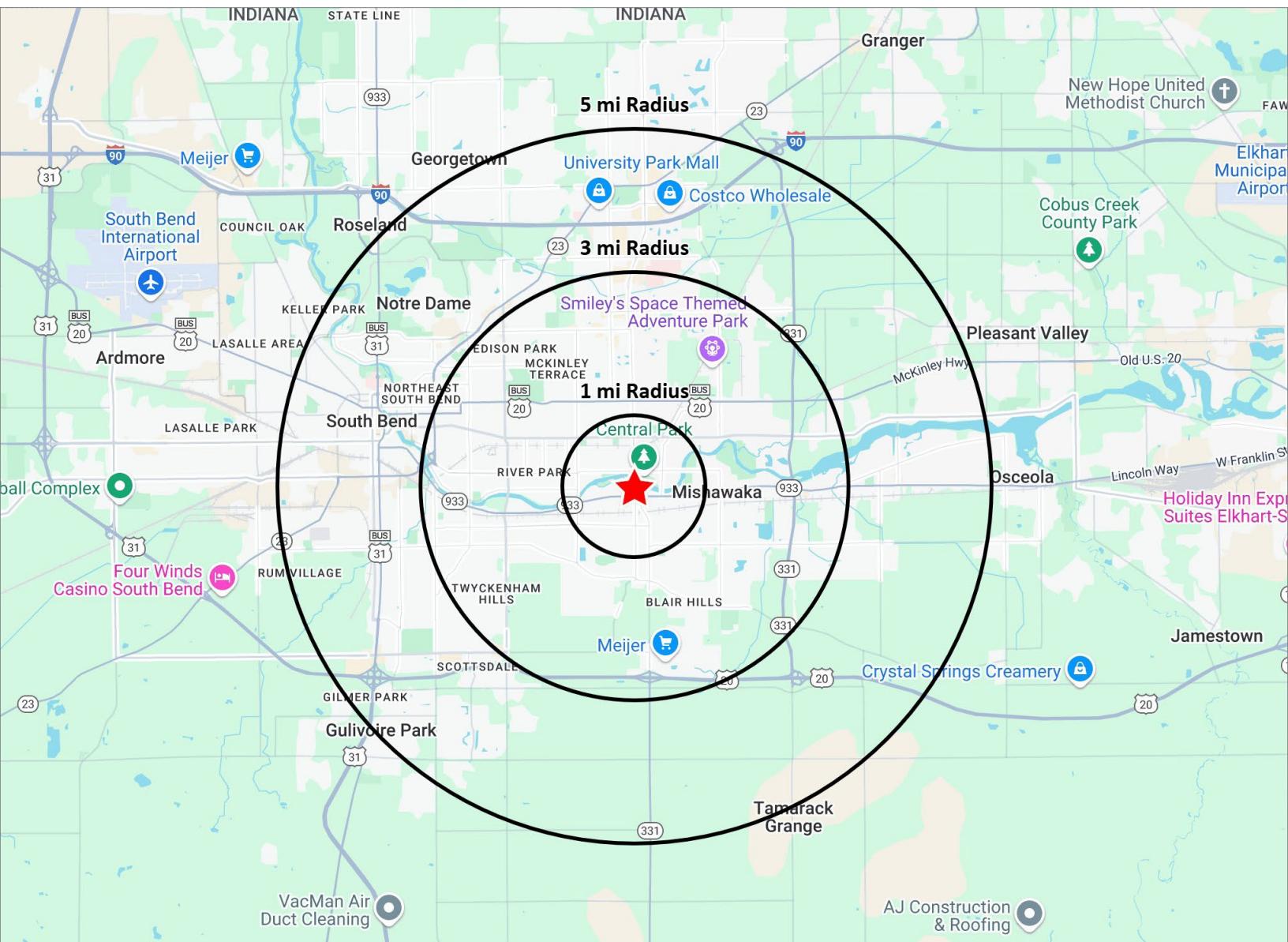
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2025 DEMOGRAPHICS

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POPULATION

| | |
|--------|---------|
| 1 MILE | 14,652 |
| 3 MILE | 76,398 |
| 5 MILE | 155,719 |



NUMBER OF HOUSEHOLDS

| | |
|--------|--------|
| 1 MILE | 3,723 |
| 3 MILE | 18,811 |
| 5 MILE | 35,722 |



AVERAGE HOUSEHOLD INCOME

| | |
|--------|----------|
| 1 MILE | \$71,597 |
| 3 MILE | \$81,139 |
| 5 MILE | \$86,535 |



MEDIAN HOME VALUE

| | |
|--------|-----------|
| 1 MILE | \$138,456 |
| 3 MILE | \$172,166 |
| 5 MILE | \$192,062 |