

FLEX BUILDING FOR SALE

2101 Lincolnway E. | Mishawaka, IN 46544



Rare Combination of Beautiful Office Space and Warehouse

Details:

4,500 SF of nicely finished office space on the 1st floor with 2,375 SF of mezzanine office accessed by spiral lobby staircase. Office space features private offices, reception and waiting, work room and break room and leads out to a 5,320 SF warehouse space. Warehouse has 3 overhead doors, heavy power, high ceilings and floor drain.

[VIEW PROPERTY ONLINE](#)

Building Size: 12,195 SF
Land: 0.46 Acres
Zoning: C-1 Commercial
OH Doors: 3
List Price: \$425,000



NAI Cressy

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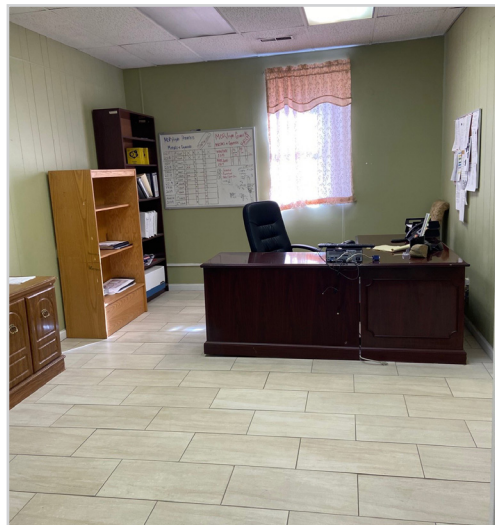
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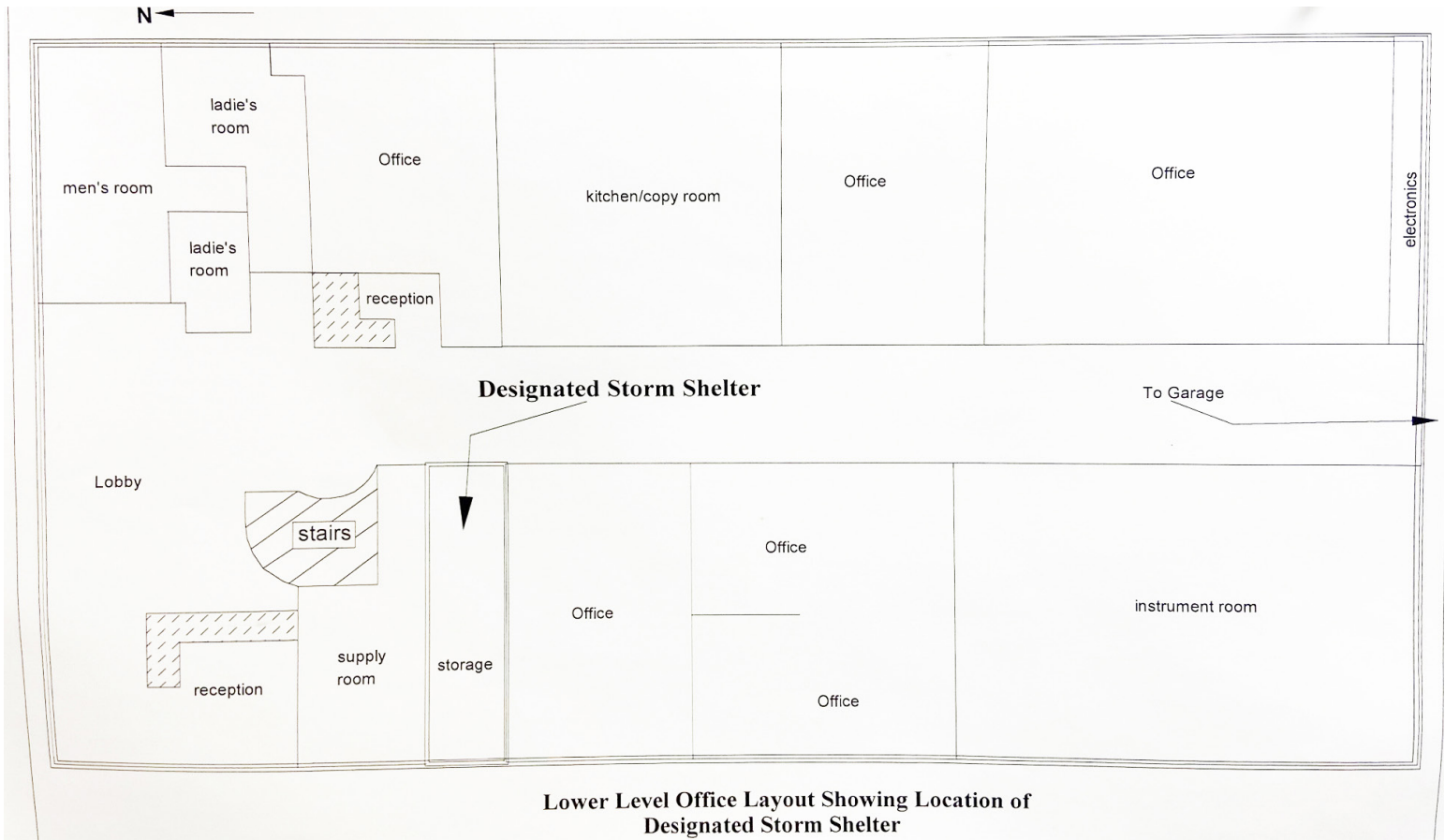


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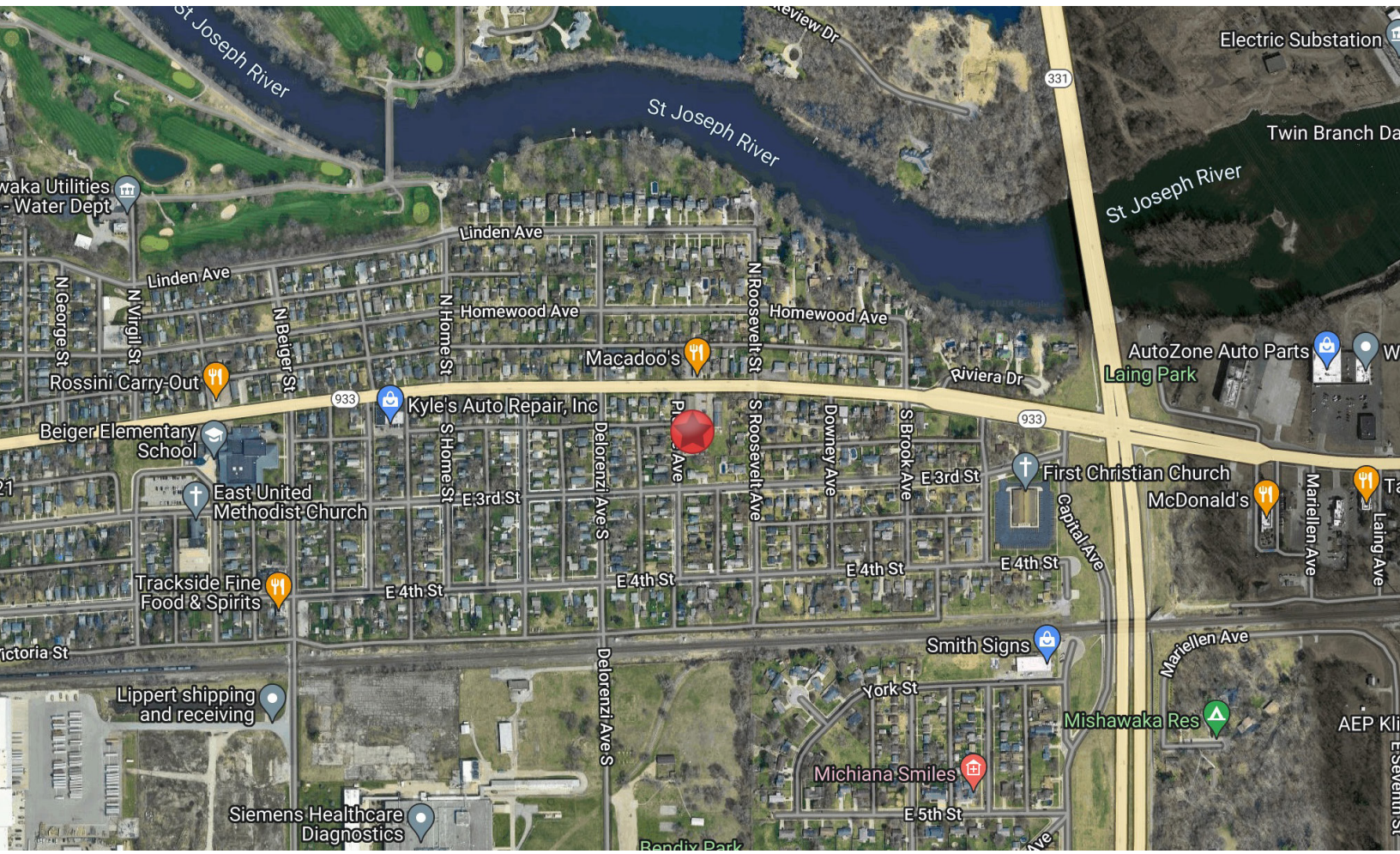


Lower Level Office Layout Showing Location of Designated Storm Shelter

LOCATION OVERVIEW

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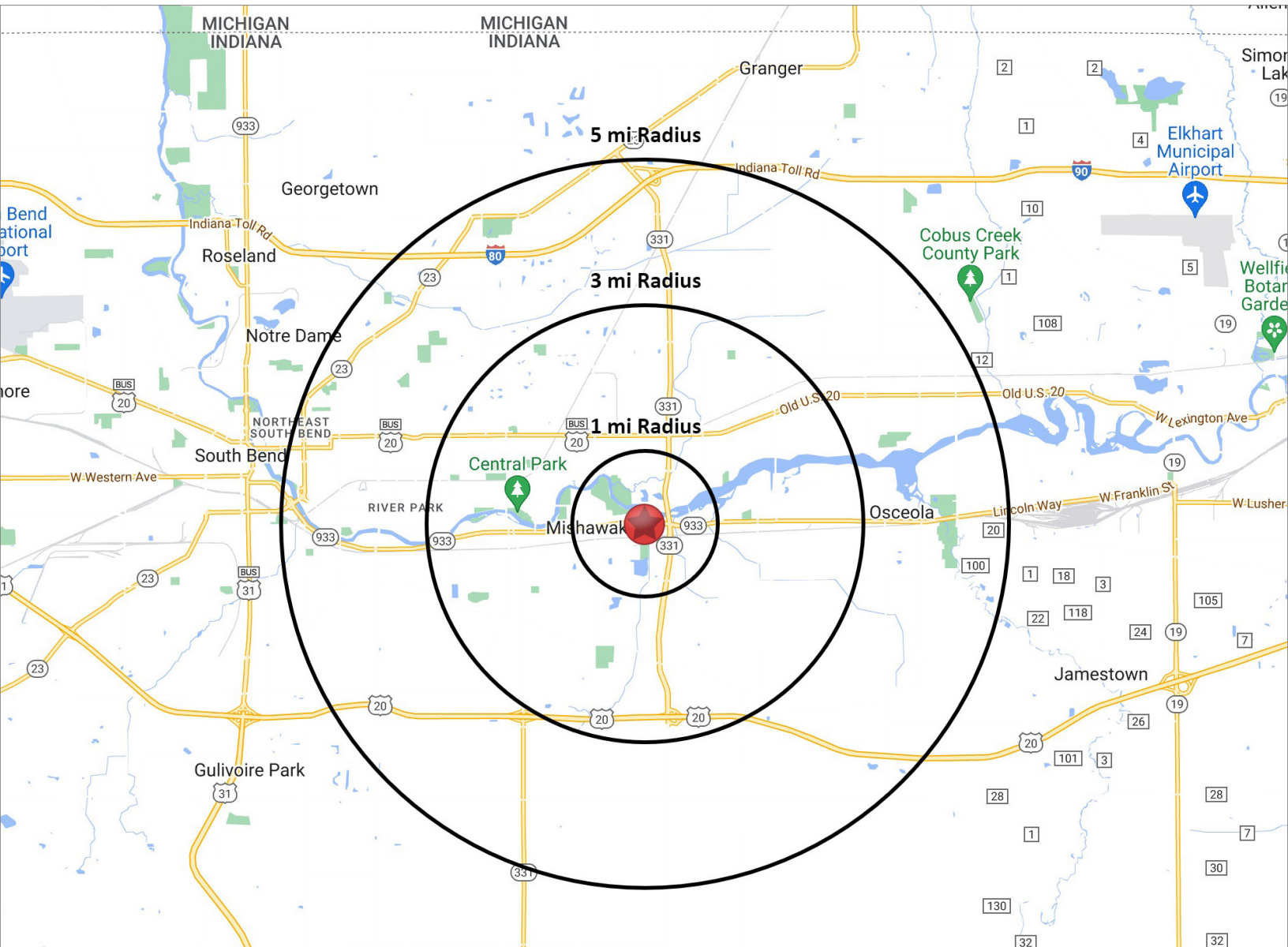
- 2101 Lincolnway East, Mishawaka, Indiana is on the southeast corner of Lincolnway East and Prairie Avenue centrally located between Mishawaka and Elkhart on a high traffic corridor.
- It is less than .5 miles from SR 331 providing easy access to I-80/90 Toll Road and US 20/31 Bypass.
- Average daily traffic counts are 11,744.



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POPULATION

1 MILE	5,391
3 MILE	50,086
5 MILE	118,526



NUMBER OF HOUSEHOLDS

1 MILE	2,315
3 MILE	21,677
5 MILE	51,068



AVERAGE HOUSEHOLD INCOME

1 MILE	\$100,833
3 MILE	\$84,723
5 MILE	\$88,795



MEDIAN HOME VALUE

1 MILE	\$162,601
3 MILE	\$161,434
5 MILE	\$164,479