

SALE



INDUSTRIAL

2114 LYNN STREET



2114 LYNN STREET, MISHAWAKA, IN 46545

PROPERTY OVERVIEW

This nice industrial/ flex space building now available in a great location for visibility given the high traffic counts on McKinley Highway (nearly 20,000 vehicles per day). The property is located on the eastern edge of the Mishawaka Business District and is an ideal facility for a variety of uses and/or redevelopment with the frontage (124') & excess out lot land on McKinley. The building offer a very clean and open retail / showroom space with adjacent offices and warehouse on the first floor. Features a mezzanine level for additional office space & storage. The area is surrounded by local and national retailers and businesses as well as residential neighborhoods. It is just minutes from the UP Retail Trade Corridor, along with the Town & Country Shopping District, Bethel University, the University of Notre Dame, St. Mary's College, and downtown Mishawaka and South Bend.

SALE PRICE	\$415,000
-------------------	------------------

Lot Size:	1.95 Acres
Building Size:	7,480 SF
Zoning:	Light Industrial



BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com



BRADLEYCO.COM



2114 LYNN STREET, MISHAWAKA, IN 46545

SALE

INDUSTRIAL

Sale Price **\$415,000**

LOCATION INFORMATION

Street Address	2114 Lynn Street
City, State, Zip	Mishawaka, IN 46545
County	St Joseph

BUILDING INFORMATION

Building Size	7,480 SF
Showroom/Office Space	1,008 SF
Shop/Mezzanine	1,272 SF
Ceiling Heights	14'
Electric	400A/110V/1 phase
Door	OHD 10x12
Docks	(1) exterior truck well, currently offline

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-1, Light Industrial
Lot Size	1.95 Acres
APN #	71-09-10-227-001.000-023 71-09-10-227-003.000-023 71-09-10-227-004.000-023
RET	\$5,567.52 '23 pay '24 combined (\$0.64 psf)

PARKING & TRANSPORTATION

Parking Type	Surface
Number of spaces	40+ spots, additional overflow lot
Traffic Counts	16,119 AADT (McKinley Ave & Fir Rd)

UTILITIES & AMENITIES

Gas	Mishawaka
Electric	AEP
Water	Mishawaka
Frontage	124' on McKinley
	Short term lease in-place (exp 1/31/28), with strong credit tenant, Fastenal (FAST)
Rental Income	Rent revenue: \$3,000/mo. Modified Net
	Renewal Option(s): (1) 3 year option, 180 day notice



GREG PINK
 Vice President
 574.237.6004
 gpink@bradleyco.com

KIRK ZUBER
 Vice President
 574.267.8556
 kzuber@bradleyco.com



2114 LYNN STREET, MISHAWAKA, IN 46545

SALE

INDUSTRIAL



GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com



2114 LYNN STREET, MISHAWAKA, IN 46545

SALE

INDUSTRIAL



GREG PINK
 Vice President
 574.237.6004
 gpink@bradleyco.com

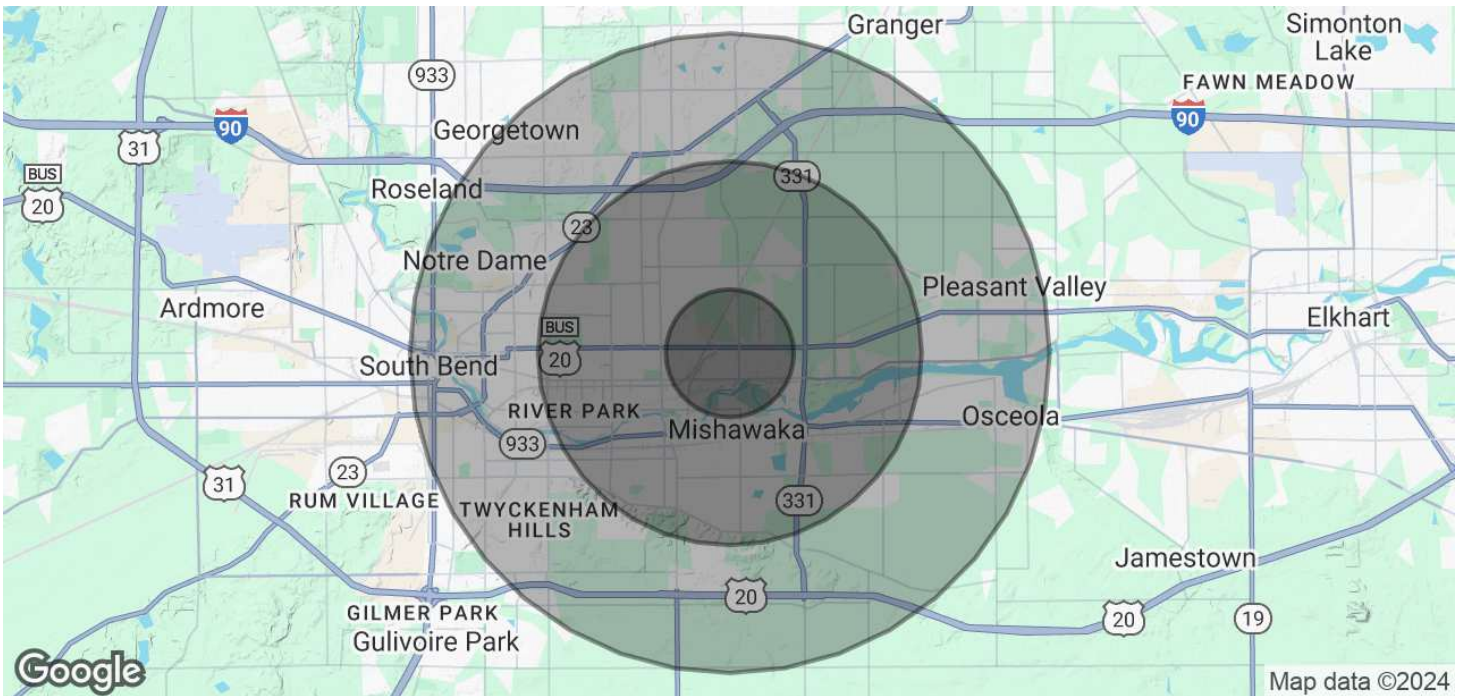


DEMOGRAPHICS MAP & REPORT

2114 LYNN STREET, MISHAWAKA, IN 46545

SALE

INDUSTRIAL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,099	62,852	146,840
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,755	28,019	59,623
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$71,765	\$74,886	\$88,029
Average House Value	\$225,567	\$201,351	\$235,228

Demographics data derived from AlphaMap

GREG PINK

Vice President

574.237.6004

gpink@bradleyco.com