

OFFICE/MEDICAL LAND FOR SALE

Park Place Dr. | Mishawaka, IN 46545



2.954 Acres Located in Edison Lakes Corporate Park

Parcel 3: 2.954 Acres
Utilities: Municipal
Zoning: C1-Commercial
List Price: \$150,000 Per Acre

Details:

Great parcel of land for office development in Edison Lakes Corporate Park. Site is 2.954 acres and has frontage on Park Place Drive. 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 square feet of Class A office space. In addition, the 100-acre state-of-the-art Saint Joseph Health System Mishawaka campus is 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.

Parcel can be divided; Also available for ground lease.

[VIEW PROPERTY ONLINE](#)



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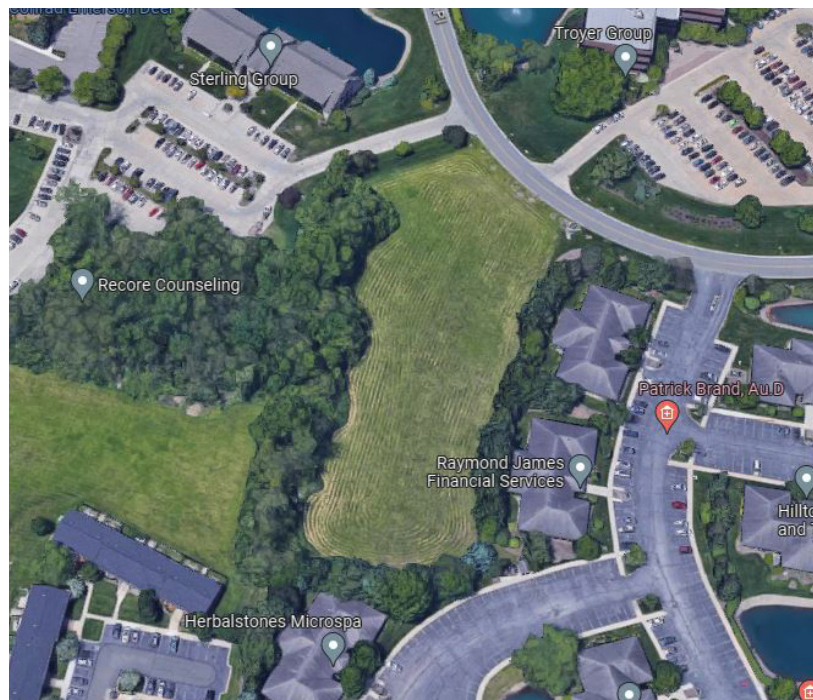
LOCATION OVERVIEW

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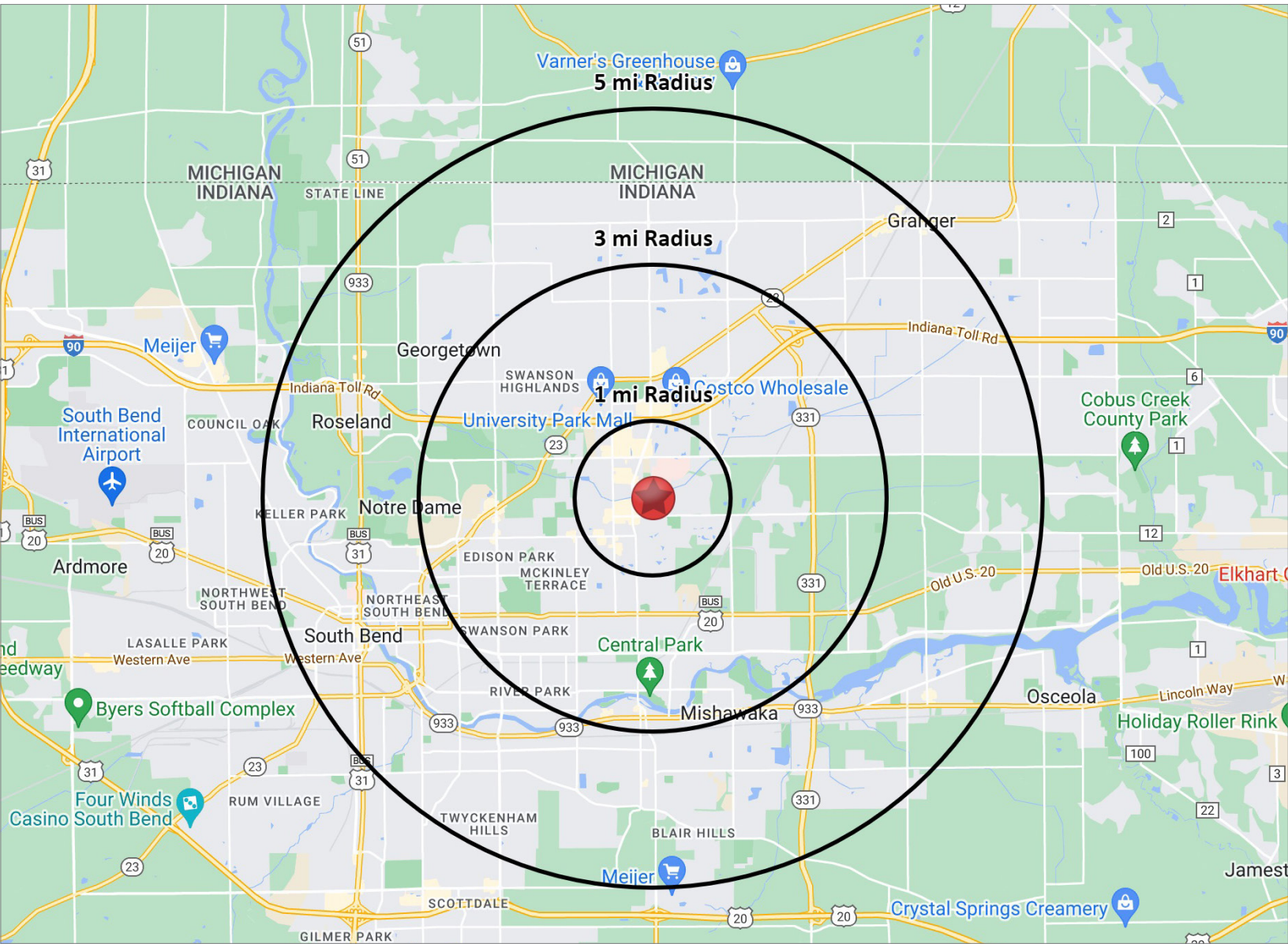
- The property is located on the east side of Edison Lakes Corporate Park and the University Park Trade Area that encompasses over 5 million SF of commercial, retail, office, hospitality and medical space.
- The site is minutes from the new Capital Avenue extension and the Main Street/ Grape Road corridors,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