



Pinnacle  
Properties



# Juday Creek Business Park

RETAIL • HOTEL • OFFICE/MEDICAL • MULTI-FAMILY

1 to 25 Acre-Lots Available

\$350K to \$550k Per Acre

[www.judaycreekbp.com](http://www.judaycreekbp.com)

# Juday Creek Business Park | Retail/Commercial



## PROPERTY HIGHLIGHTS

- Across from the Mishawaka Sports Complex
- Retail sites available with frontage along Douglas Road.
- Average daily traffic counts 12,996 cars drive along Douglas Road between Fir Road and Capital Avenue (SR 331)



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# Juday Creek Business Park | Hotel



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# Juday Creek Business Park | Multi-Family



Juday Creek Business Park

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# Juday Creek Business Park | Mishawaka Fieldhouse



## Juday Creek Business Park

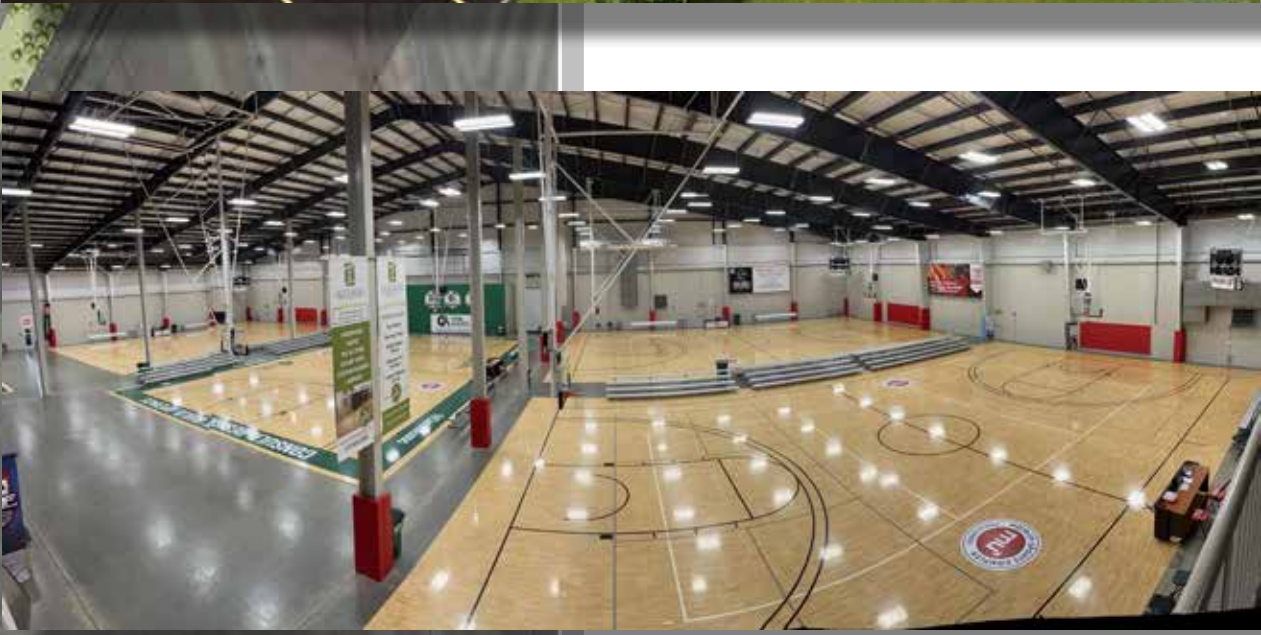
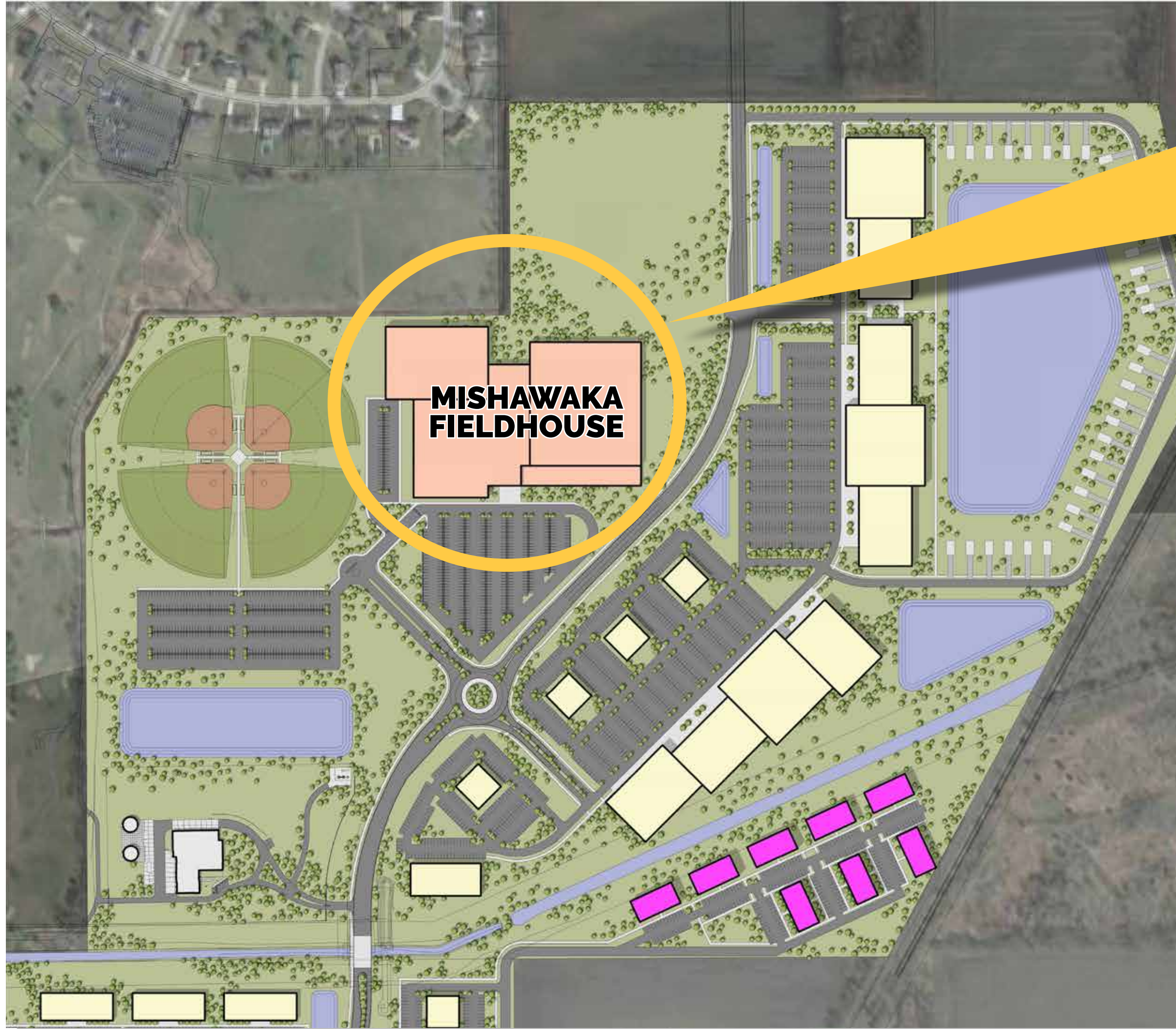
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### MISHAWAKA FIELDHOUSE FEATURES & BENEFITS

230,000 +/- square-foot sports facility featuring 10 basketball courts that can convert into 19 volleyball courts, 60,000 +/- square feet of turf, and 7 +/- batting cages

Anticipated visitors  
+/- 1.2 million per year

Anticipated economic impact is conservatively estimated in the \$35 million range annually



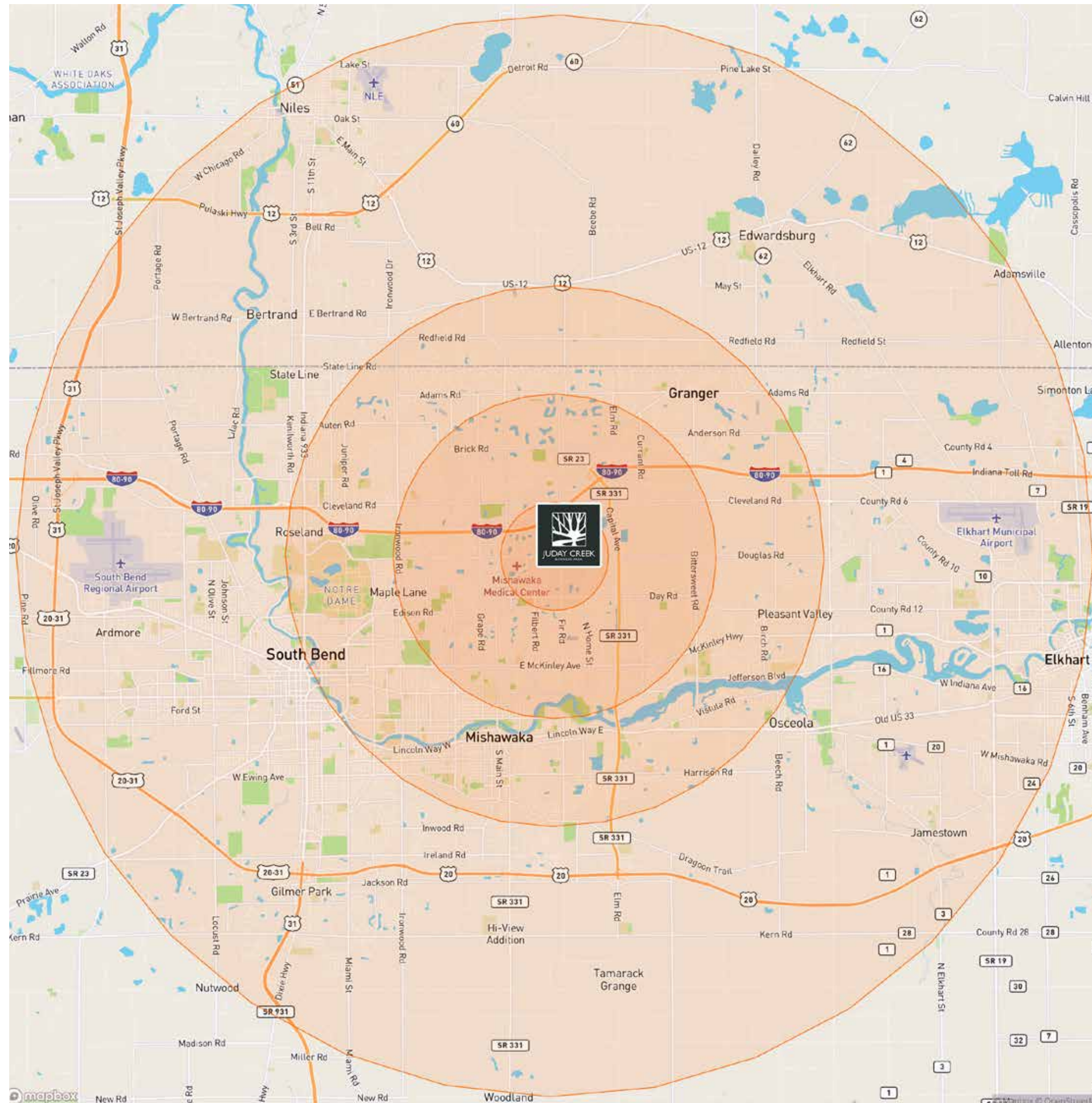
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# Juday Creek Business Park | Demographic Profile



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	1 MILE	3 MILES	5 MILE	10 MILE
<b>POPULATION</b>	3,619	42,523	139,100	320,574
<b>AVERAGE AGE</b>	34	38	35	37
<b>NUMBER OF HOUSEHOLDS</b>	1,766	18,726	54,170	124,356
<b>MEDIAN HOUSEHOLD INCOME</b>	\$95,909	\$84,250	\$87,403	\$78,485
<b>LABOR FORCE</b>	3,070	34,748	111,974	252,751

# Juday Creek Business Park | Area Details



Juday Creek Business Park is a commercial development located in Mishawaka, Indiana along the eastern edge of the University Park Trade Area (UPTA) — a highly desirable area consisting of over 6 million square feet anchored by the Simon-operated 1.1 million square-foot University Park Mall. The UPTA is home to many big box stores including Best Buy, Ross, Michaels, Hobby Lobby, Meijer, Lowe's, Kohl's, Dick's Sporting Goods, PetSmart, Whole Foods, Wal-Mart Supercenter, Sam's Club, Super Target, Costco, Home Depot, Menards, as well as many other national and regional retailers and restaurants.

This area also boasts the state-of-the-art \$355 million Saint Joseph Health System and several colleges including the University of Notre Dame, Indiana University (South Bend), Saint Mary's College, Holy Cross College, Bethel University, Purdue Polytechnic (South Bend) and Ivy Tech.

Juday Creek Business Park is located on Northeast corner of Fir and Douglas Road, minutes from the newly expanded and improved Capital Avenue (SR 331) extension. The property is across from the new, state-of-the-art \$38 million, 71,000-square-foot VA clinic at Trinity Place, and is located just south of Beacon Parkway and the I-80/90 Indiana Toll Road. This area is poised for long-term growth as the prime northeast location is at the geographic center for a population of about 600,000 people in Indiana and Michigan.

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# Pinnacle Properties | Broker Profile



Ryan White is pleased to represent the Juday Creek Business Park. As Managing Broker/Partner at Pinnacle Properties, Ryan has over 20 years experience in commercial real estate transactions, lease administration, investment properties and contract negotiation. Ryan holds a Bachelors degree in Industrial Management from Purdue University and he is licensed CCIM (Certified Commercial Investment Member) broker.

Pinnacle Properties works on all aspects of commercial properties including acquisition, disposition, leasing and development. When you choose Pinnacle Properties, we become an extension of your team providing real estate services that help maximize and leverage the best situations for our company.



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