

**Edison Lakes Redevelopment Opportunity**

3909 North Main Street

Mishawaka, IN 46545

**For Sale: Former Skating Rink On Excellent Redevelopment Site**

Unique redevelopment opportunity for sale in the heart of Mishawaka, adjacent to Edison Lakes Corporate Park. The 23,890 SF building was formerly a skating rink situated on 2.81 acres with 387' frontage on North Main Street.

This is a great opportunity for redevelopment or repurposing of the building for retail or office space.

Property Highlights

- ▶ 387' frontage on North Main Street
- ▶ 23,000+ vehicles per day
- ▶ 23,890 SF building on 2.81 acres
- ▶ Excellent redevelopment opportunity
- ▶ Zoned C1 - General Commercial
- ▶ **FOR SALE: \$1,200,000**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Edison Lakes Redevelopment Opportunity

3909 North Main Street

Mishawaka, IN 46545



Map data ©2025 Google

Excellent Location

The property at 3909 North Main Street is located near the following businesses, including but not limited to:

- | | | |
|---------------------------------|---------------------------------------|--------------------------------|
| 1. Buffalo Wild Wings | 7. Edison Lakes Medical Center | 13. IHOP |
| 2. Kohl's | 8. Sono Bello South Bend | 14. Logan's Roadhouse |
| 3. DICK'S Sporting Goods | 9. Residence Inn | 15. Noodles and Company |
| 4. Burlington | 10. Home2 Suites by Hilton | 16. Whole Foods Market |
| 5. PetSmart | 11. Red Lobster | 17. Furniture Row |
| 6. Panera Bread | 12. Red Robin | 18. Hyatt Place |

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

**Edison Lakes Redevelopment Opportunity**

3909 North Main Street

Mishawaka, IN 46545

Site Plan**NEAL BOWMAN, SIOR**

Senior Broker

260 424 8448

neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager

260 424 8448

philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate

260 424 8448

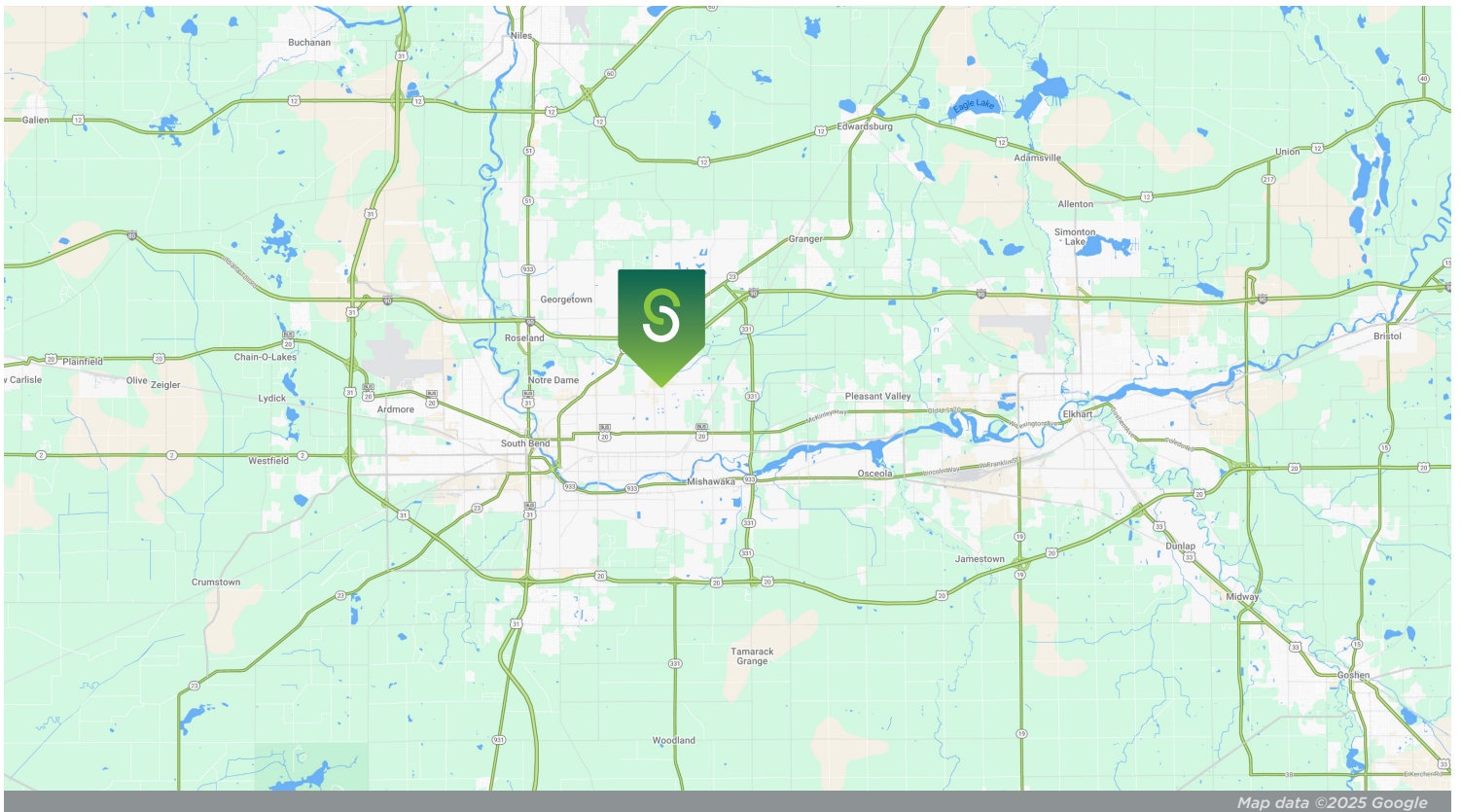
ian.smith@sturgespg.com



Edison Lakes Redevelopment Opportunity

3909 North Main Street

Mishawaka, IN 46545



© 2025 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Edison Lakes Redevelopment Opportunity

3909 North Main Street

Mishawaka, IN 46545

PROPERTY INFORMATION

Address	3909 N Main St
City, State, Zip	Mishawaka, IN 46545
County	St. Joseph
Township	Clay
Parcel Number	71-04-33-451-011.000-005



SALE INFORMATION

Price	\$1,200,000
Terms	Cash at close

SITE DATA

Site Acreage	± 2.81 AC
Zoning & Description	C1 - General Commercial
Nearest Interstate	I-80/90, 3.9 mi
Traffic Count	23,365 VPD

BUILDING INFORMATION

Property Type	Commercial/office/retail
Year Built	1975
# of Stories	1
Construction Type	Steel frame/block walls
Roof	Metal
Current Use	Skating Rink
Signage	Building façade

UTILITIES

Electric Provider	Mishawaka Utilities
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Mishawaka Utilities
High Speed Data	Available

ADDITIONAL INFORMATION

- Redevelopment opportunity for sale
- Could be redeveloped into retail or office site
- 387' frontage on North Main Street

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

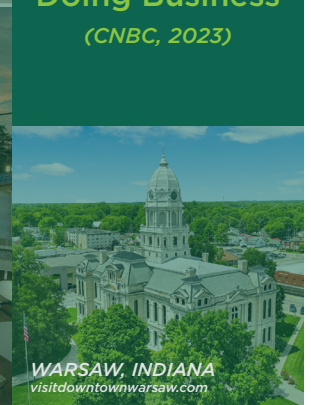
Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



#13
Top States for
Doing Business
(CNBC, 2023)



7.5
Million
Annual
Visitors



\$2B
in Capital
Investment





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



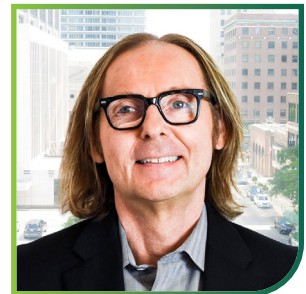
Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448
SturgesProperty.com



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.