

# OFFICE/MEDICAL LAND FOR SALE

Edison Lakes Pkwy. & Park Pl. | Mishawaka, IN 46545



## Parcel is Divisible and Available for Land Lease

<b>Parcel 4:</b>	4 Acres
<b>Utilities:</b>	Municipal
<b>Zoning:</b>	C1-Commercial
<b>List Price:</b>	\$325,000 Per Acre
<b>Total:</b>	\$1,300,000

Parcel can be divided; Also available for ground lease.

### Details:

Great parcel of land for office or medical office development in Edison Lakes Corporate Park. Four acres are at the northwest corner of Park Place and Edison Lakes Parkway. Great location in this strong demographic area close to several major office parks, great residential subdivisions and over 5 million square feet of retail. Edison Lakes Corporate Park is a 700-acre mixed-use development combining residential, hotel and retail components, plus close to 1 million SF of Class A office space. In addition, Saint Joseph Health System Mishawaka campus recently opened its 100-acre state-of-the-art hospital and campus just one mile north of the site.

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

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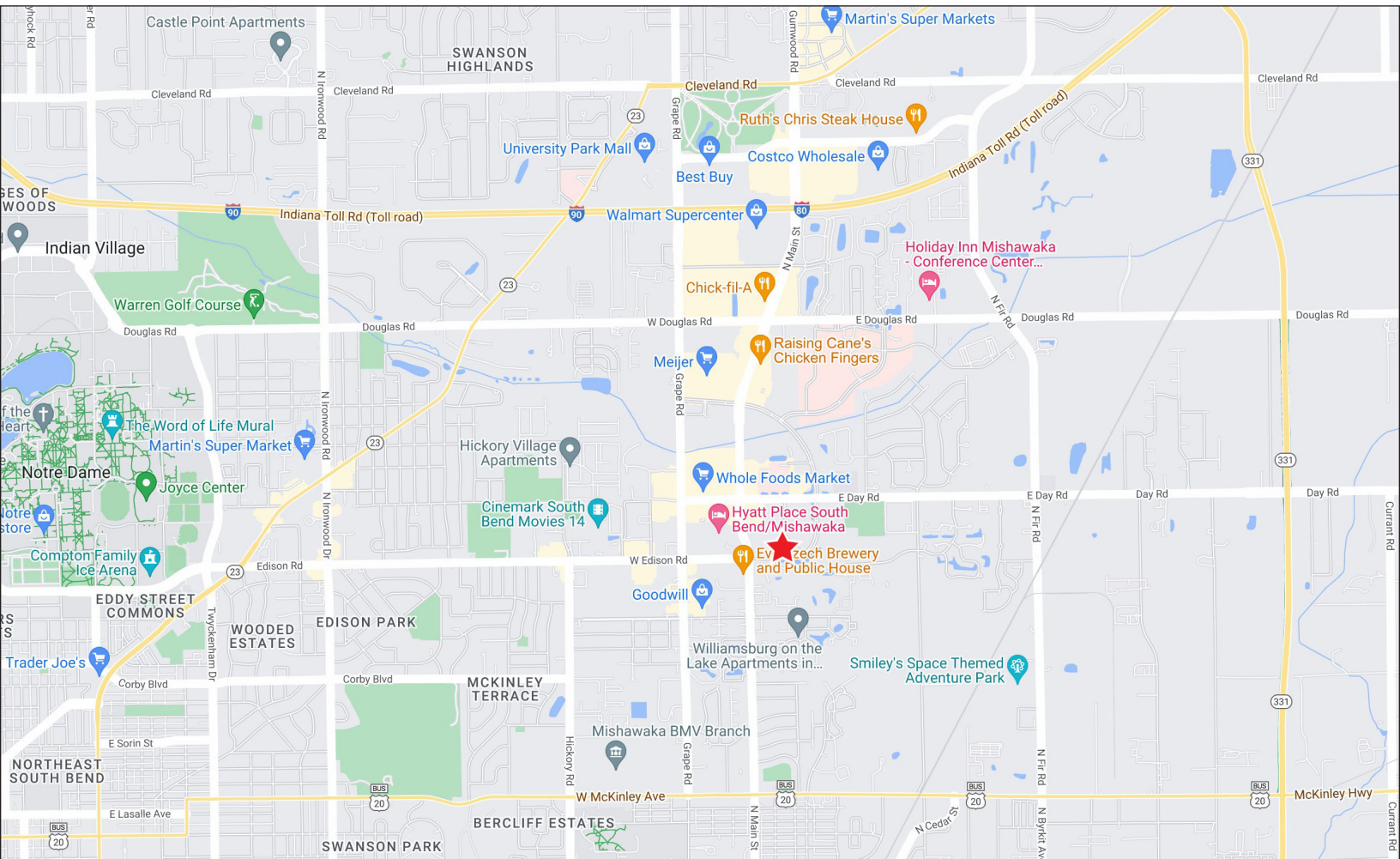
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# LOCATION OVERVIEW

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- The property is located on the east side of Mishawaka in Edison Lakes Corporate Park and in the University Park Trade Area that encompasses over 5 million square feet 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 campus development and Elkhart.

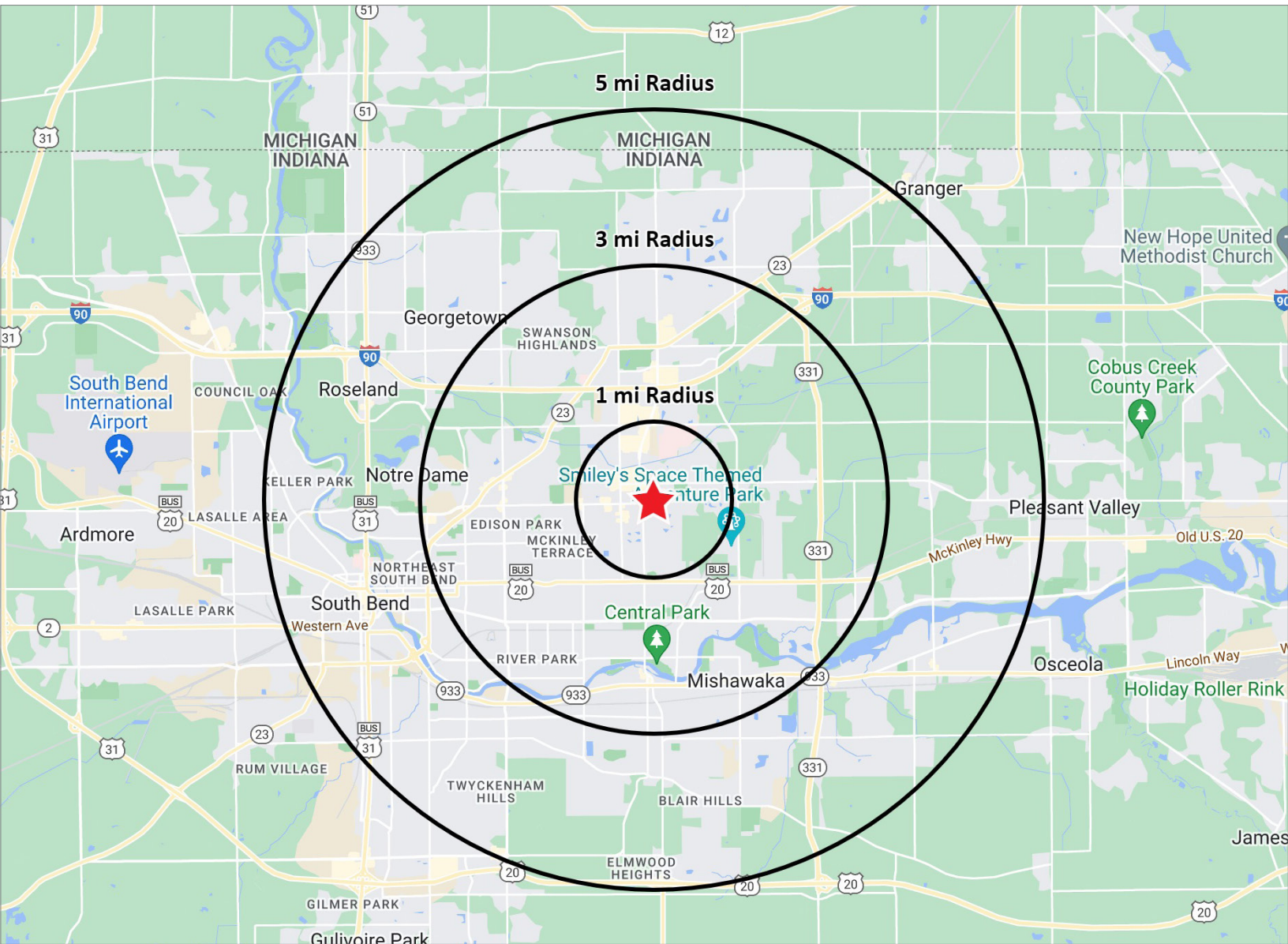




# 2023 DEMOGRAPHICS

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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