

COMMERCIAL BUILDING FOR LEASE

917 Union Street | Mishawaka, IN 46544



~2,700 SF in Prime Multi-Tenant Commercial Building

Building Size:	5,774 SF
Available SF:	~2,700 SF
Land:	0.470 Acre
Zoning:	Commercial
Parking:	10,000 SF paved, rear of building
Lease Rate:	\$8.00 PSF NNN
OpEx:	\$10.97

[VIEW PROPERTY ONLINE](#)

Details:

This multi-tenant office building now offers a leasing opportunity of ~2,700 SF ideal for a range of business types from tech startups to professional services. The property has on-site shared parking at the rear of the building and it is 100% heated and cooled.

This property is located at the corner of E. 11th Street and Union Street which has a daily traffic count of almost 18,000 vehicles. It is just south of Mishawaka's Central Business District near SR 933 which provides convenient access to South Bend, Elkhart, and major thoroughfares. This property is located just a half mile from the Mishawaka CBD. It is easy to access the various shops, restaurants, cafes and walking trails downtown has to offer. The City of Mishawaka has infused the downtown area with several revitalization.

NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US!    
200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Luke Troyer
Broker
D 317.566.5615
ltroyer@cressy.com

Sam Cressy
Broker
C 574.344.9588
scressy@cressy.com

EXTERIOR PHOTOS

COMMERCIAL BUILDING FOR LEASE

917 Union Street | Mishawaka, IN 46544



NAICressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Luke Troyer
Broker
D 317.566.5615
ltroyer@cressy.com

Sam Cressy
Broker
C 574.344.9588
scressy@cressy.com

INTERIOR PHOTOS

COMMERCIAL BUILDING FOR LEASE

917 Union Street | Mishawaka, IN 46544



NAICressy is the Global Brokerage Division of Cressy Commercial Real Estate.

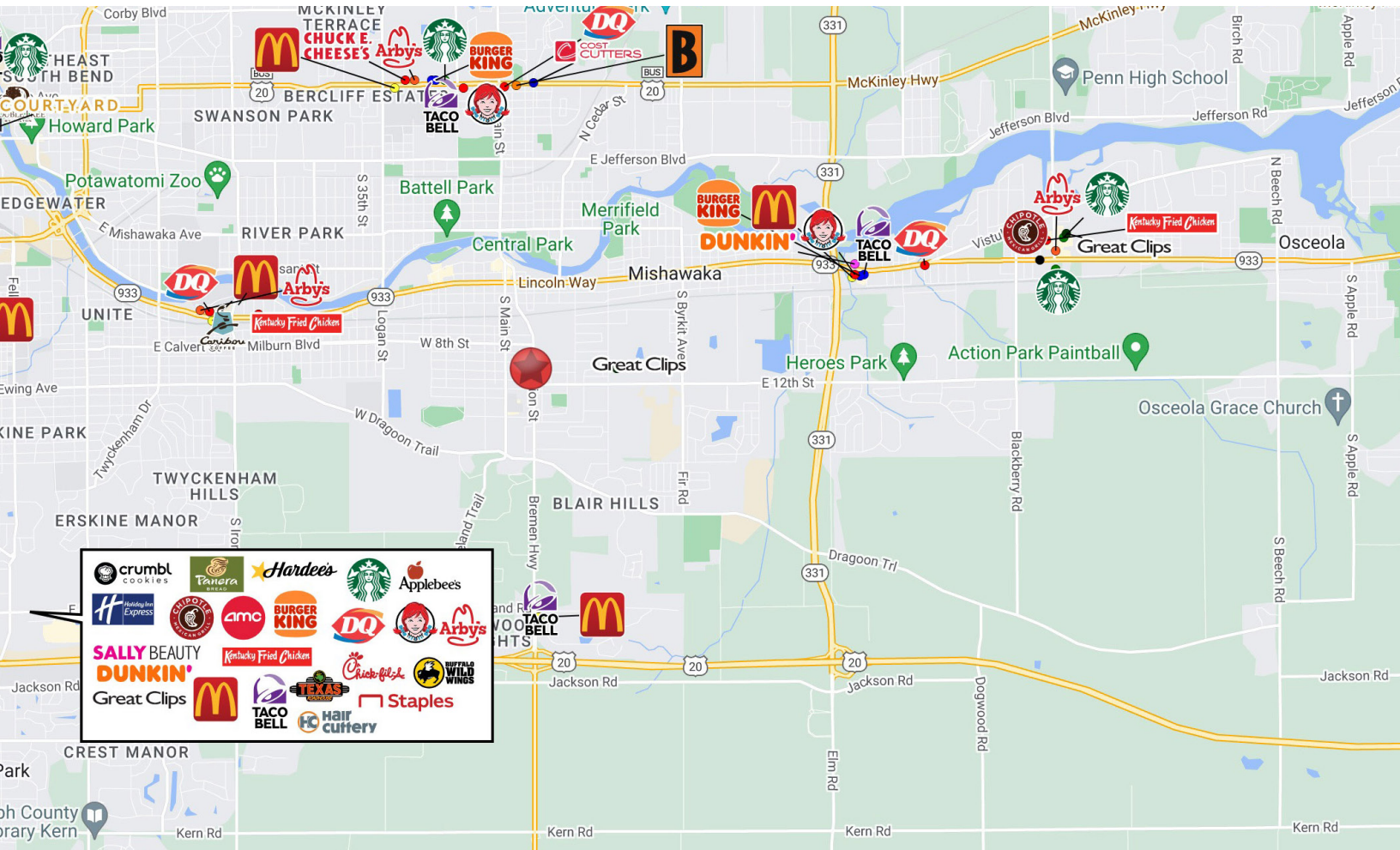
Luke Troyer
Broker
D 317.566.5615
ltroyer@cressy.com

Sam Cressy
Broker
C 574.344.9588
scressy@cressy.com

LOCATION OVERVIEW

COMMERCIAL BUILDING FOR LEASE

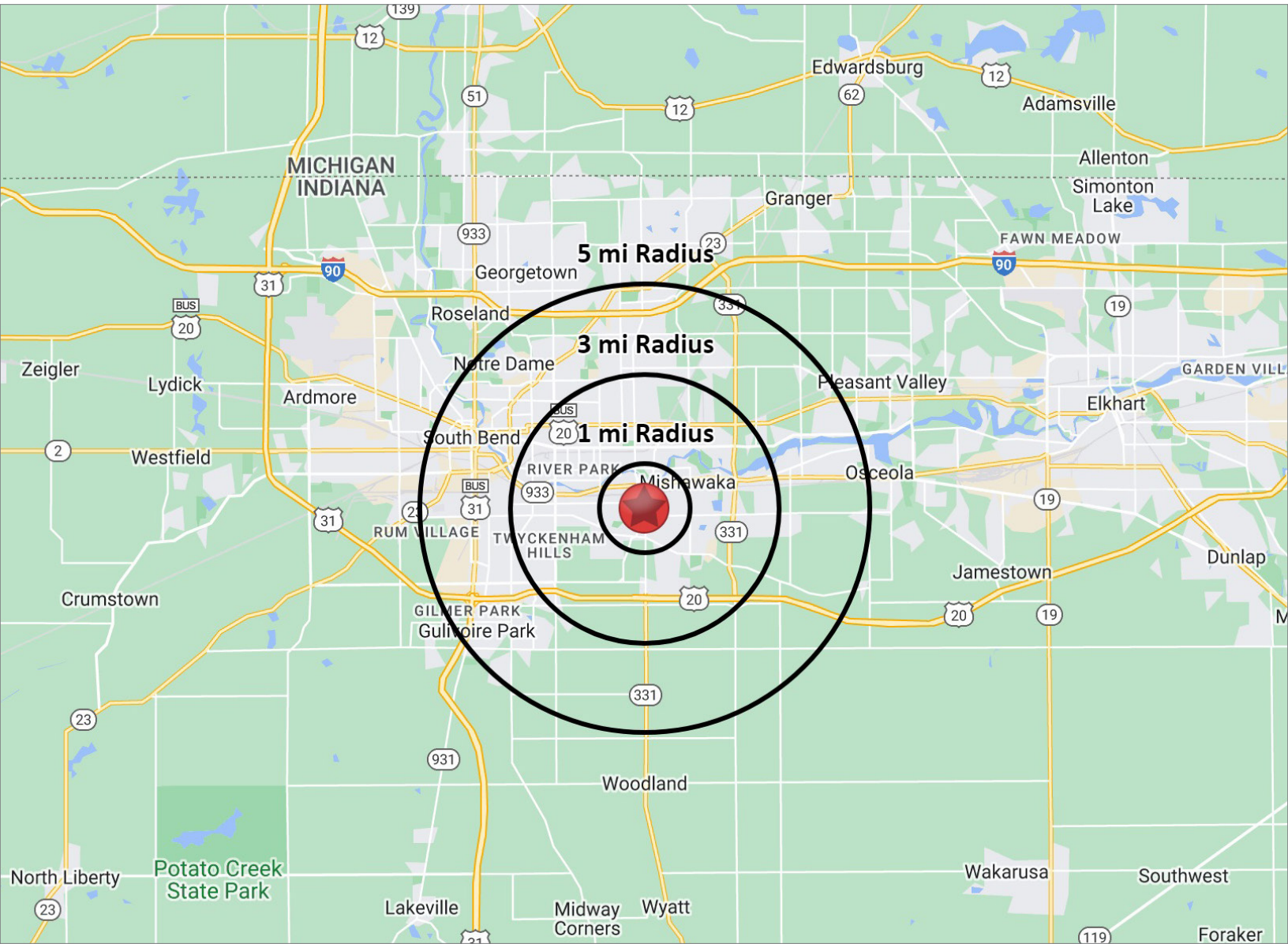
917 Union Street | Mishawaka, IN 46544



NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Luke Troyer
Broker
D 317.566.5615
ltroyer@cressy.com

Sam Cressy
Broker
C 574.344.9588
scressy@cressy.com



POPULATION

1 MILE	11,182
3 MILE	68,272
5 MILE	141,555



NUMBER OF HOUSEHOLDS

1 MILE	4,900
3 MILE	30,078
5 MILE	58,613



AVERAGE HOUSEHOLD INCOME

1 MILE	\$63,614
3 MILE	\$78,960
5 MILE	\$86,513



MEDIAN HOME VALUE

1 MILE	\$138,771
3 MILE	\$150,709
5 MILE	\$160,923