

For Sale

6.31 AC on Land off Cleveland Rd in Granger, IN



15065 Cleveland Rd

Mishawaka, IN, 46530

This 6.31-acre site on Cleveland Road is a primed and ready to go multi-family development opportunity in a growing corridor on the northern edge of Mishawaka. This property has been assembled and cleared, rezoned for multi-family development, and presented with ready access to water and sewer service via mains on Cleveland Rd. The site is exceptionally positioned, located just east of the major retail corridor of Grape Rd & Main St; just south of SR-23 and residential neighborhoods, and just west of the Juday Creek Business Park, Mishawaka Fieldhouse, Gurley Leep Automotive Campus, and Microsoft Data Centers. These projects are poised to bring traffic, activity, development, and a need for housing to this area.

Sale Price	\$2,524,000
Lot Size	6.31 AC
Utilities	Municipal Water & Sewer
Zoning	R-3 Multi-Family Residential

Dan Skodras
Senior Vice President
dskodras@bradleyco.com
574.237.6052

Matt Wetzel
Senior Vice President
mwetzel@bradleyco.com
574.970.9006

Brendan Bradley
Senior Broker
bbradley@bradleyco.com
574.968.9282

www.bradleyco.com

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Highlights

- Fantastic location in growing corridor with major projects and future developments in proximity
- Mishawaka utility mains on Cleveland Rd ready to service a project at this location
- Existing zoning classification allows for multi-family development
- Site is dry and relatively flat
- Clean 2021 Phase 1 on file

Retailer Map

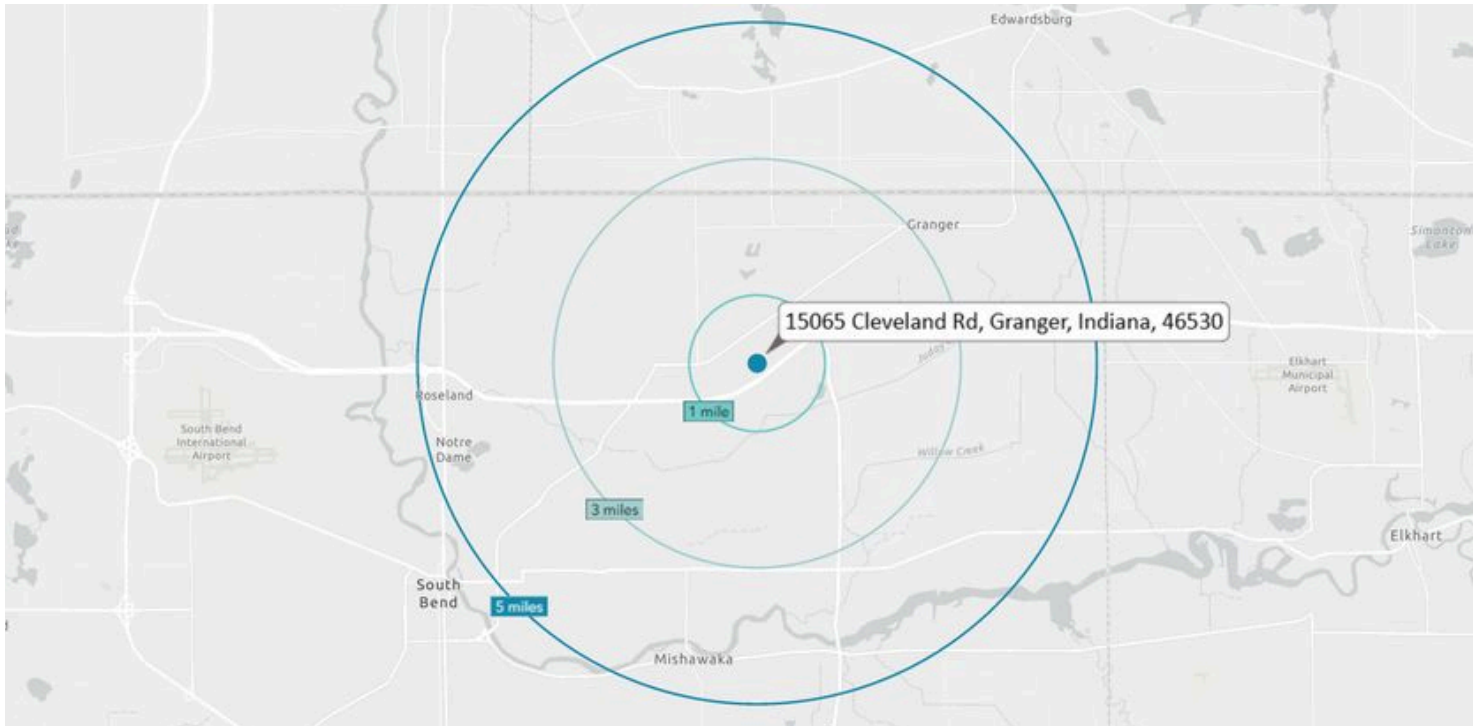
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Google

Demographics

15065 Cleveland Rd, Mishawaka, IN 46530



Demographics

	1 Miles	5 Miles	10 Miles
Total Population	4,387	39,110	121,348
Average Age	38	40.4	36.7
Average Age (Male)	36.0	36.3	37.2
Average Age (Female)	39.8	39.6	40.3
Total Households	1,872	16,207	47,685
# of Persons per HH	2.19	2.38	2.36
Average HH Income	\$110,304	\$119,722	\$101,329
Average House Value	\$299,324	\$291,324	\$236,551