

# LAND FOR SALE

1.01 Acres on University Dr. | Mishawaka, IN 46545



## High Profile Commercial Development Site

**Land:** 1.01 Acre  
**Zoning:** C-1  
**List Price:** \$340,000.00

[VIEW PROPERTY ONLINE](#)

### Details:

Prominent 1.01-acre development opportunity suited for restaurant, hotel, or other commercial use. Positioned just east of University Park Mall with strong co-tenancy from Best Buy, Menards, and Costco. The site is also minutes from Saint Joseph Health Services Mishawaka campus and the expansive Edison Lakes Corporate Park—a 700-acre mixed-use community featuring residential, retail, hotels, and Class A office space.



# NAI Cressy

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# PROPERTY PHOTOS

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# LOCATION OVERVIEW

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Anchored in the University Park retail hub, this property sits on West University Drive between Main Street and Grape Road. The area is supported by steady traffic from nearby institutions like the Saint Joseph Health Services Mishawaka campus and has emerged as one of the region's premier shopping and business districts, drawing customers from both northern Indiana and southwestern Michigan.



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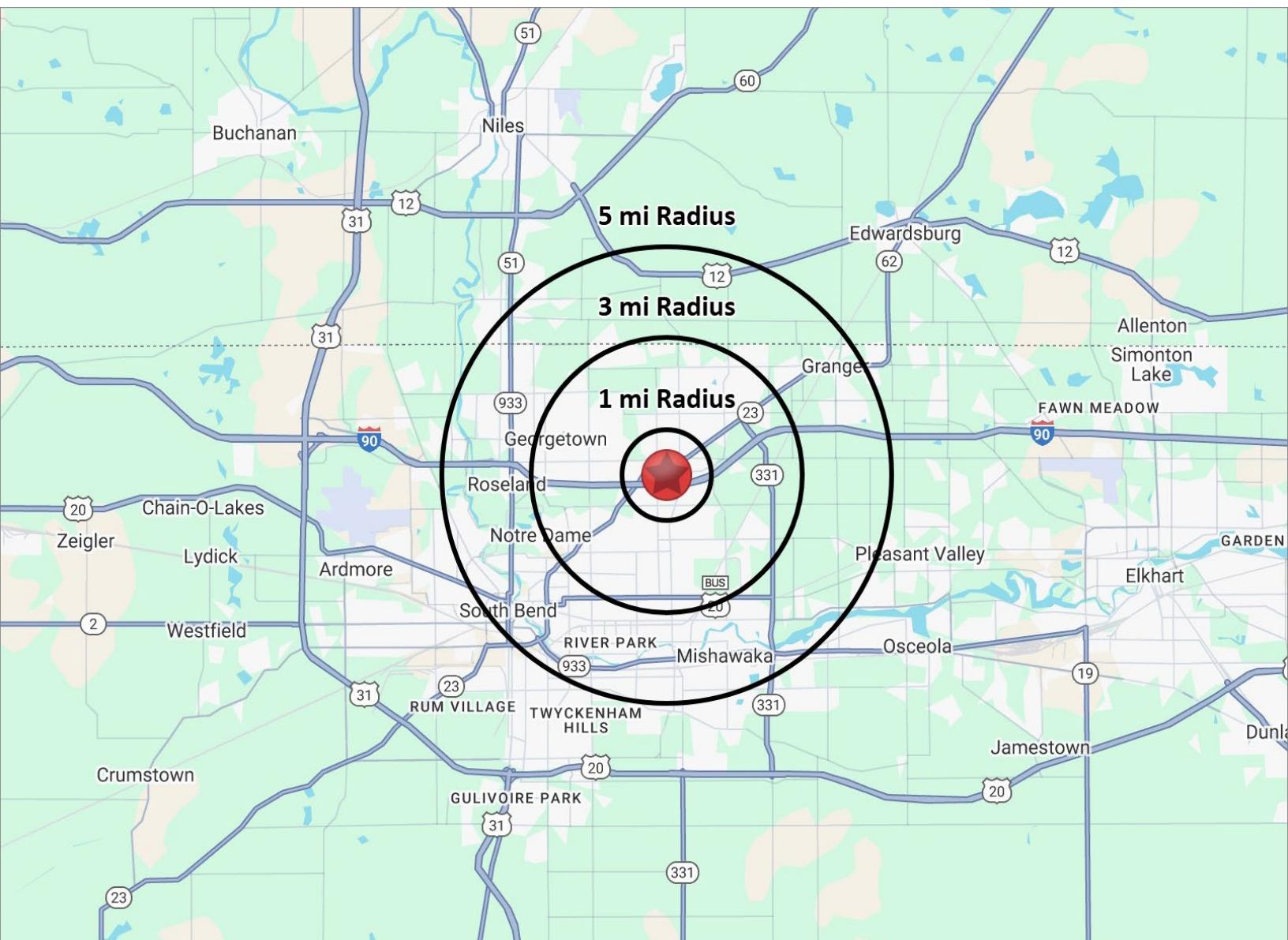
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# 2025 DEMOGRAPHICS

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### POPULATION

1 MILE	7,533
3 MILE	55,300
5 MILE	144,382



### NUMBER OF HOUSEHOLDS

1 MILE	1,477
3 MILE	13,368
5 MILE	35,003



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$105,600
3 MILE	\$111,863
5 MILE	\$101,738



### MEDIAN HOME VALUE

1 MILE	\$257,467
3 MILE	\$263,153
5 MILE	\$225,347