

YORKTOWN BUILDING FOR SALE/LEASE

102 Lincolnway E. | Mishawaka, IN 46544



Prime Corner Location in Busy Downtown Mishawaka

- Building Size:** 15,774 SF
- Zoning:** C-3 City Center Commercial, Opportunity Zone
- Accessibility:** Stairs and Elevator to Upper Floors
- Building Type:** Multi-Tenant, Mixed-Use
- Lease Rate:** \$11.00 PSF NNN
- List Price:** \$630,000

[VIEW PROPERTY ONLINE](#)

Details:

Available for sale or lease, the Yorktown Building offers adaptable spaces ideal for mixed-use development. The first floor layout is perfect for a restaurant or bar, the second floor provides versatile office space, and the third floor presents an exciting opportunity for conversion into modern apartments or additional office areas. An elevator provides convenient access to all three floors. The property's flexible zoning supports commercial, retail/service, professional office, and residential uses. Located directly across from City Hall in Mishawaka's central business district, which is undergoing over \$27 million in investments, including projects like The Mill at Ironworks Plaza and new residential developments, this property is in an Opportunity Zone and TIF District, with additional economic incentives potentially available. With frontage on Lincolnway East and North Main Street, it enjoys high visibility and easy access.



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

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EXTERIOR PHOTOS

YORKTOWN BUILDING FOR SALE/LEASE

102 Lincolnway E. | Mishawaka, IN 46544



INTERIOR PHOTOS

YORKTOWN BUILDING FOR SALE/LEASE

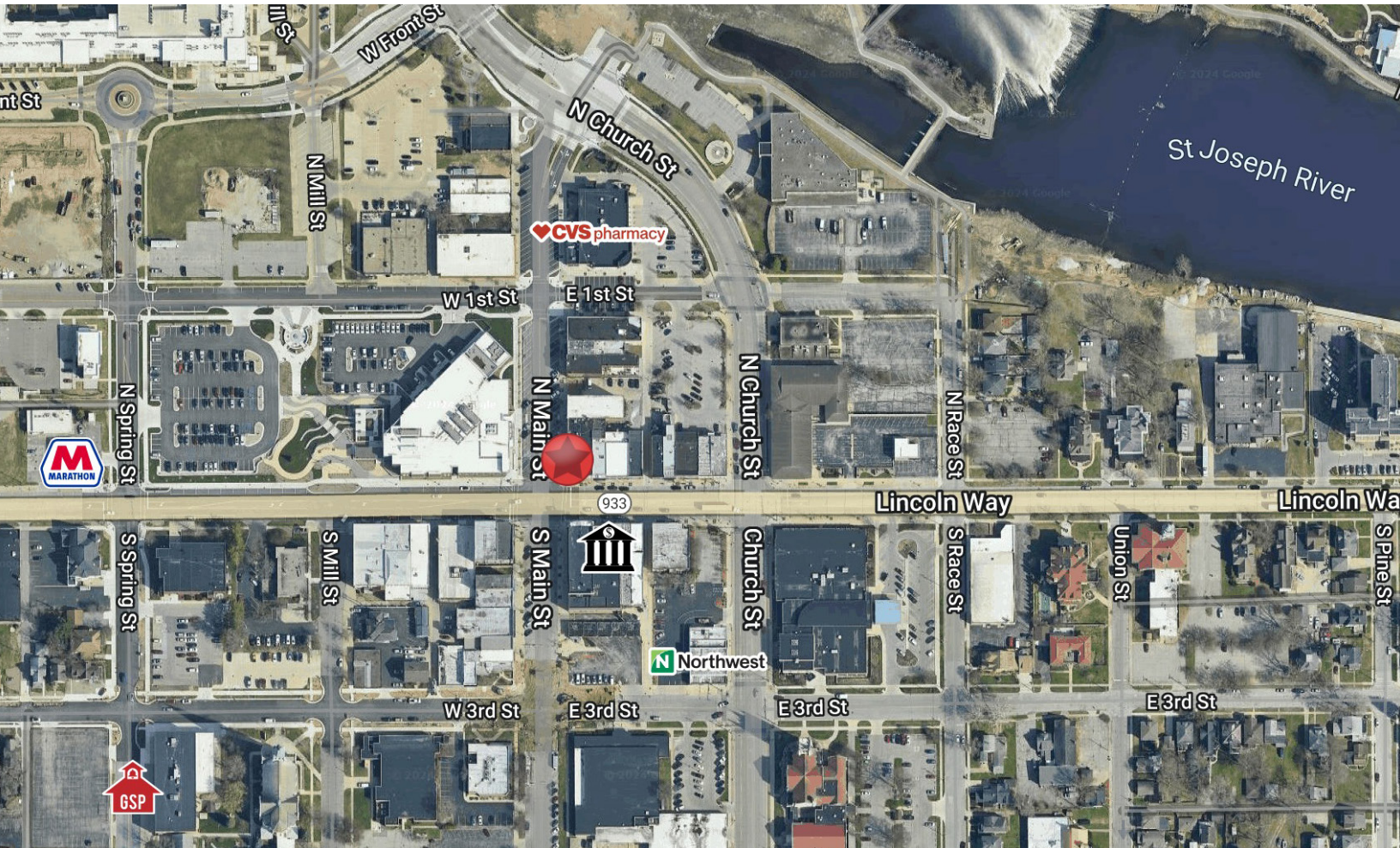
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LOCATION OVERVIEW

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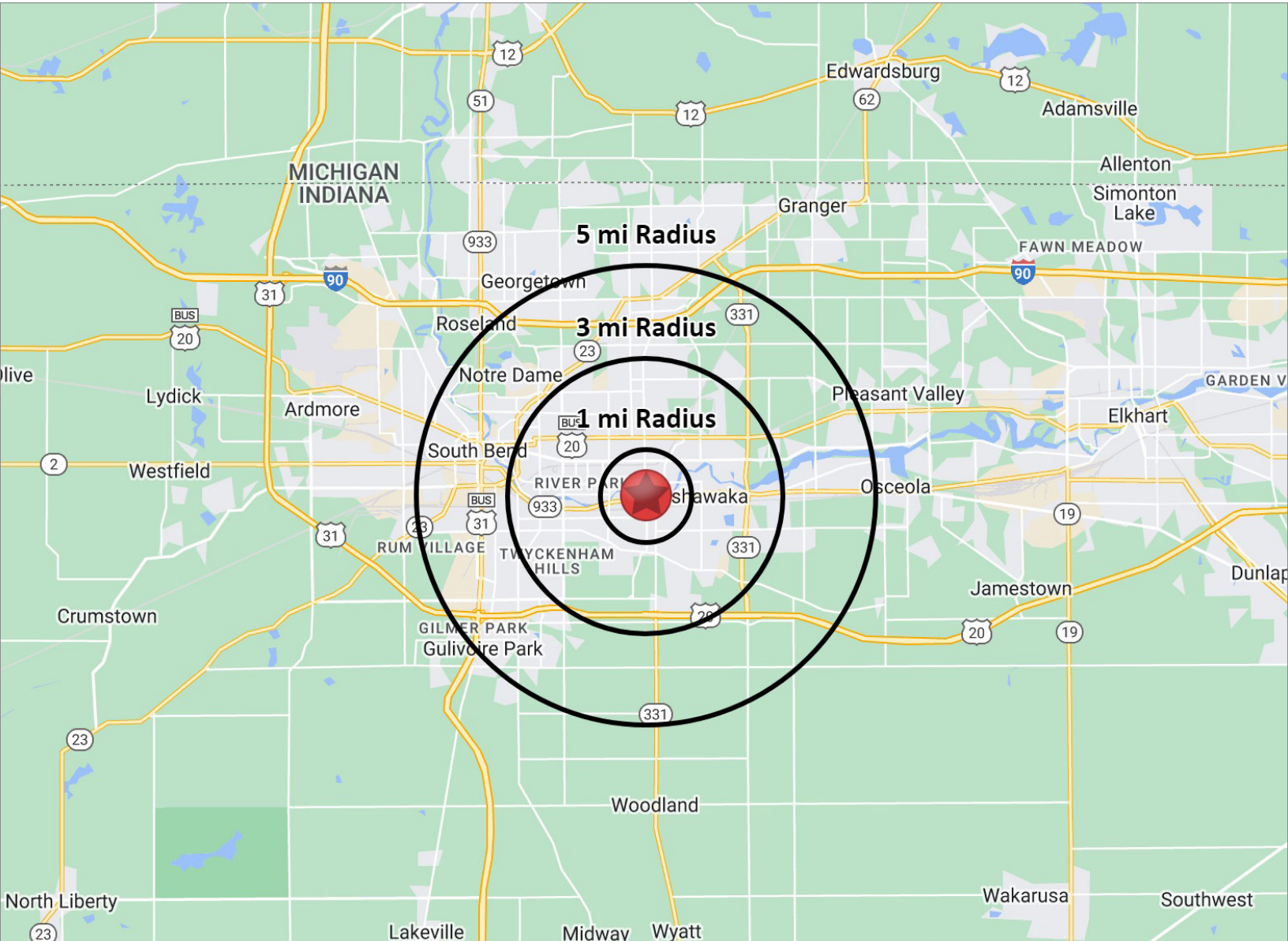
- Located in the CBD of Mishawaka across from City Hall at the northeast corner of Lincolnway E (SR-933) and N. Main St.
- Downtown Mishawaka is in the midst of an urban revitalization and experiencing comprehensive development & reinvestment including retail, office, and residential space.



2024 DEMOGRAPHICS

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POPULATION

1 MILE	14,462
3 MILE	76,109
5 MILE	152,269



NUMBER OF HOUSEHOLDS

1 MILE	6,376
3 MILE	33,586
5 MILE	63,100



AVERAGE HOUSEHOLD INCOME

1 MILE	\$69,080
3 MILE	\$78,521
5 MILE	\$83,895



MEDIAN HOME VALUE

1 MILE	\$54,730
3 MILE	\$59,706
5 MILE	\$61,667



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