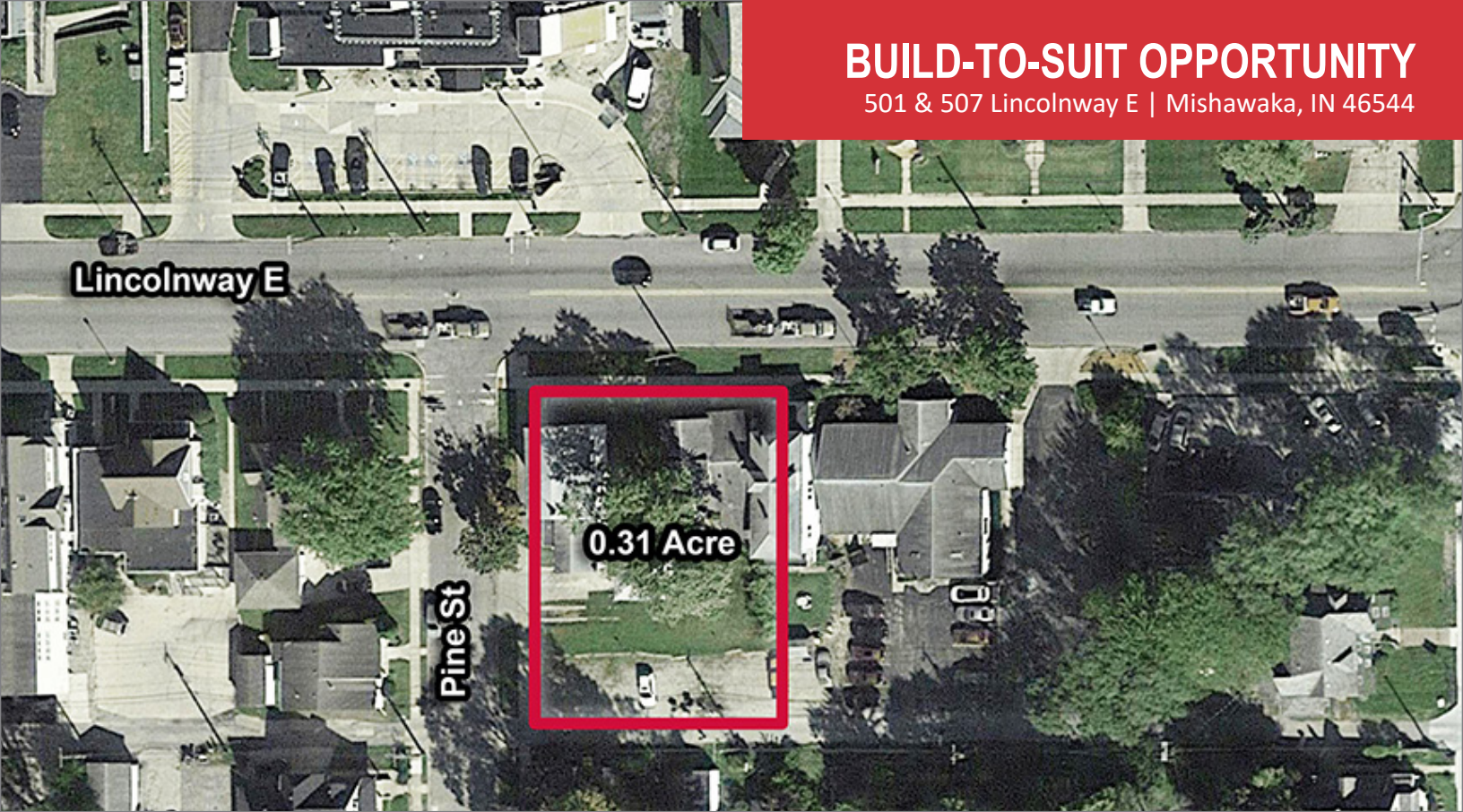


# BUILD-TO-SUIT OPPORTUNITY

501 & 507 Lincolnway E | Mishawaka, IN 46544



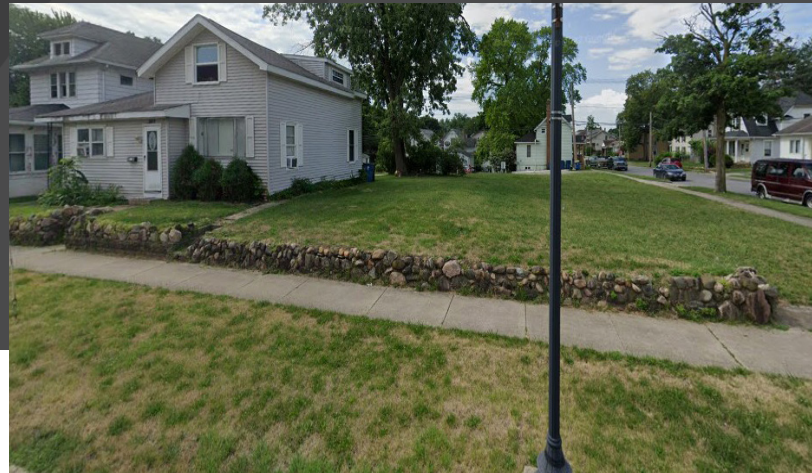
## Corner Location Provides Easy Access

- Land:** 0.31 Acre
- Improvements:** Street, Sidewalk, Gas, Water, Storm Sewer, Curb, Sanitary Sewer, Electricity
- Land Uses:** Retail, Office, Retail Pad
- Zoning:** C-3 Commercial
- Lease Rate:** \$4.00 PSF / YR NNN

[VIEW PROPERTY ONLINE](#)

### Details:

This corner lot with great visibility is just east of downtown Mishawaka. Located on the corner of S. Pine Street and Lincolnway East, this property provides easy access ideal for many users. Owner will build to suit for many uses.



# NAI Cressy

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# EXTERIOR PHOTOS

# BUILD-TO-SUIT OPPORTUNITY

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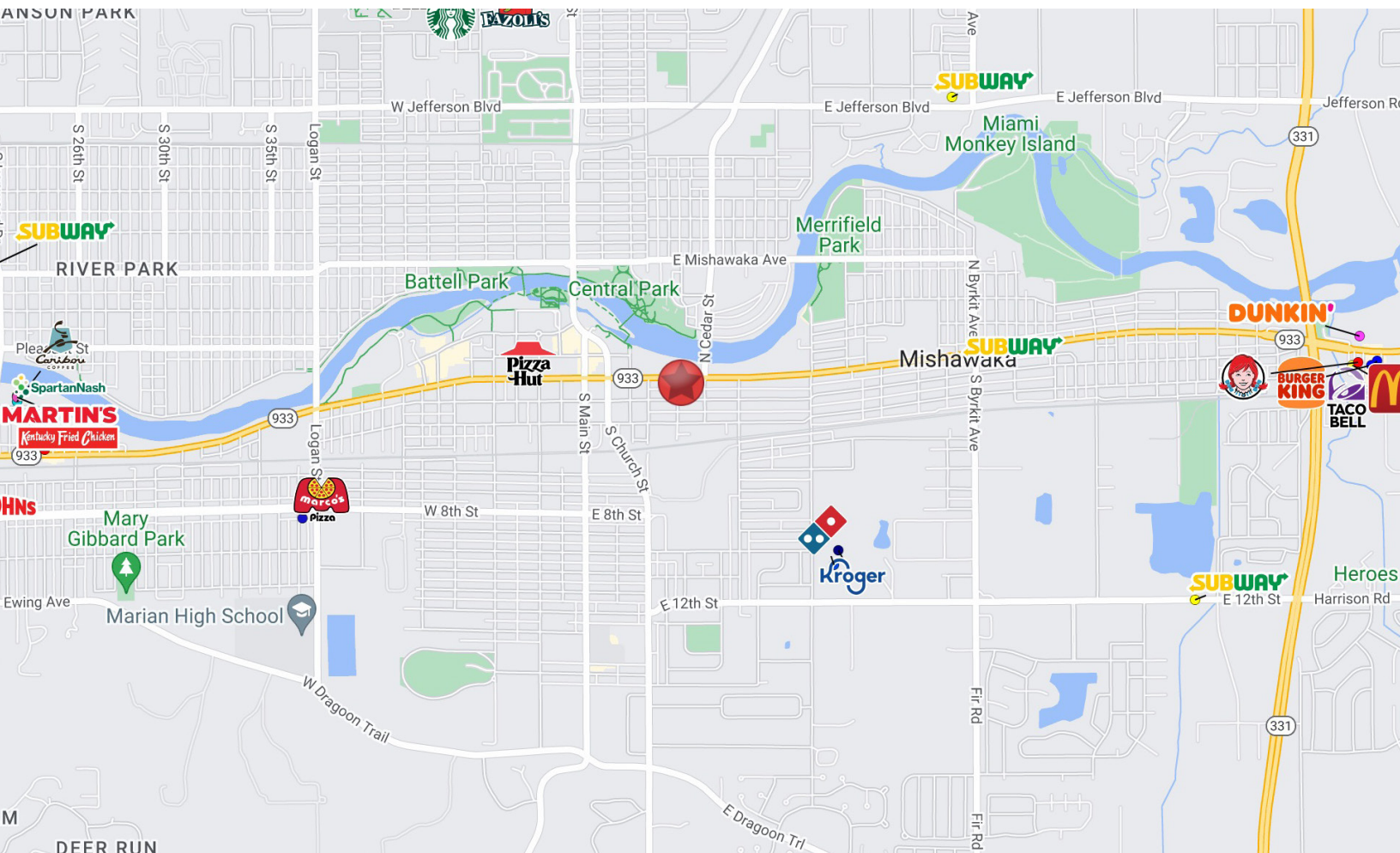




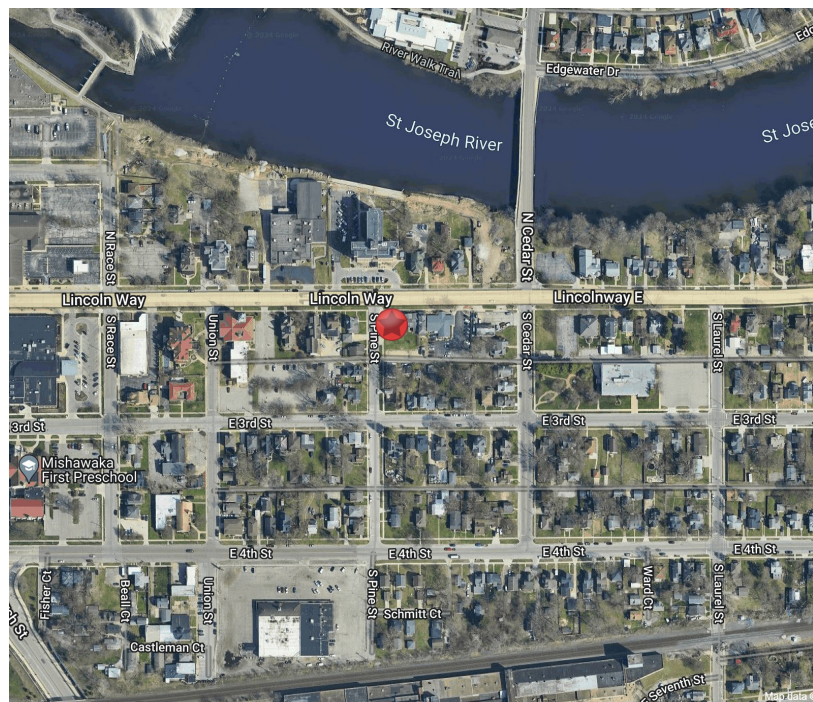
# LOCATION OVERVIEW

# BUILD-TO-SUIT OPPORTUNITY

501 & 507 Lincolnway E | Mishawaka, IN 46544



- The property is located just east of the Mishawaka CBD on Lincolnway East between the blocks of S. Pine Street and S. Cedar Street.
- The City of Mishawaka has infused the downtown area with several revitalization and new development projects along the River Walk.
- The River Walk includes mixed-use urban developments along the banks of the St. Joseph River anchored by the beautifully landscaped and vibrant Beutter Park. The park is a destination that brings people to the downtown area to enjoy seasonal produce markets, summer concert venues, movies in the park, art fairs and the river-walk way that loops around both sides of the river and connects to several city parks along the river bank.



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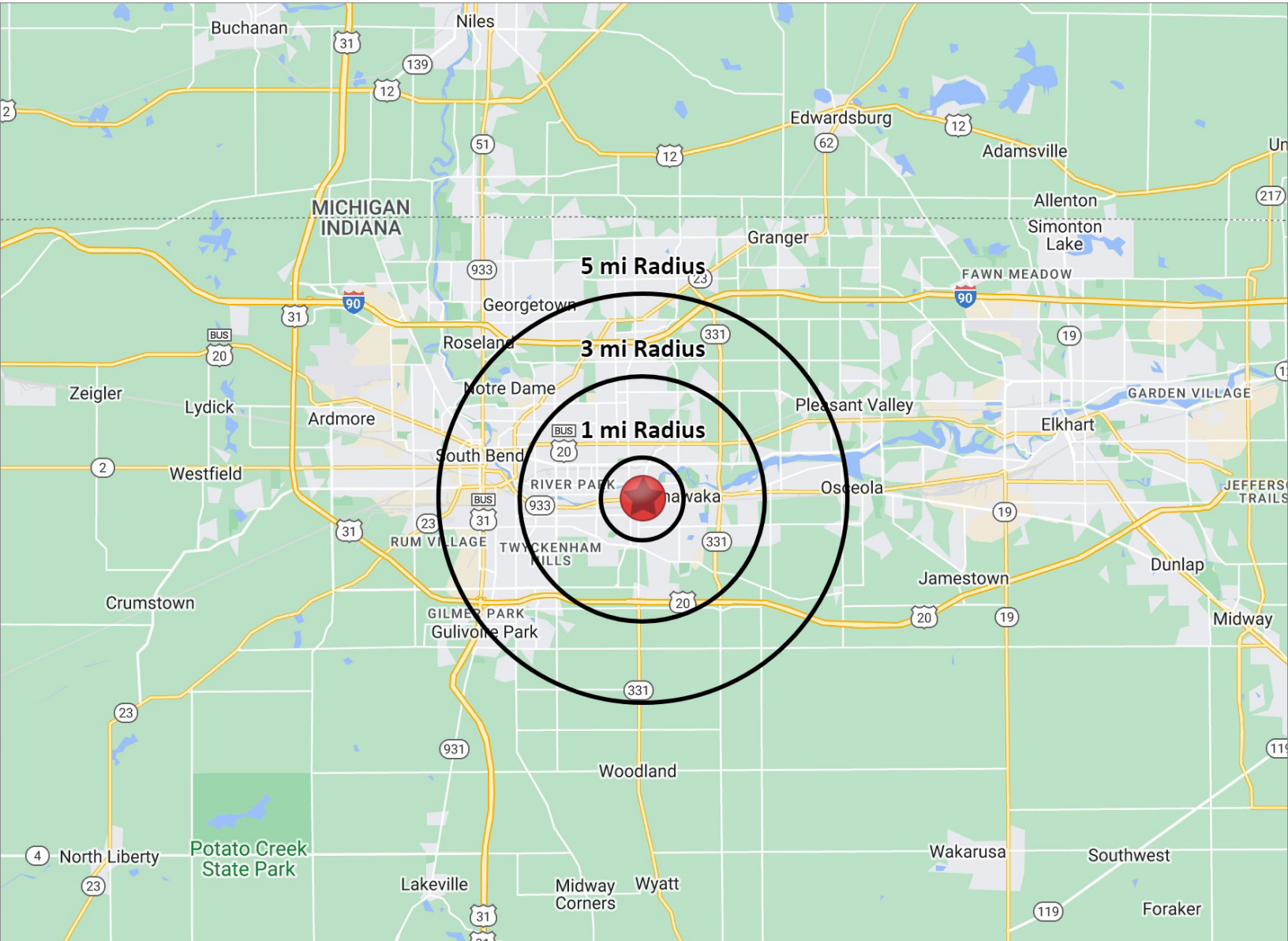
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# 2023 DEMOGRAPHICS

## BUILD-TO-SUIT OPPORTUNITY

501 & 507 Lincolnway E | Mishawaka, IN 46544



### POPULATION



### NUMBER OF HOUSEHOLDS



### AVERAGE HOUSEHOLD INCOME



### MEDIAN HOME VALUE

1 MILE	13,778
3 MILE	71,285
5 MILE	147,275

1 MILE	6,026
3 MILE	31,777
5 MILE	60,898

1 MILE	\$64,881
3 MILE	\$78,376
5 MILE	\$87,576

1 MILE	\$135,150
3 MILE	\$150,713
5 MILE	\$163,338