

The
MILL
at
IRONWORKS
PLAZA

Phase II

235 Ironworks Ave
Mishawaka, IN



7D COMMERCIAL REAL ESTATE
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT



FLAHERTY & COLLINS
PROPERTIES



5,000sf River Front Restaurant
Space & 4,800sf Restaurant
End Cap



THE MILL





5,000 SF Riverfront End-Cap & 4,800sf Interior End-Cap Available



Over 400 unit luxury multi-family/mixed use project in downtown Mishawaka, IN.



Average incomes of Ironworks residents is over \$120,000/year.



Biergarten and Riverwalk Park adjacent to The Mill at Ironworks.

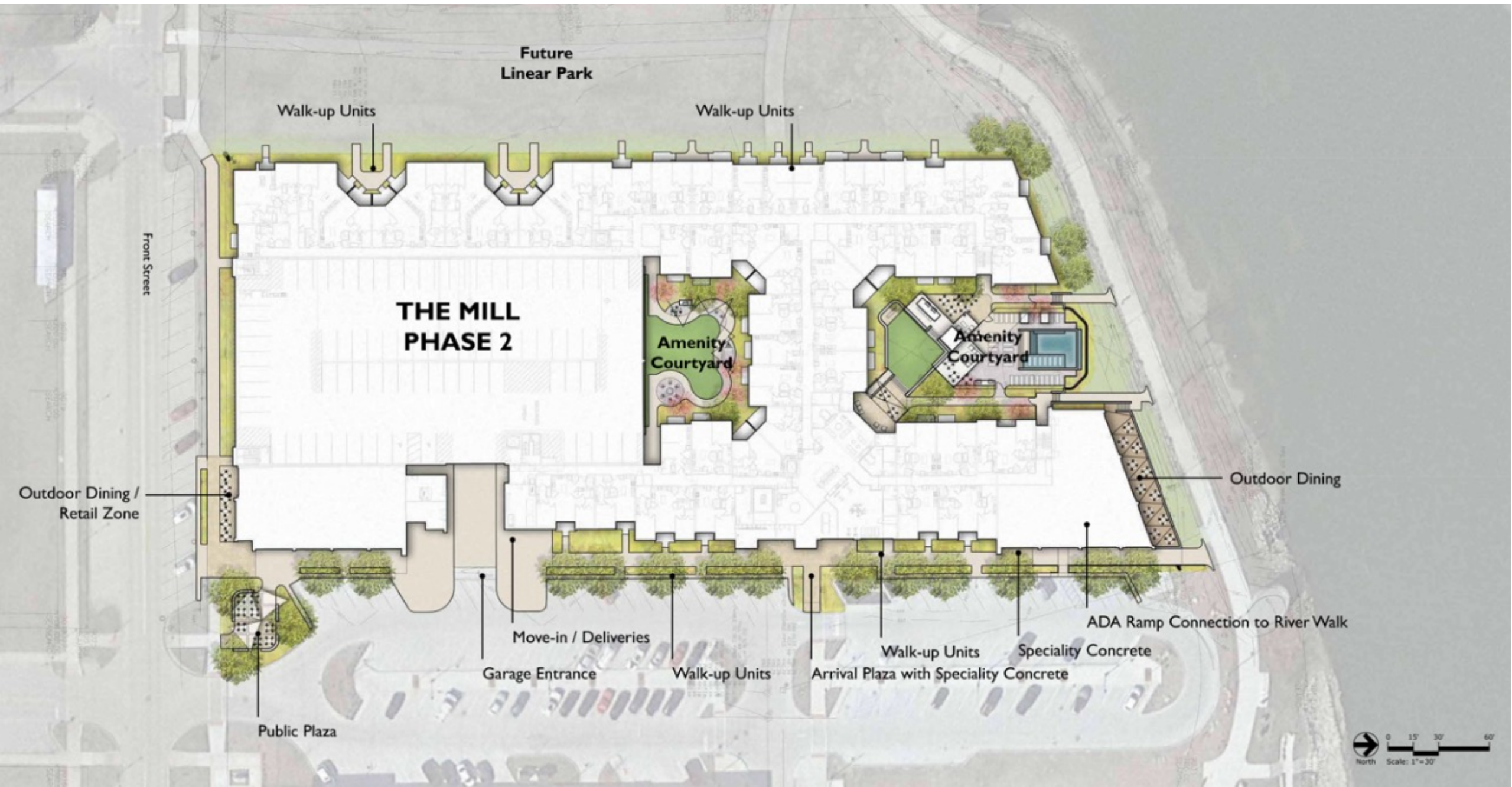


Weekly farmers market and events throughout the year attracting thousands.



Event center, skating ribbon, concert venue & South Bend Chocolate Factory Cafe





Future
Linear Park

Walk-up Units

Walk-up Units

Front Street

**THE MILL
PHASE 2**

Amenity
Courtyard

Amenity
Courtyard

Outdoor Dining

Outdoor Dining /
Retail Zone

ADA Ramp Connection to River Walk

Move-in / Deliveries

Walk-up Units

Speciality Concrete

Public Plaza

Garage Entrance

Walk-up Units

Arrival Plaza with Speciality Concrete

North
Scale: 1"=30'

THE MILL - PHASE 2

METICULOUS

FIRST FLOOR PLAN



LEGEND

- | | | | |
|---|---|--|---|
| STUDIO | 2 BEDROOM | AMENITIES | MEP / TRASH |
| 1 BEDROOM | 2 BEDROOM + DEN | RETAIL | STORAGE |
| 1 BEDROOM + DEN | CIRCULATION | PARKING GARAGE | PATIO/BALCONY |





LEGEND

- 1. Cafe Building
- 2. Skating and Event Building
- 3. Arrival Plaza / Entry
- 4. Parking
- 5. Dumpster Enclosure
- 6. Public Art
- 7. Event Plaza / Ice Skating Rink
- 8. Fog Garden
- 9. Outdoor Dining
- 10. Walking Path / Ice Skating Path
- 11. Garden Plantings
- 12. Streetscape Plantings
- 13. Stage / Christmas Tree Platform
- 14. Riverwalk Extension
- 15. Riverwalk Access
- 16. Widened Access / ADA ramp
- 17. Biergarten
- 18. Biergarten Pavilion
- 19. BiergartenShade Structure
- 20. Ironworks Plaza Signwall
- 21. North River Node

PHASE ONE & TWO COMPLETED 2019/2020

PHASE THREE COMPLETED FALL 2023

River Walk

Robert C. Beutter
Riverfront Park

N. Main Street

Ironworks Avenue

THE MILL at IRONWORKS PLAZA





The
MILL
IRON
PLAZA

CORNER COFFEE

Chocolaine

TOP CUT







FLAHERTY & COLLINS
PROPERTIES

The
Mill
at
IRONWORKS
PLAZA



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For leasing information, please contact:

Luke Isenbarger

7D Commercial Real Estate

O: 317.572.5035 | M: 317.319.1436

lisenbarger@7dcre.com | www.7dcre.com