

OFFICE/RETAIL SUITES FOR LEASE

116 W. Mishawaka Ave. | Mishawaka, IN 46545



Mixed-Use Development / Urban Apartment Community

Land:	1.6 Acres
Zoning:	C-3 City Center Commercial
Floors:	5 Floors
Parking:	121 Parking Space Garage
Year Built:	2017
Lease Rate:	\$22.50 PSF NNN

Details:

Mixed-use development which includes an urban apartment community as well as retail and office spaces. Located at the northwest corner of Main Street and Mishawaka Avenue, the River Rock Complex sits adjacent to Beutter Park in downtown Mishawaka. Three suites available for office/retail ranging from 458 SF to 2,810 SF.

Three Suites Available:

112 W Mishawaka	- 1,604 SF - \$22.50 PSF NNN
132 W Mishawaka	- 2,810 SF - \$22.50 PSF NNN
618 Elizabeth St	- 458 SF - \$22.50 PSF NNN

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200 N. Church St., Suite 200, Mishawaka, IN 46544

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PROPERTY PHOTOS

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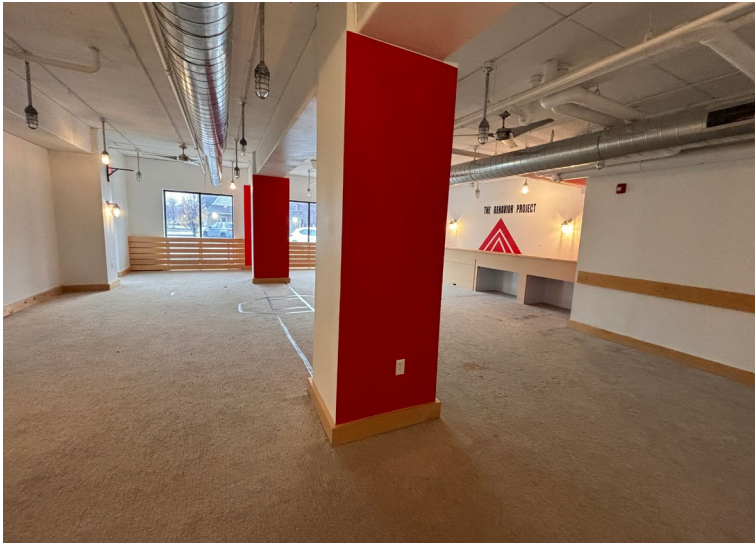
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PROPERTY PHOTOS

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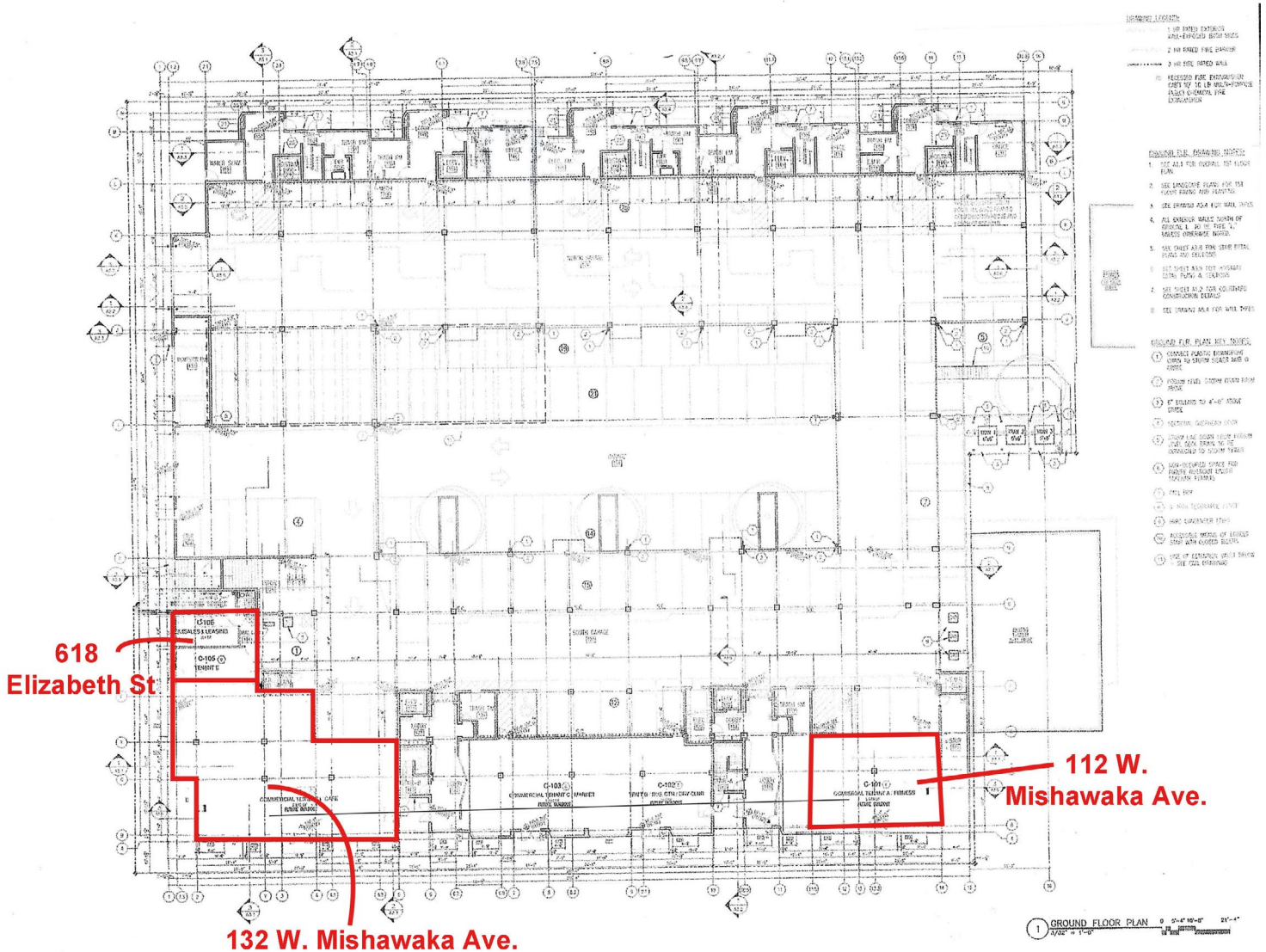




PROPERTY LAYOUT

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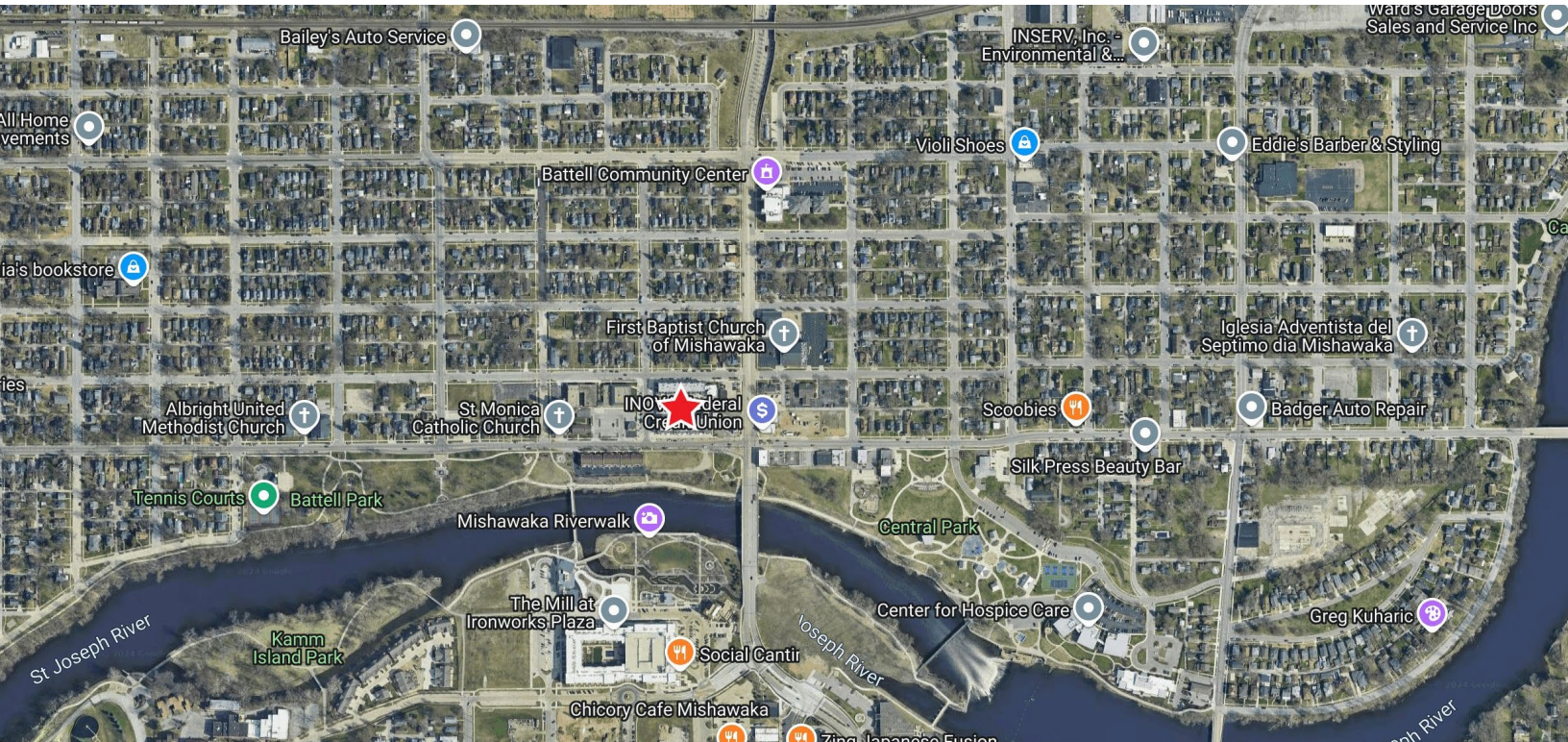
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LOCATION OVERVIEW

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River Rock Complex is a planned, mixed-use urban development along the banks of the St. Joseph River. It is anchored by the beautifully landscaped and vibrant river walk at Beutter Park in downtown Mishawaka. Beutter Park is a destination that brings people to the downtown area to enjoy seasonal produce markets, summer concert venues, movies in the park and art fairs.

The river walkway loops around both sides of the river and connects to several city parks along the riverbank. The development is surrounded by an eclectic mix of restaurants, pubs and commercial and professional businesses, townhomes, condominiums and senior living residences all within walking distance.

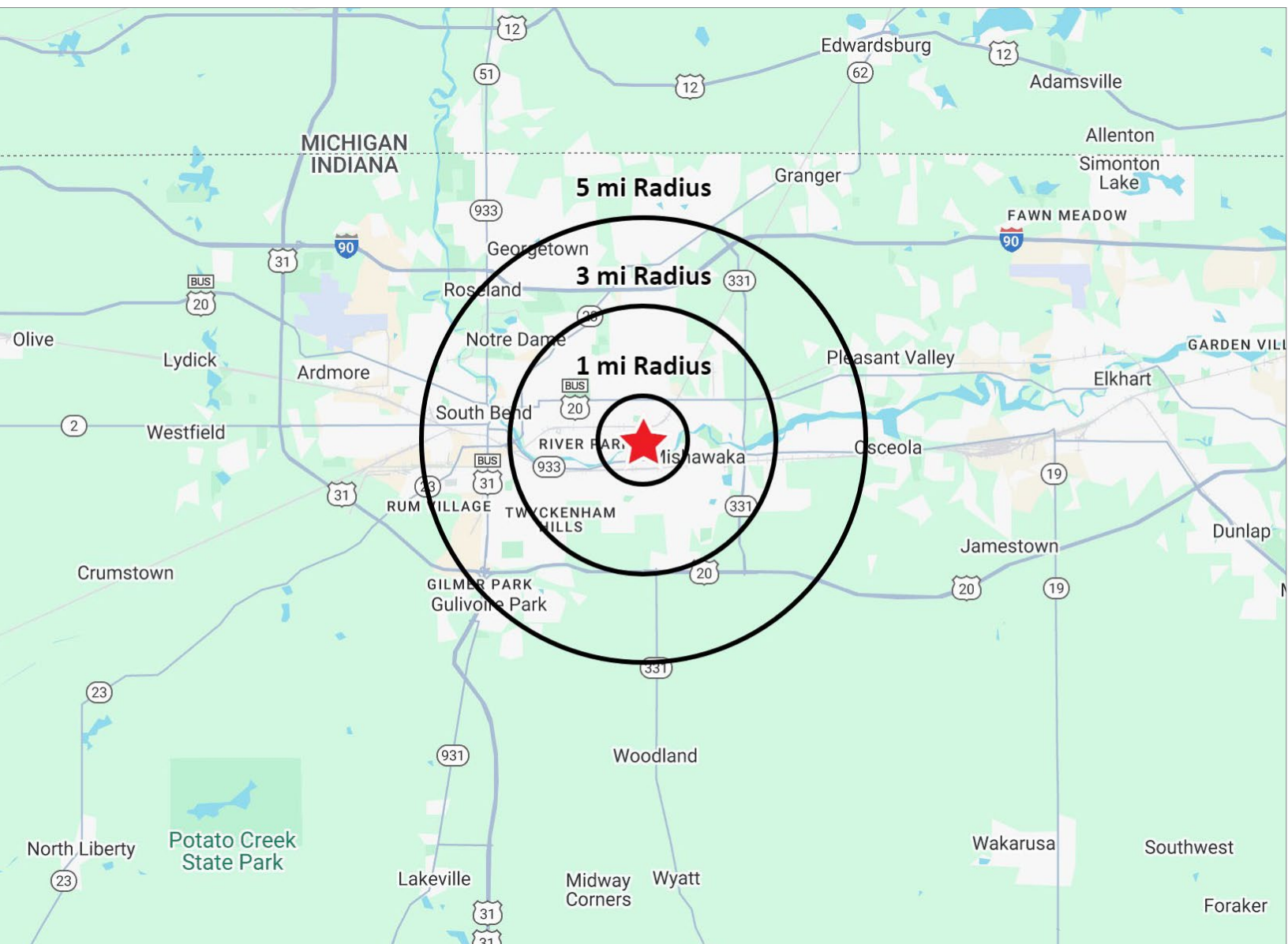
The location has experienced the recent construction of the River Rock Apartments (subject property); The Mill Phase 1 & 2, and the Avalon I & II which will result in more than 700 new housing units in the downtown area. Additionally Beacon Health System is constructing a new 25,000 SF, \$22 million outpatient center, to be open early 2026 on the northeast corner of Lincolnway and Church Street focusing on primary care, specialty physicians, advanced imaging like MRI, CT scans and mammograms. The city of Mishawaka has completed the recent transformation of the former Liberty Mutual Insurance building into a city services center that has become City Hall, the police station and the Mishawaka utilities business offices. The northwest facade of the 93,000 SF structure has a two-story glass wall that will be part of a new, 150-seat chamber for city council, while the facade along Main Street will be the utilities "store front." The police department will occupy the south portion of the building. The project was estimated to cost \$20.5 million. Additionally, there was the recent completion of the ice ribbon, Bier Garten, South Bend Chocolate Company Café and Events Center also estimated to be north of \$20 million. It is estimated that in the past 5 years there has been over \$150 million in investment in the immediate area.



2024 DEMOGRAPHICS

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POPULATION

1 MILE	14,077
3 MILE	78,255
5 MILE	160,549



NUMBER OF HOUSEHOLDS

1 MILE	6,194
3 MILE	34,709
5 MILE	66,117



AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,130
3 MILE	\$78,177
5 MILE	\$84,185



MEDIAN HOME VALUE

1 MILE	\$139,071
3 MILE	\$165,333
5 MILE	\$179,974



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