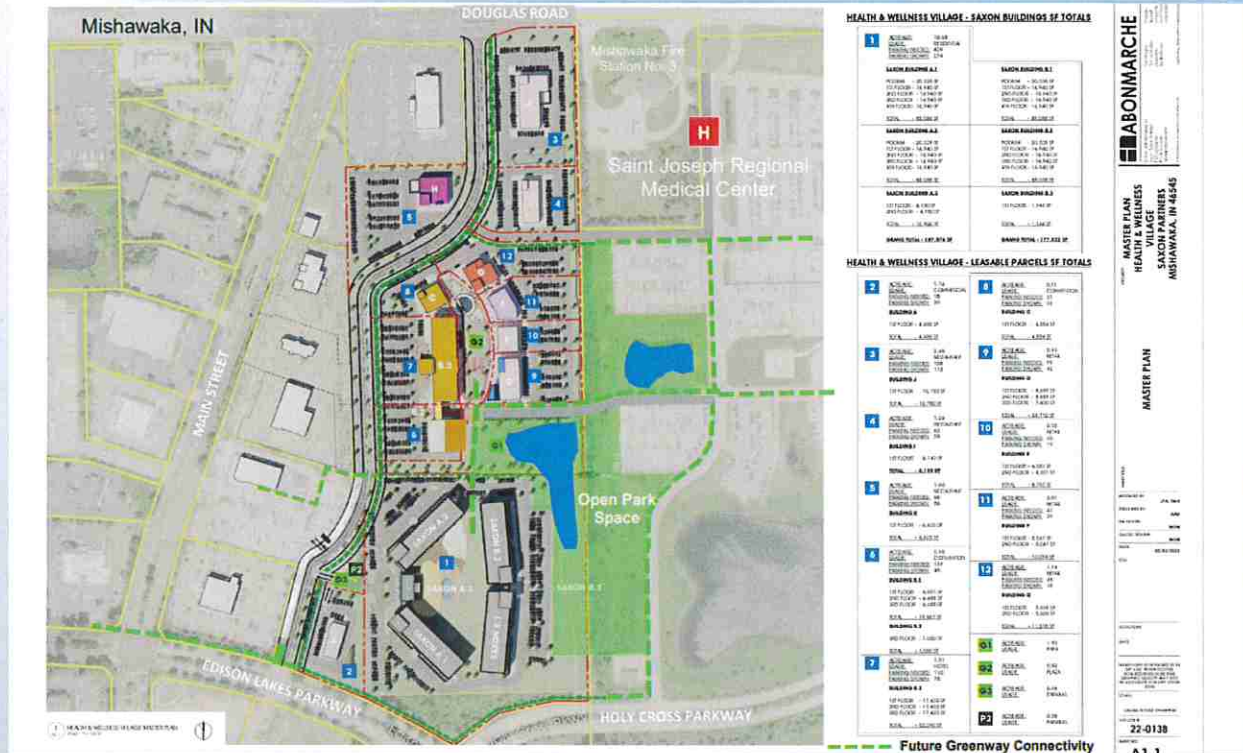


SALE or LEASE

16.65 Acres – Class A Village Development at
Douglas & Main
16000 Douglas Rd. Mishawaka, IN 46545



Price Determined by Size and Location

PROPERTY HIGHLIGHTS:

- Class A Development Village
- Developer will consider parcel sale, build to suit, or land leasing
- Abundance of nationally recognizable labels
- Heart of the Main St/Grape Rd Shopping Corridor
- Adjacent to St. Joseph Hospital (A Trinity Hospital)
- Village will provide a unique and comfortable lifestyle experience with a central location

JOHN PIRACCINI
1539 N. IRONWOOD DR.
SOUTH BEND, IN 46635
DIR. LINE: 574-243-9522
EMAIL: JOHN.P@CBCREGROUP.COM

 COLDWELL BANKER
COMMERCIAL

FULL PROPERTY DESCRIPTION:

Fantastic opportunity to be a part of a Class A development village adjacent to the state-of-the-art St. Joseph Health System Hospital (Member of Trinity Health) in the heart of the thriving Mishawaka Main St/Grape Rd shopping corridor on the heavily traveled corner of Douglas Rd (over 18,100 cars daily) and Main St (over 26,300 cars daily, INDOT Traffic Counts), one of the largest shopping corridors in the state of Indiana. With an abundance of close by recognizable labels from all over the country, some of the most desirable include Costco, Target, the UP Mall (a Simon Mall), Menard's, Lowe's, Ruth's Chris Steakhouse, CFX Fitness, Veteran's Affairs Clinic and much more! The property also sits in the center of two highly desirable residential corridors in both Granger and Mishawaka. Being only 2.5 miles from the University of Notre Dame and Eddy Street Commons (Douglas Rd recently expanded to 4 lanes all the way to Notre Dame), 3 miles from the beautiful Mishawaka Riverwalk downtown, 4 miles from Downtown South Bend, and with multiple golf courses in the area, the central village corridor will bring a unique feel for a vibrant and comfortable experience with close proximity to the area's most sought after locations. Being developed just over 1 mile East on Douglas Rd is the \$38 million, 220,000 SF Mishawaka Fieldhouse that will be home to several sports tournaments and events to be held year-round. The Fieldhouse is expected to open in the latter half of 2024. The village developer has plans to build an ultra-modern high density residential project on the back 10 acres abutting Edison Lakes Pkwy, which connects to the Class A office corridor of Edison Lakes. The developer will consider building to suit, land leasing, or sale of parcels throughout the village. PRICE TO BE DETERMINED BY SIZE AND LOCATION. Property is also only 6 miles from the continually expanding Four Winds Casino South Bend (brand-new hotel opened in 2023) and 7.5 miles from the South Bend International Airport, which is currently undergoing a \$70 million renovation. Zoned S2 - Planned Unit Development.

SALE

16000 E. DOUGLAS RD.

16000 E. Douglas Rd. Mishawaka, IN 46545



SALE

16000 E. DOUGLAS RD.

16000 E. Douglas Rd. Mishawaka, IN 46545



