

FOR SALE

3310 N. Hickory Rd.
Mishawaka, IN



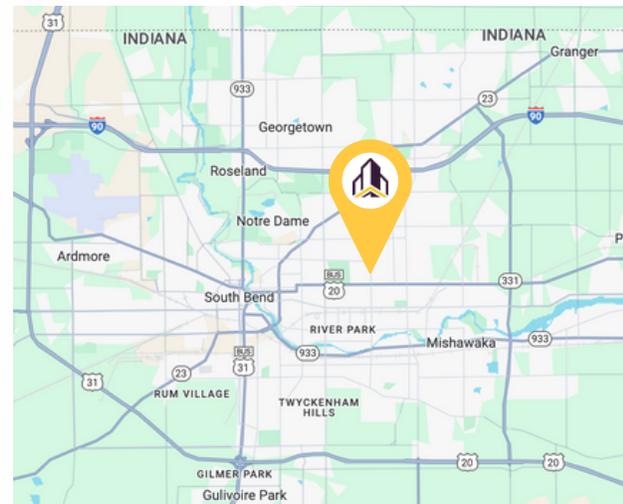
7,920 SF OFFICE/RETAIL SPACE

Price: \$405,000



Property Highlights

- Fantastic turnkey commercial investment opportunity conveniently located just minutes from the University Park Mall trade area and Michiana's top shopping and dining destinations.
- Situated less than a mile from Bethel University and the Town & Country Shopping Center, four miles from Downtown South Bend and three miles from the University of Notre Dame, the property is well-positioned in the heart of the South Bend/Mishawaka market.
- This well-maintained, 7,920 SF building, with five individual suites, sits on 1.076 acres and a rent roll featuring Paragon Hospice, Allstate Insurance, Spherion Staffing and Eyeconic Lashes.
- Sale includes two related parcels of land, 3106 N. Hickory (0.42 acres) and an adjacent (0.27 acres) on Berry Ave.
- Due diligence items available upon request and completion of NDA.



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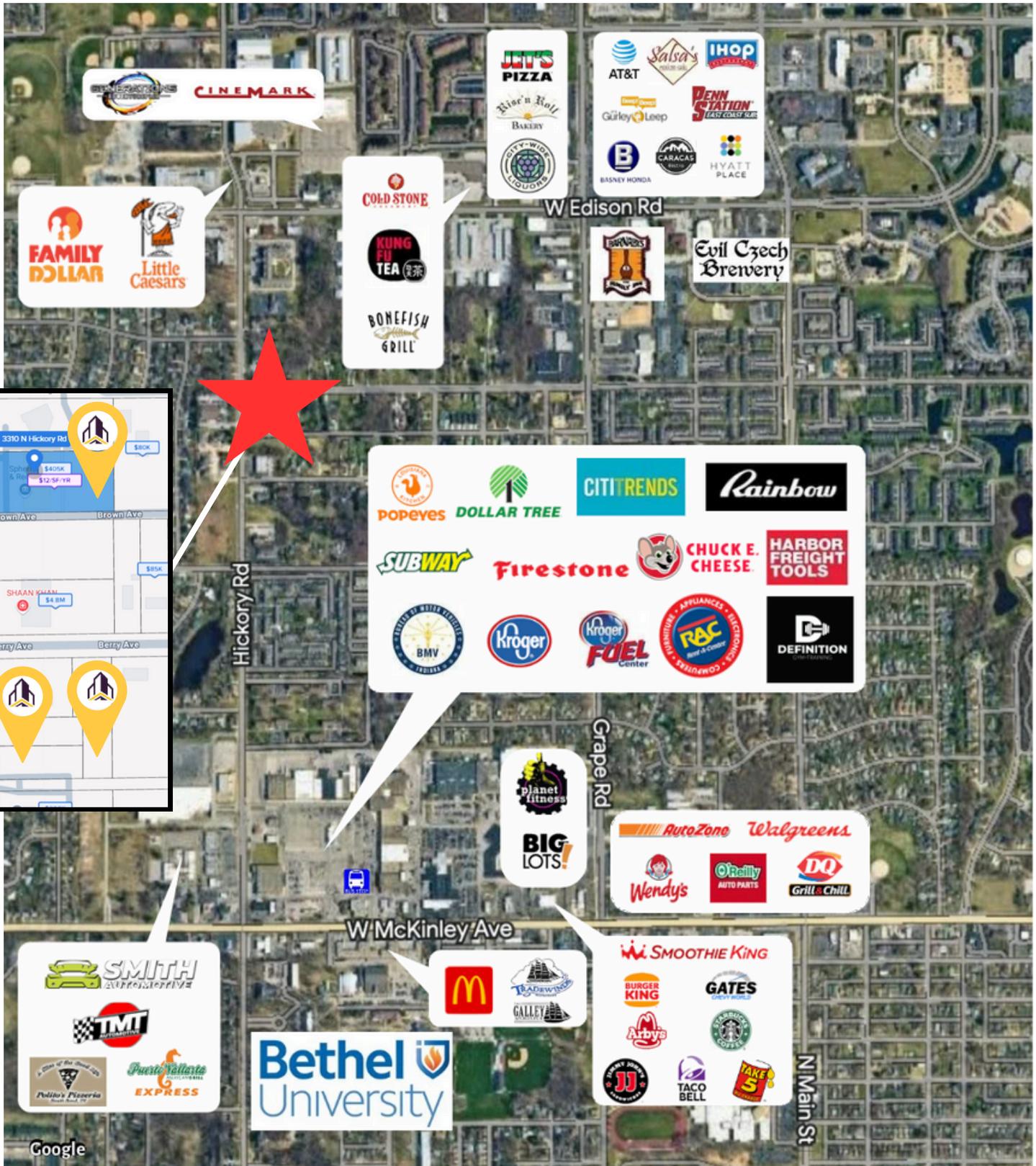


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RETAILER MAP

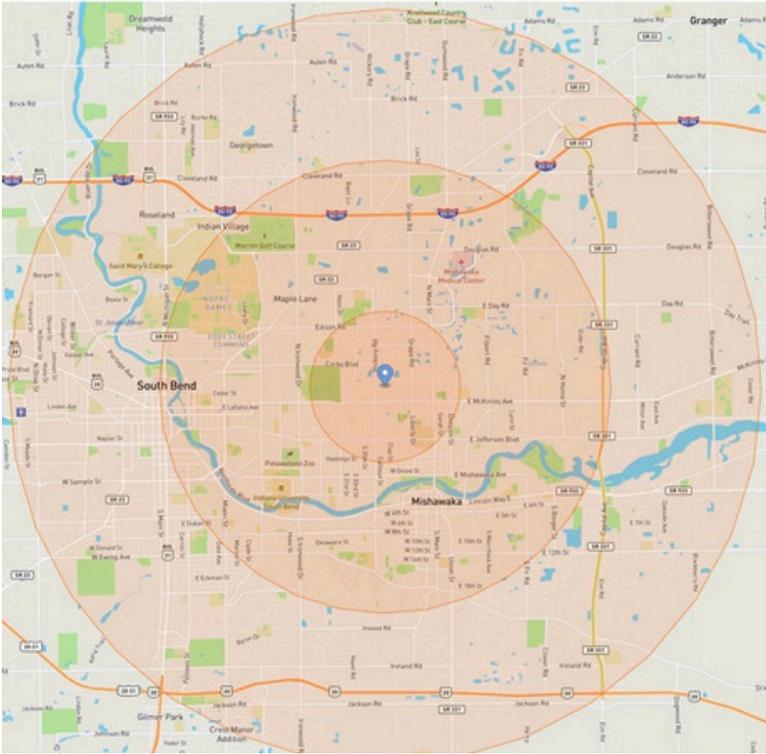
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DEMOGRAPHICS

3310 N. Hickory Rd., Mishawaka, IN



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,182	84,344	172,406
Median Age	41	32	34
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,419	33,893	76,907
Median HH Income	\$41,953	\$48,621	\$53,988



Located less than a mile from the property, Bethel University is comprised of about 1,225 traditional and adult/graduate students from 32 states, 41 countries/territories and every continent except the Poles, with about 145 full-time employees. Bethel also hosts more than 8,000 guests annually to arts productions, 25,000 annually in conference services and many thousands of community members in support of its athletic teams, who have won 51 national championships.



ADDITIONAL PHOTOS

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