




CONFIDENTIAL OFFERING MEMORANDUM

Smiley's Entertainment Center | 1526 Deer Run Drive | Mishawaka, IN 46545



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

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National Native American Supplier Council

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.

Edward F. Bradley, CCIM/CPM/SIOR
NAI Cressy, Senior Vice President/Principal
D 574.485.1538
ebradley@cressy.com

NAI Cressy Commercial Real Estate. ("Agent") has been engaged as the exclusive agent for the sale of 1526 Deer Run Drive, Mishawaka, IN (the "Property"), by the owner of the Property ("Seller").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

Prospective Purchaser: Signed Name: _____

Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Email Address: _____

Representing Broker:

Printed Name: Edward F. Bradley, CCIM/CPM/SIOR

Title: Senior Vice President/Principal

Mailing Address: 200 N. Church Street, Suite 200, Mishawaka, IN 46544

Phone #: 574.271.4060

Email Address: ebradley@cressy.com

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 2024.

Return to: NAI Cressy, 200 N. Church Street, Suite 200 | Mishawaka, IN 46544 | 574.271.4060

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Exclusive Advisor:

EDWARD F. BRADLEY, CCIM/CPM/SIOR
NAI Cressy Senior Vice President/Principal
574.485.1538
ebradley@cressy.com



EXECUTIVE SUMMARY

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Smiley's Entertainment Center | 1526 Deer Run Drive | Mishawaka, IN 46545

This 50,736 SF former multi-use sports facility has recently been leased to Smiley's Space-Themed Adventure Park. They are a single tenant and have signed a 10 year commitment.

Slated to open in October 2023, this family-friendly park boasts several different party rooms, multiple playgrounds and will soon be the largest arcade in the region. There will be a three-story jungle gym, as well as a giant ball pit, Lego games, a toddler-exclusive playground, and trampoline dodgeball and basketball. Adults can participate in a 22-foot climbing wall, fight in the "Nerf Arena" and grab a drink at the restaurant and bar, which is expected to open in December.

Smiley's currently has an Ocean-Themed Adventure park location in Indianapolis, IN, and has future plans to open another location in Wisconsin.

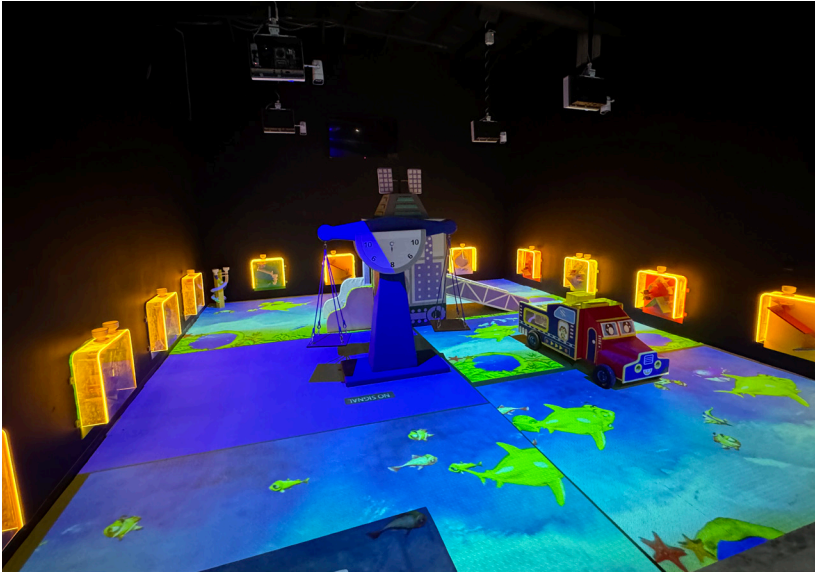
[VIEW PROPERTY ONLINE](#)

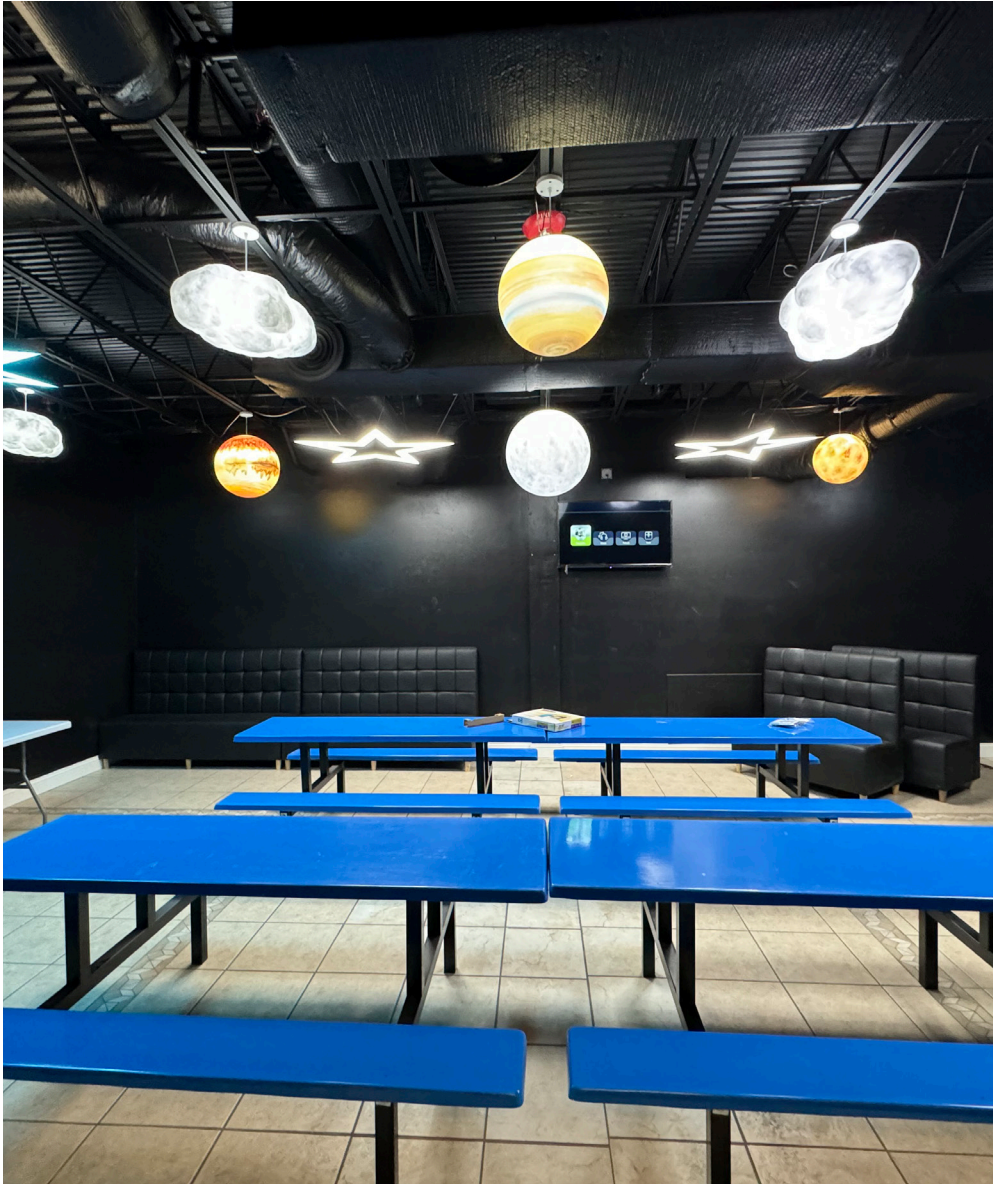
[VIEW SMILEY'S WEBSITE](#)



ADDRESS	1526 Deer Run Drive Mishawaka, IN 46545
TOTAL SQUARE FEET	50,736 SF
PARCEL SIZE	3.83 Acres
OCCUPANCY	100%
ZONING	S-2 PUD
CEILING HEIGHTS	24' (in high bays)
UTILITIES	Municipal
PARKING	Approximately 170 Spaces
YEAR BUILT	2006
TENANT	Smiley Mishawaka
CAP RATE	8.0%
LEASE TERM	10 Years
LIST PRICE	\$2,536,800
ANNUAL RENT	\$202,944 NNN







LOCATION OVERVIEW

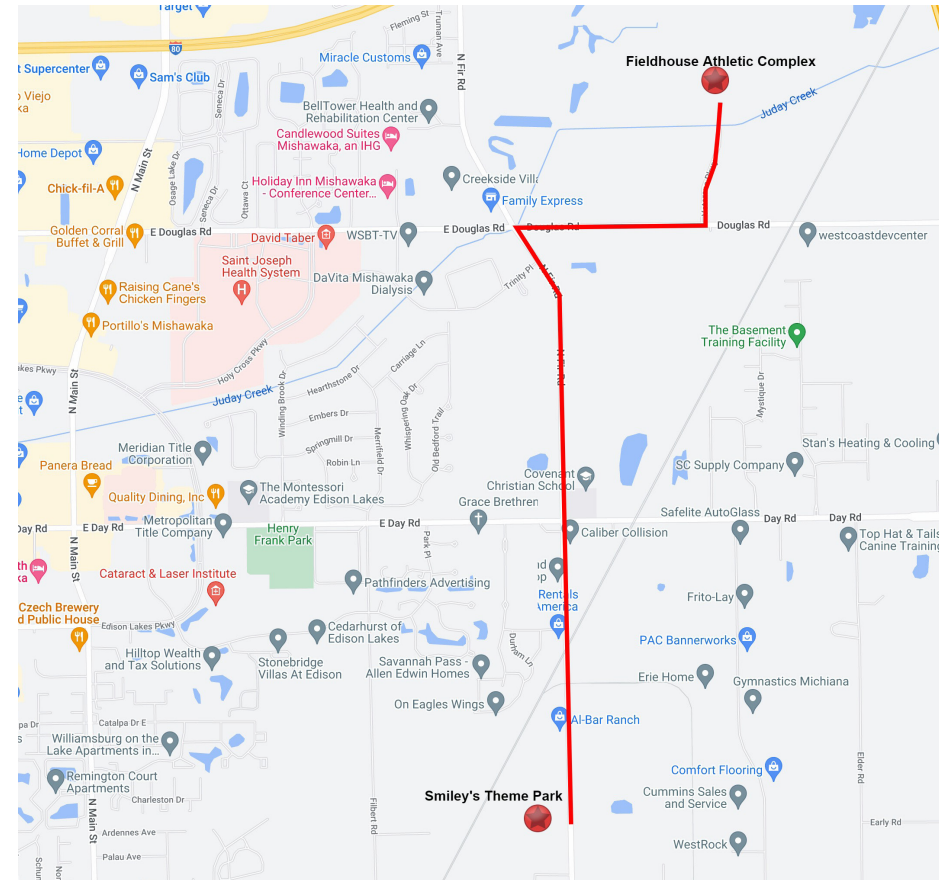
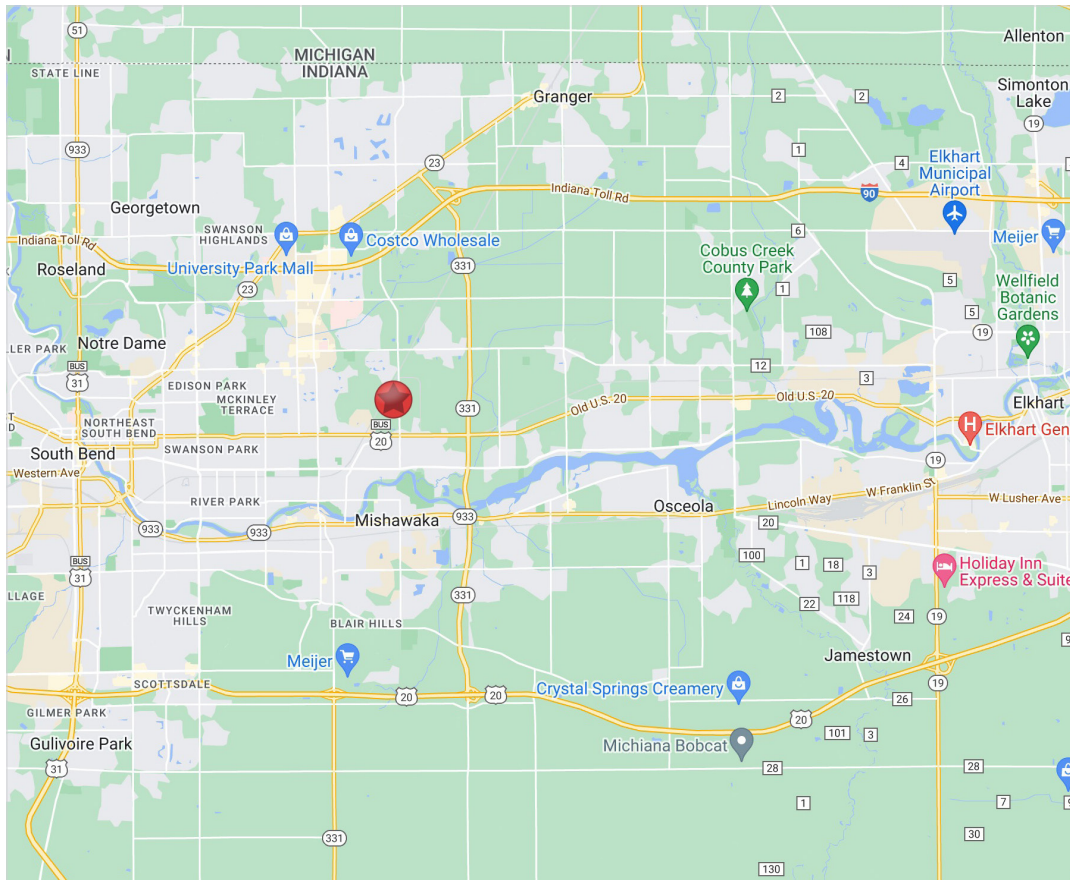
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This unique facility is easily accessible to the surrounding region via Capital Avenue which connects to the I 80/90 Toll Road, US 20/31 ByPass. It is located in northern Indiana within minutes of Saint Joseph Regional Medical Center, the University Park Mall Trade Area, and Edison Lakes Corporate Office Park.

This location is ideal for a family-friendly Adventure Theme Park. In addition to the vast amount of hotel, retail and dining options, the new \$40M Mishawaka Fieldhouse Athletic Complex will be opening in 2024. It will be located approximately 2 miles due north of Smiley's is projected to bring tens of thousands of visitors, including youth athletes and their families to the area, making Smiley's a destination for a fun day out.

MORE INFO ON THE FIELDHOUSE PROJECT



ST. JOSEPH COUNTY, INDIANA

Activity and energy dot the city landscapes, while serenity and the quiet of rural living can be found in the county's small towns. Cities like South Bend and Mishawaka give residents the taste of mid-size city living coupled with shopping, arts and culture, sports and recreation, not to mention the benefits of having five major universities at our doorstep.

Our cities, towns and neighborhoods reflect a convergence of tradition and transformation. South Bend is the only place the University of Notre Dame has ever called home. And, this is the place where industrial manufacturing was king. While we honor the traditions and history, we're also a place on the move—where advanced manufacturing, logistics, health care and research are king.

Mishawaka, the Princess City, lies nestled along the meandering path of the St. Joseph River. Population growth, business expansion and record-breaking new construction tell us that people want to live, work, raise their families and retire in Mishawaka. Community pride is an essential part of life in the Princess City. But, construction and growth are not all that make a city great. Mishawaka is home to Bethel College, AM General's Hummer Plant, a beautiful system of parks and myriad cultural opportunities.

KEY EMPLOYERS

AM General
Beacon Health System, Inc.
City of South Bend
Liberty Mutual
Martin's Super Markets Inc.
Meijer, Inc.
Quality Dining
Saint Joseph Health System
South Bend Community School Corporation
University of Notre Dame

DISTANCE TO MAJOR CITIES

Chicago, IL	95 miles
Grand Rapids, MI	115 miles
Indianapolis, IN	147 miles
Detroit, MI	218 miles



MARKET OVERVIEW

2023 Demographics | South Bend/Mishawaka MSA

Population	323,743
Households	128,998
Average Household Income	\$97,915
Median Age	37.0
Average Commute Time	20 minutes
Total Businesses	11,861
Unemployment Rate	2.7%
Median Home Value	\$168,446



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