

# COMMERCIAL BUILDING FOR SALE

301 Lincolnway E. | Mishawaka, IN 46544



## Excellent Opportunity for Retail, Office, and Distribution Use

**Building:** 12,374 SF  
**Land:** 0.56 Acres  
**Zoning:** Commercial  
**Parking:** 24 Parking Spaces  
**List Price:** \$600,000

[VIEW PROPERTY ONLINE](#)

### Details:

Positioned in the heart of downtown Mishawaka, this 12,234 SF free-standing industrial building presents an outstanding redevelopment or owner-user opportunity along highly traveled State Road 933. The property offers exceptional visibility and exposure, making it ideal for retail, showroom, mixed-use, or commercial redevelopment concepts. Inside, the building features a spacious retail area complemented by ample storage and functional workspace toward the rear of the building, allowing flexibility for a variety of business operations. The site also includes 24 on-site parking spaces, providing convenient access for customers and employees alike.



# NAI Cressy

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

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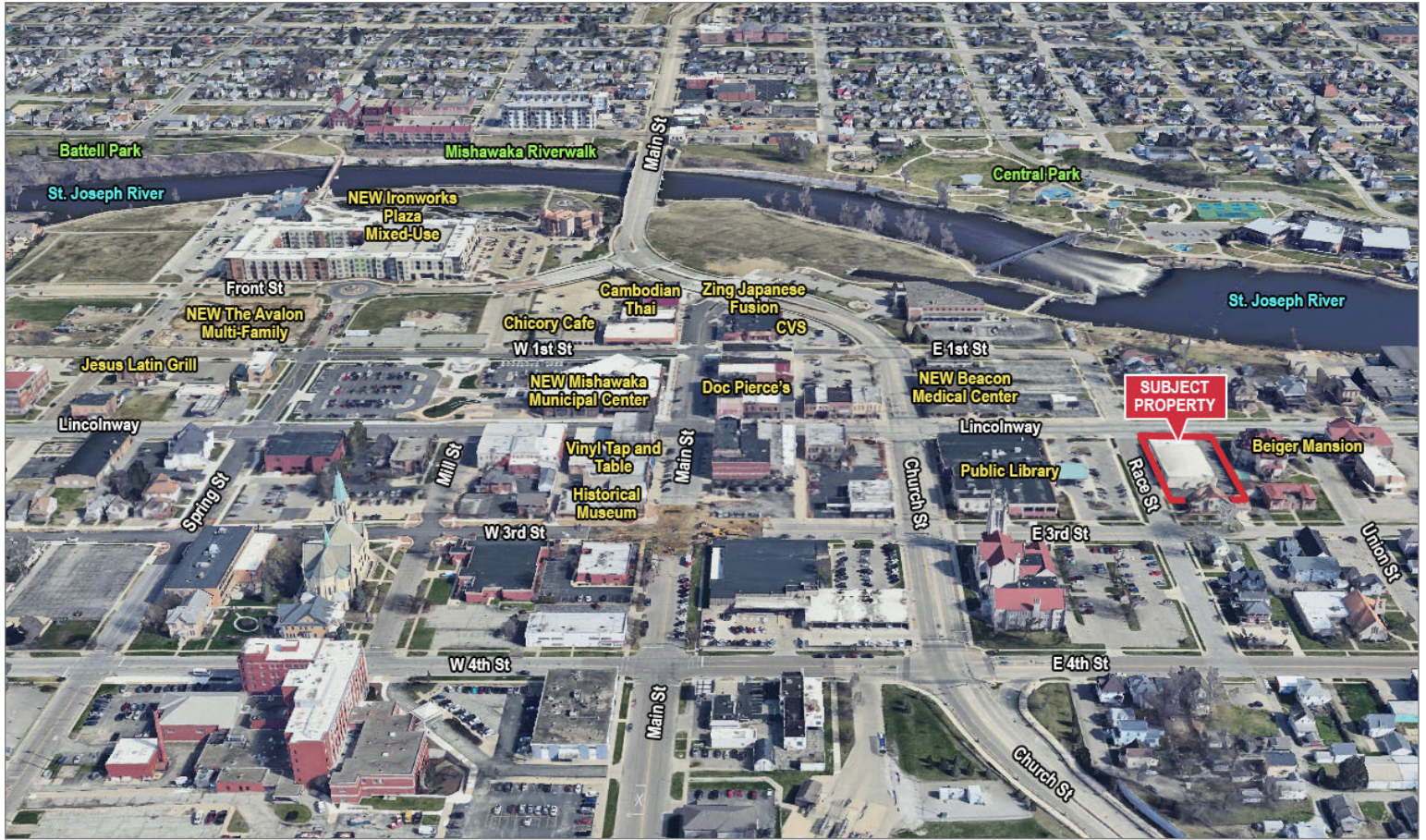
**Christopher J. Barth**  
Broker  
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# EXTERIOR PHOTOS

# COMMERCIAL BUILDING FOR SALE

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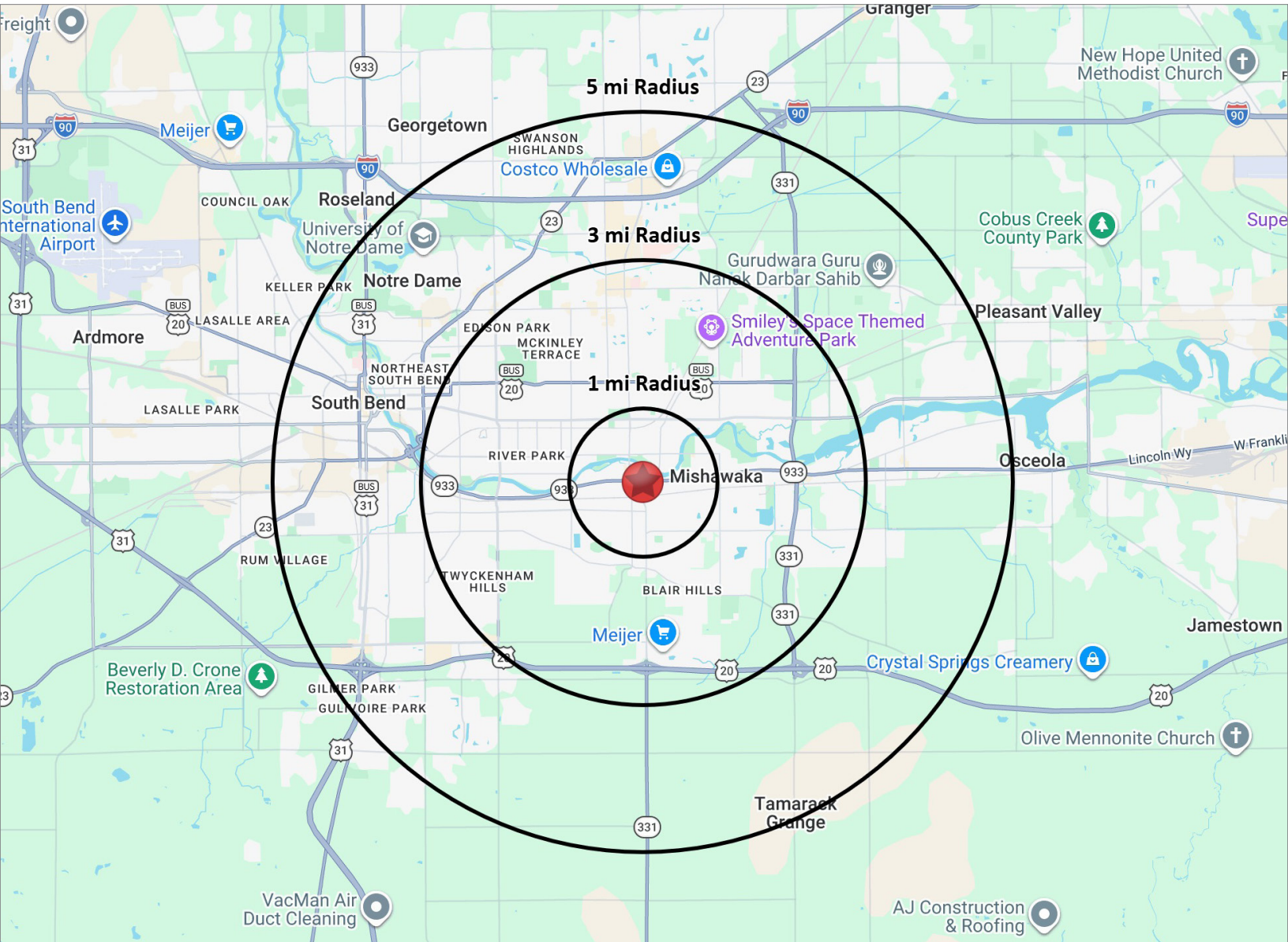




## Momentum in Downtown Mishawaka, IN

Downtown Mishawaka has experienced a remarkable transformation in recent years, evolving into one of Northern Indiana's most vibrant mixed-use districts. Major investments along the St. Joseph River have brought new luxury residential developments, restaurants, entertainment venues, public gathering spaces, and walkable amenities to the city center. The continued expansion of Ironworks Plaza and The Mill at Ironworks Plaza has introduced hundreds of upscale apartments, new retail and dining options, an events center, public ice ribbon, biergarten, and riverfront gathering spaces that attract residents and visitors year-round. Enhancements to the Riverwalk, parks, lighting, and outdoor entertainment areas have further strengthened downtown's appeal as a destination for living, dining, and recreation. New businesses, breweries, restaurants, and planned mixed-use developments continue to build momentum, creating a thriving urban atmosphere while preserving Mishawaka's historic character and strong sense of community.





## POPULATION

1 MILE	13,857
3 MILE	73,520
5 MILE	150,474



## NUMBER OF HOUSEHOLDS

1 MILE	6,162
3 MILE	32,436
5 MILE	62,105



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$72,472
3 MILE	\$81,168
5 MILE	\$87,493



## MEDIAN HOME VALUE

1 MILE	\$141,994
3 MILE	\$171,171
5 MILE	\$192,072