# Prime Investment & Residential Opportunity in Mishawaka!

3502 HICKORY RD. | MISHAWAKA, IN 46545

A rare blend of comfortable living space and powerful commercial potential.

NAI Cressy
CRESSY.COM



# Property Overview

Prime Investment & Residential Opportunity in Mishawaka! Located at 3502 Hickory Road, Mishawaka, IN, 3-bedroom, 3-bathroom property offers the perfect combination of comfort, convenience, and future potential. Situated in a highly desirable area near top-rated schools, shopping, dining, and major transportation routes, this home is ideal for families, professionals, or investors alike. Adding exceptional value is its C-6 Commercial zoning, providing unique flexibility for a variety of commercial, mixed-use, or business opportunities, subject to local regulations. Whether you're seeking a beautiful place to call home, a live-work setup, or a strategic investment in a prime location, this versatile property presents endless possibilities. This is a rare opportunity to own a property that combines residential comfort with commercial potential in one of Mishawaka's most sought-after locations.

**VIEW LISTING ONLINE**

**Land:**
0.98 AC
Redevelopment Opportunity with Flexible Building

**Zoning:**
C-6

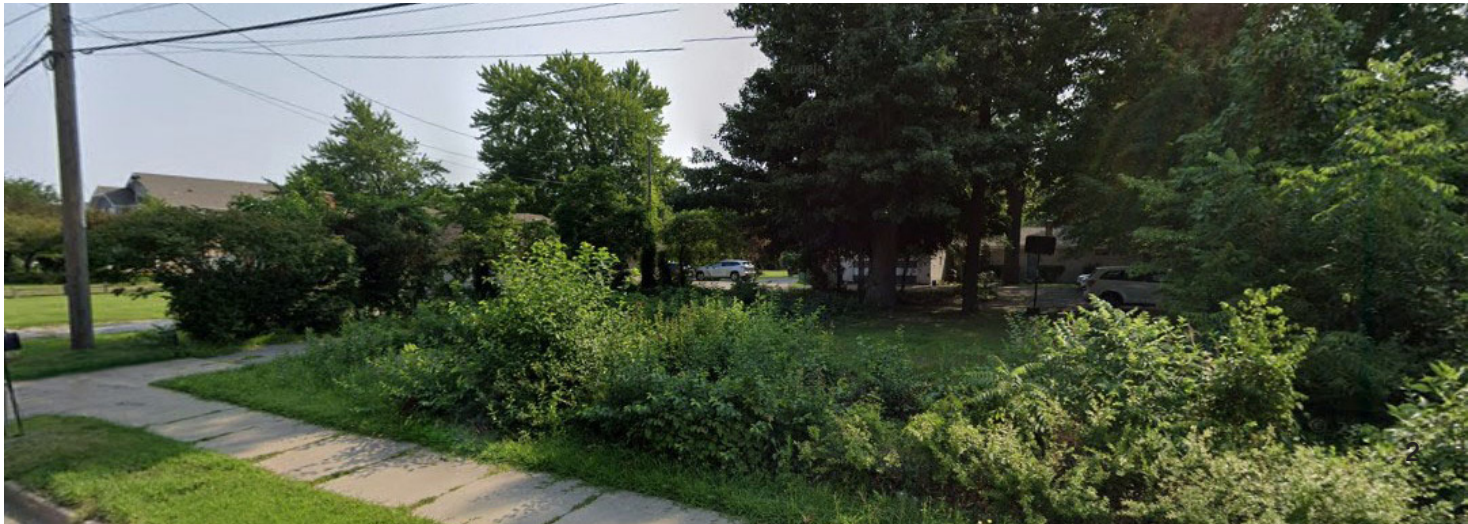
**Land Uses:**
Retail, Office, Residential, Single Family

**Existing Building:**
3,567 SF (3 Bed, 3 Bath)

**Built:**
1958

**List Price:**
$425,000





# Property Photos







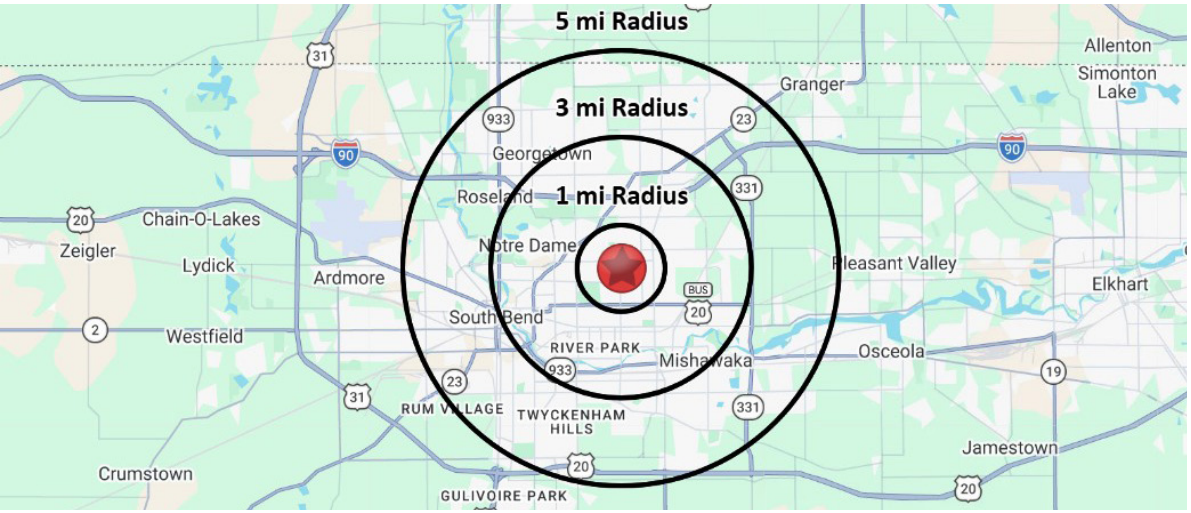




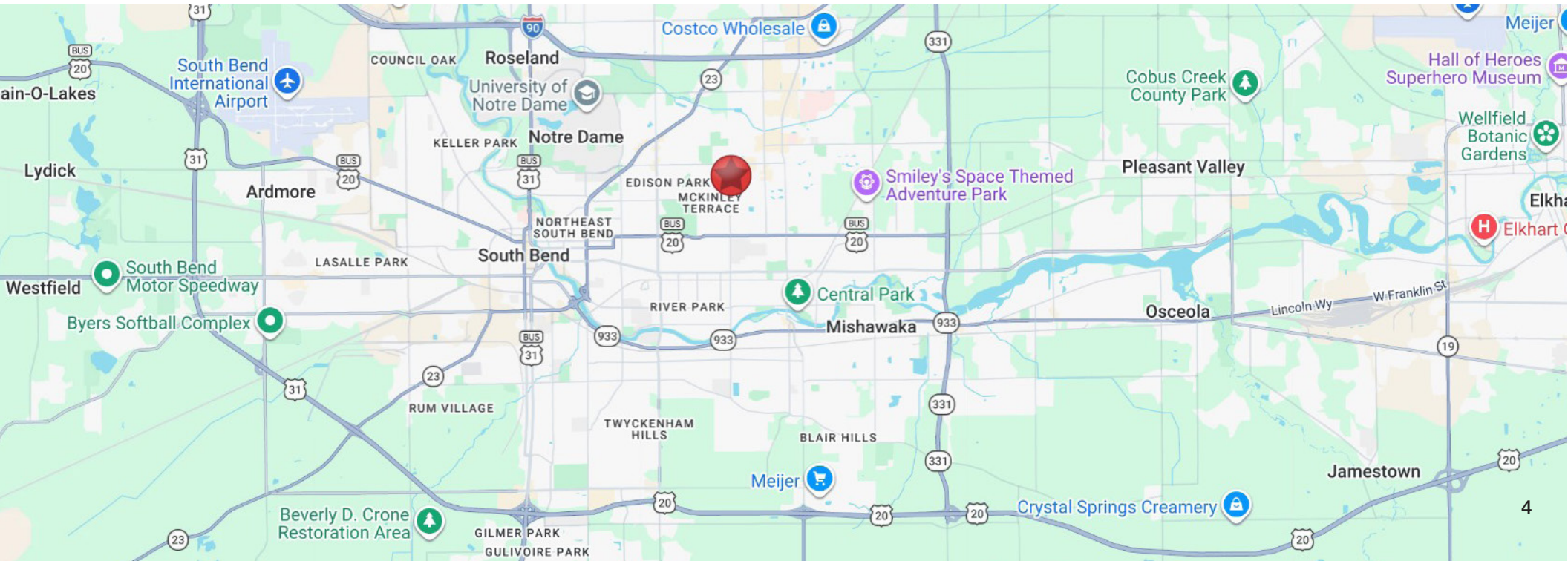


# Location Overview

Situated along a high-traffic, high-visibility corridor in Mishawaka, this property offers outstanding exposure and endless possibilities for a variety of business ventures.




| 2026 DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| POPULATION | 12,158 | 87,138 | 183,342 |
| HOUSEHOLDS | 2,374 | 18,283 | 42,422 |
| AVERAGE HOUSEHOLD INCOME | $63,158 | $87,247 | $96,772 |
| MEDIAN HOME VALUE | $170,954 | $212,107 | $223,389 |



# Prime Investment & Residential Opportunity in Mishawaka!

3502 HICKORY RD. | MISHAWAKA, IN 46545

**CONTACT:**
**Fares Farhan**
Broker
D 574.227.1082 | C 574.217.1405
ffarhan@cressy.com

200 N. Church Street, Suite 200
Mishawaka, IN 46544
574.271.4060

NAI Cressy

CRESSY.COM

NAI Cressy is the global brokerage division of Cressy Commercial Real Estate, a Minority Business Enterprise (MBE) and certified by the National Native American Supplier Council (NNASC).

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

