

COMMERCIAL LAND FOR SALE

Park Place Dr. & Filbert Rd. | Mishawaka, IN 46545



Total of 6.5 ± Acres on the East Side of Edison Lakes Corporate Park

Land:	1A - Approx 4.5 Acres 1B - Approx 2 Acres
Utilities:	Municipal
Zoning:	S2 PUD
List Price:	1A - \$175,000 Per Acre 1B - \$75,000 Per Acre

Parcel can be divided; Also available for ground lease.

Details:

Two parcels of land totaling approximately 6.5 acres on the Southwest corner of Park Place Drive and Filbert Road are now available. Parcel 1A is approximately 4.5 acres and Parcel 1B is approximately 2 acres. Great location in this strong demographic area close to several major office parks.

Broker Disclosure: The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

[VIEW PROPERTY ONLINE](#)



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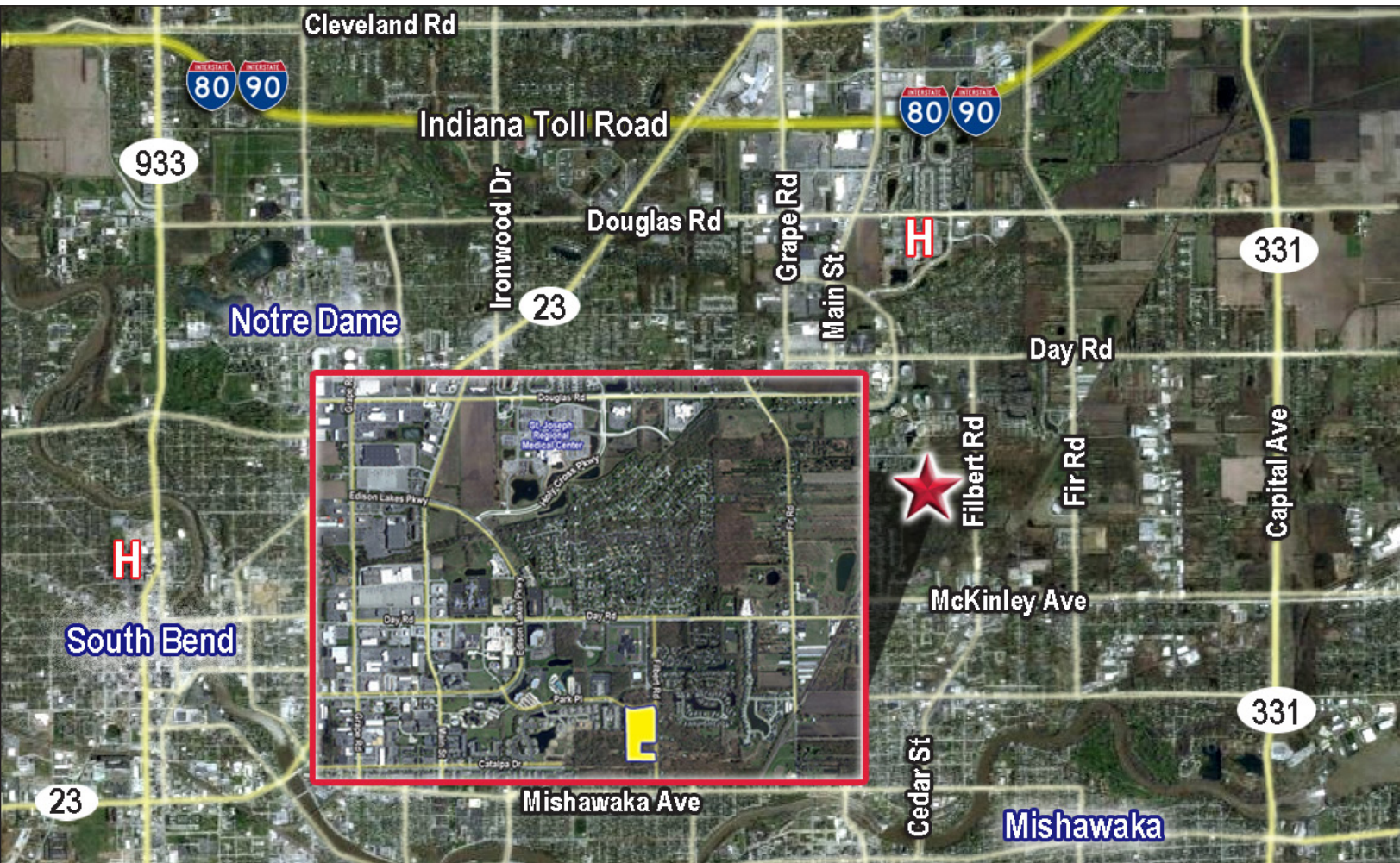
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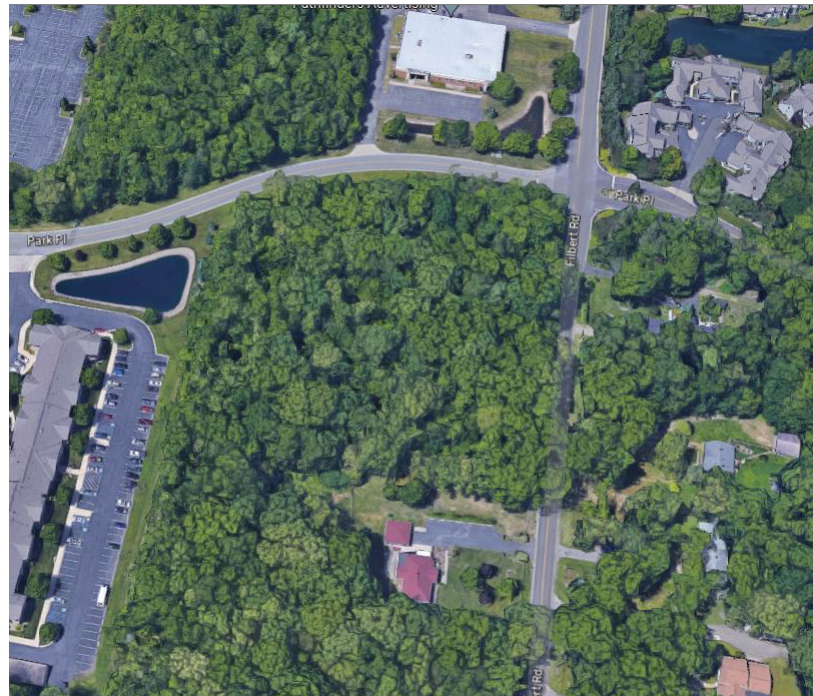
LOCATION OVERVIEW

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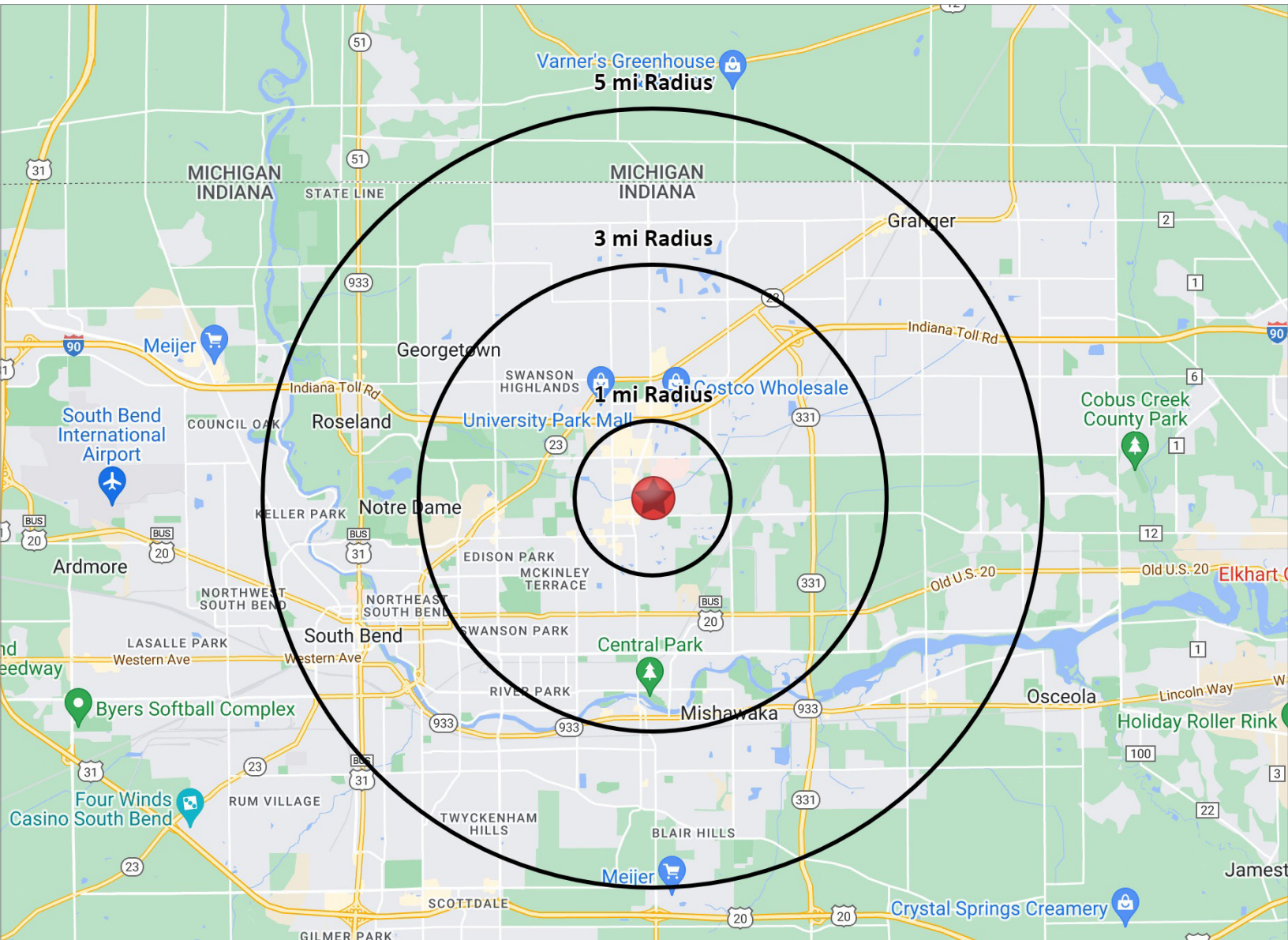
- The property is located on the east side of Edison Lakes Corporate Park and the University Park Trade Area that encompasses over 5 million SF of commercial, retail, office, hospitality and medical space.
- The site is minutes from the new Capital Avenue extension and the Main Street/ Grape Road corridors, the Saint Joseph Health System, Mishawaka development and Elkhart.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	8,493
3 MILE	64,030
5 MILE	160,182



NUMBER OF HOUSEHOLDS

1 MILE	4,508
3 MILE	28,164
5 MILE	63,917



AVERAGE HOUSEHOLD INCOME

1 MILE	\$77,831
3 MILE	\$85,612
5 MILE	\$100,082



MEDIAN HOME VALUE

1 MILE	\$191,386
3 MILE	\$178,406
5 MILE	\$182,184



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