

RETAIL OR OFFICE LAND FOR SALE

Edison Lakes Pkwy. & Main St. | Mishawaka, IN 46545



Great Retail/Office Parcel at the Entrance to Edison Lakes Corporate Park

Parcel 19: 2.65 +/- Acres
Utilities: Municipal
Zoning: C1-Commercial
List Price: \$450,000 Per Acre

Parcel can be divided; Also available for ground lease.

Details:

Excellent site for retail or office development at the Southeast Corner of Main Street and Edison Lakes Parkway. Site is approximately 2.65 acres. Great location in this strong demographic area with over 5 million SF of retail and the 100-acre Saint Joseph Health System Mishawaka campus.

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.

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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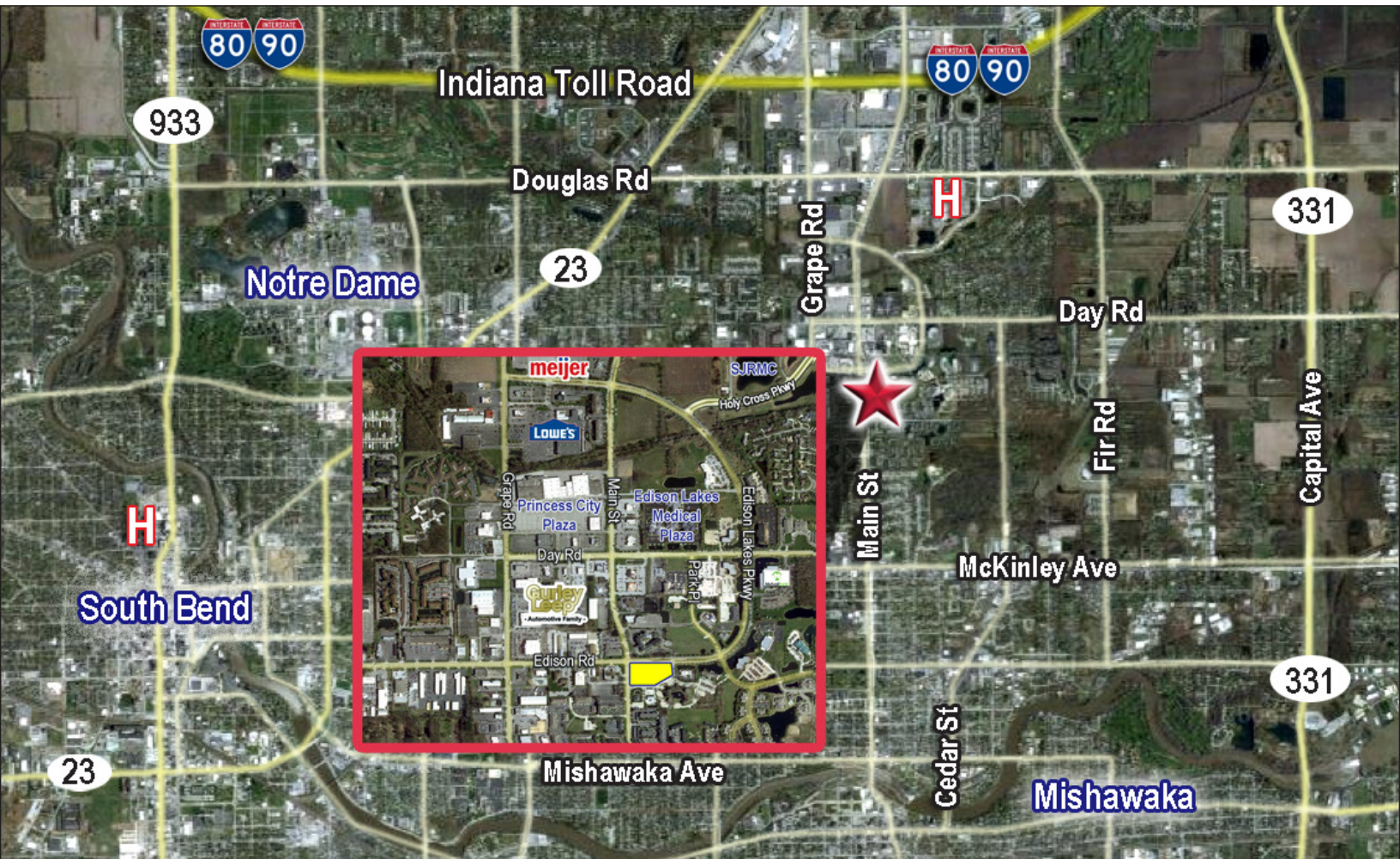
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LOCATION OVERVIEW

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- The property is located on the east side of 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.



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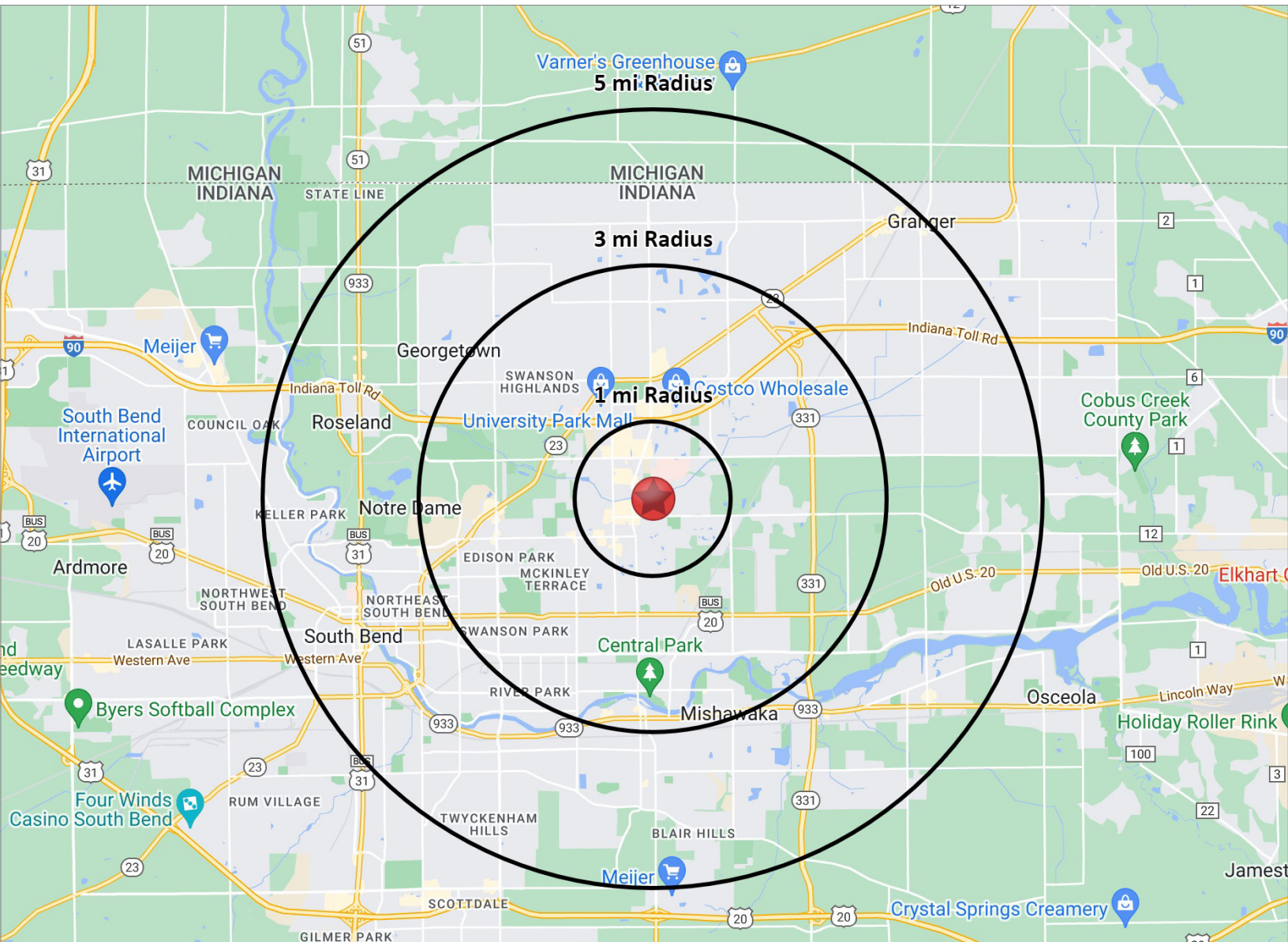
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2023 DEMOGRAPHICS

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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