

## DEVELOPMENT SITE

1621 E. McKinley Highway | Mishawaka, IN 46545

East McKinley Highway



## Excellent Location in High Traffic Count Retail Corridor

Land:	0.6 Acres
Zoning:	C-4
Improvements:	Street, Gas, Water, Storm Sewer, Sanitary Sewer
Land Uses:	Retail, Office, Retail Pad
List Price:	\$150,000

[VIEW PROPERTY ONLINE](#)

### Details:

This prime ex-convenience and gas station location has been fully cleared, with all underground storage tanks successfully removed, making it a clean slate for new development. The site features two curb cuts, ensuring easy access and visibility, which are essential for attracting customers. With a significant portion already paved, the initial development costs will be notably reduced, offering an excellent opportunity for businesses, especially QSRs, looking to establish a presence in a high-traffic area. This ready-to-build site is ideal for various commercial ventures, promising a seamless transition into a thriving operational space.



# NAI Cressy

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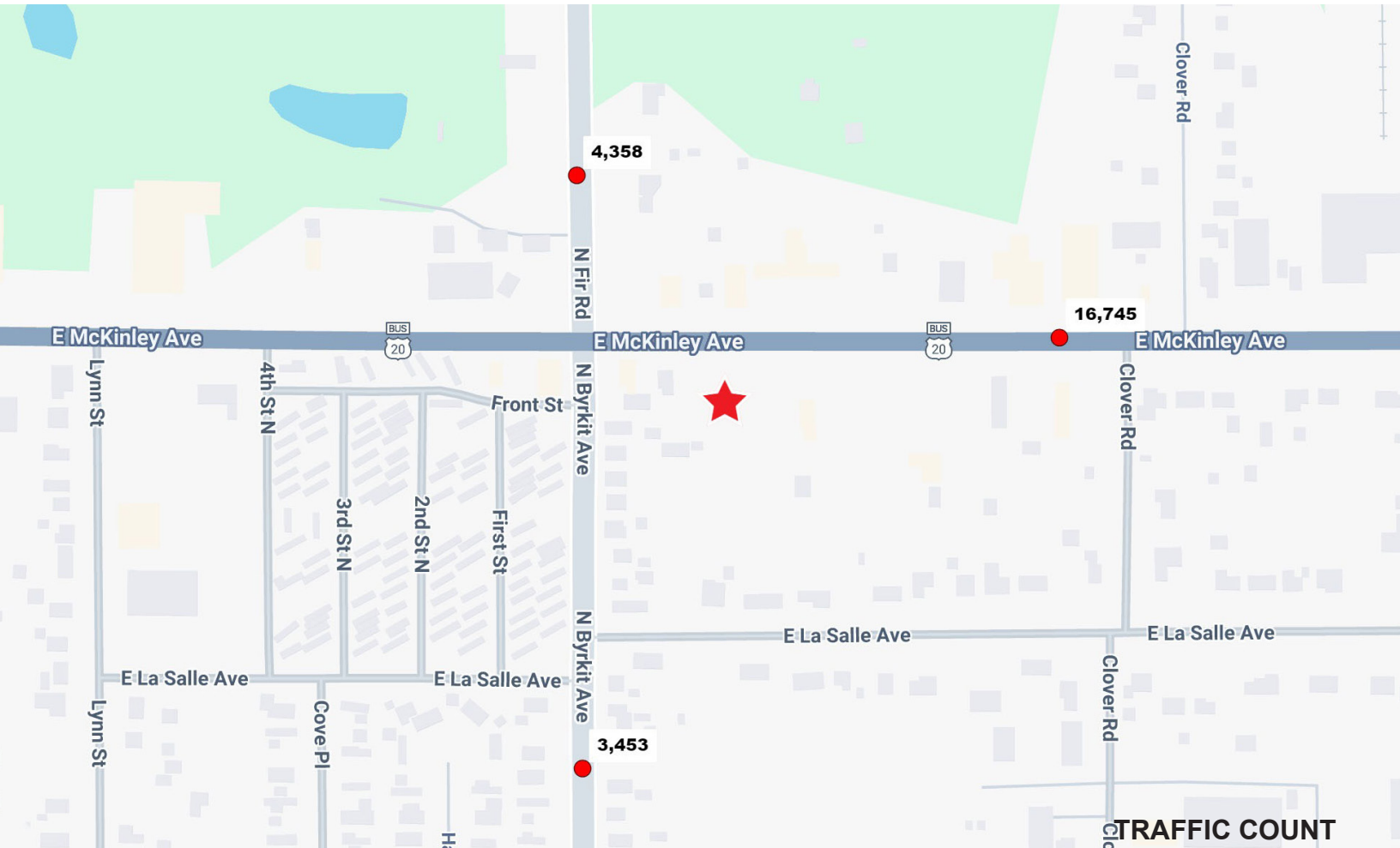




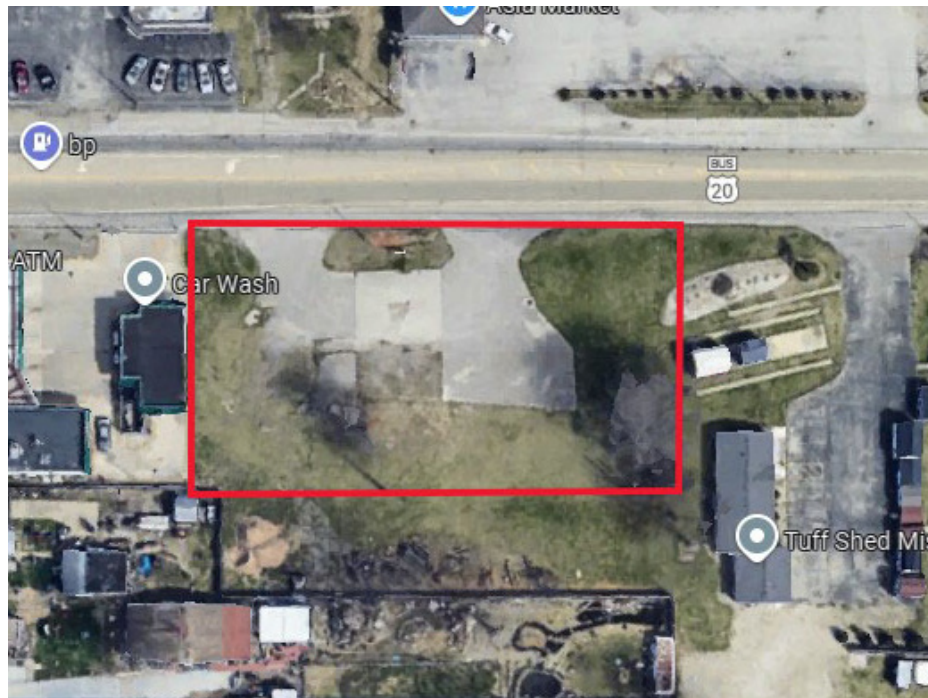
# LOCATION OVERVIEW

## DEVELOPMENT SITE

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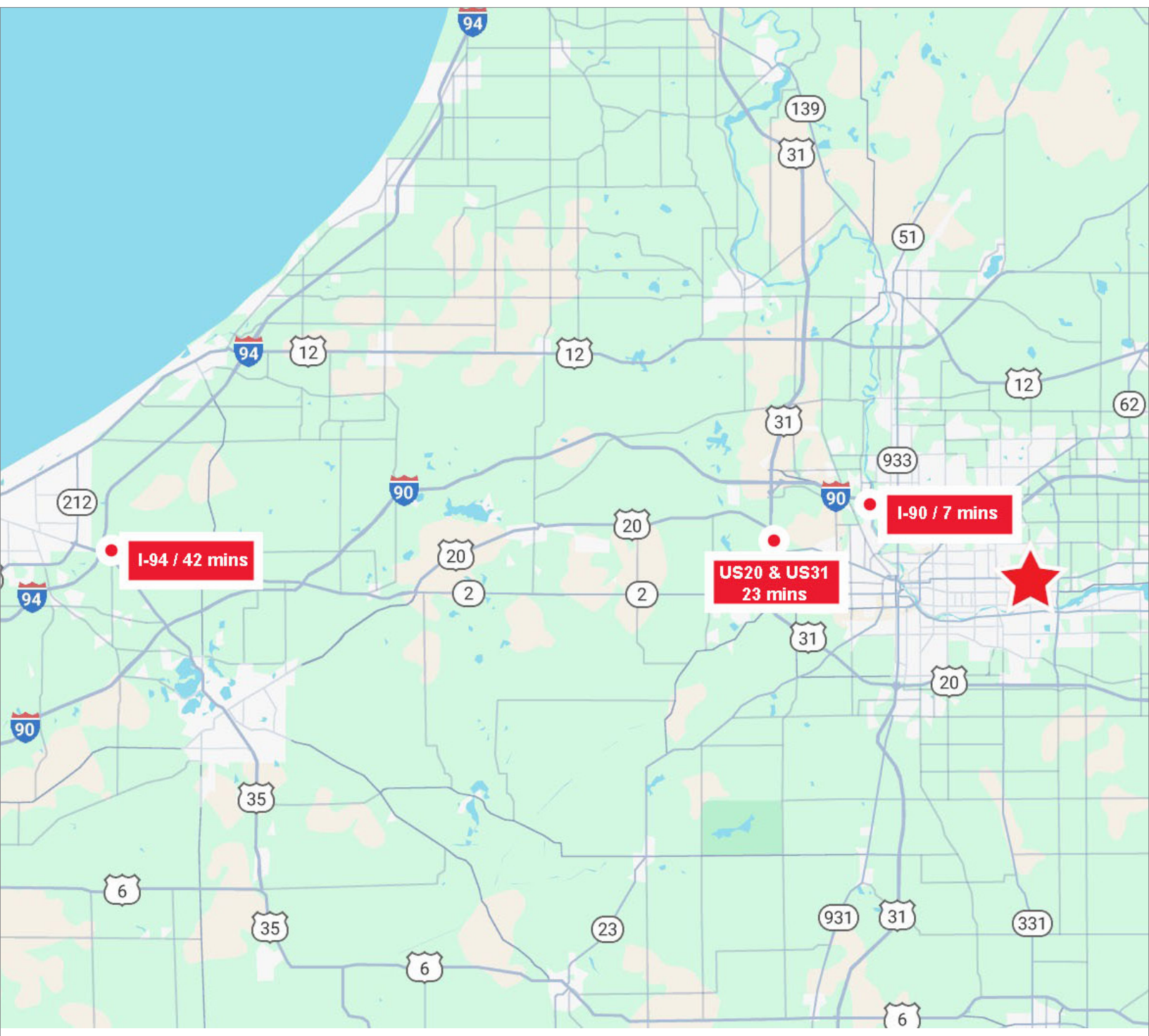
Situated on the eastern edge of the retail section in mid-north Mishawaka, this prime location benefits from a high traffic count, making it an ideal spot for businesses seeking visibility and customer engagement. Nestled within a bustling retail corridor, the area attracts a diverse mix of shoppers, ensuring consistent foot traffic and vibrant commerce. Its strategic positioning not only enhances accessibility but also offers excellent opportunities for growth and brand exposure in a thriving community. This combination of location and traffic makes it a standout choice for any retailer looking to establish a presence in Mishawaka.



# DRIVE TIME

## DEVELOPMENT SITE

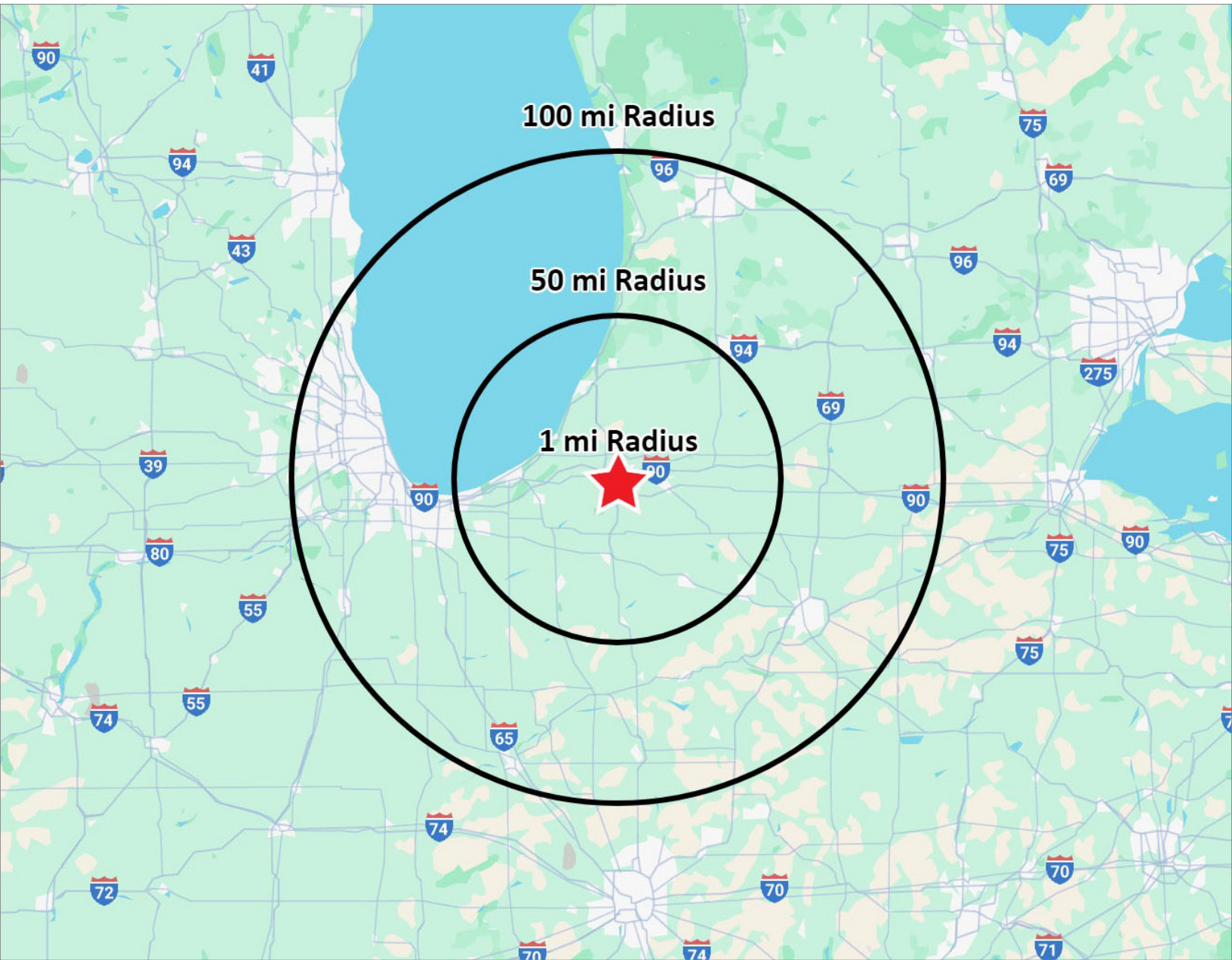
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### DISTANCE TO ROADWAYS

US-31 & US-20	20 MILES
I-94	42 MILES
I-90	5 MILES





### DISTANCE TO MAJOR CITIES

MISHAWAKA, IN	5 MILES
CHICAGO, IL	96 MILES
FORT WAYNE, IN	90 MILES
GRAND RAPIDS, MI	118 MILES
INDIANAPOLIS, IN	148 MILES

MILWAUKEE, WI	187 MILES
TOLEDO, OH	153 MILES
DETROIT, MI	213 MILES
PITTSBURGH, PA	370 MILES
NASHVILLE, TN	431 MILES