

Office and Retail Space for Lease

100 Center

Mishawaka, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Mixed Use Redevelopment | Office and Retail Opportunities



Snapshot

Building:	99,384 SF
Available:	Suite 1 - 2,057 SF Suite 2 - 998 SF Suite 3 - 998 SF Suite 4 - 996 SF Suite 5 - 2,699 SF
Land:	1.05 Acres
Zoning:	C3 - City Center Commercial
Lease Rate:	\$10.00 to \$12.00 PSF NNN

Property Details

This approximately 100,000 SF property has been a part of Mishawaka’s history since 1857. With beautiful exposed brick near the quaint St. Joseph River, this property offers a great aesthetic to go with an office or retail use.



4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
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Global Brokerage Division of Cressy Commercial Real Estate

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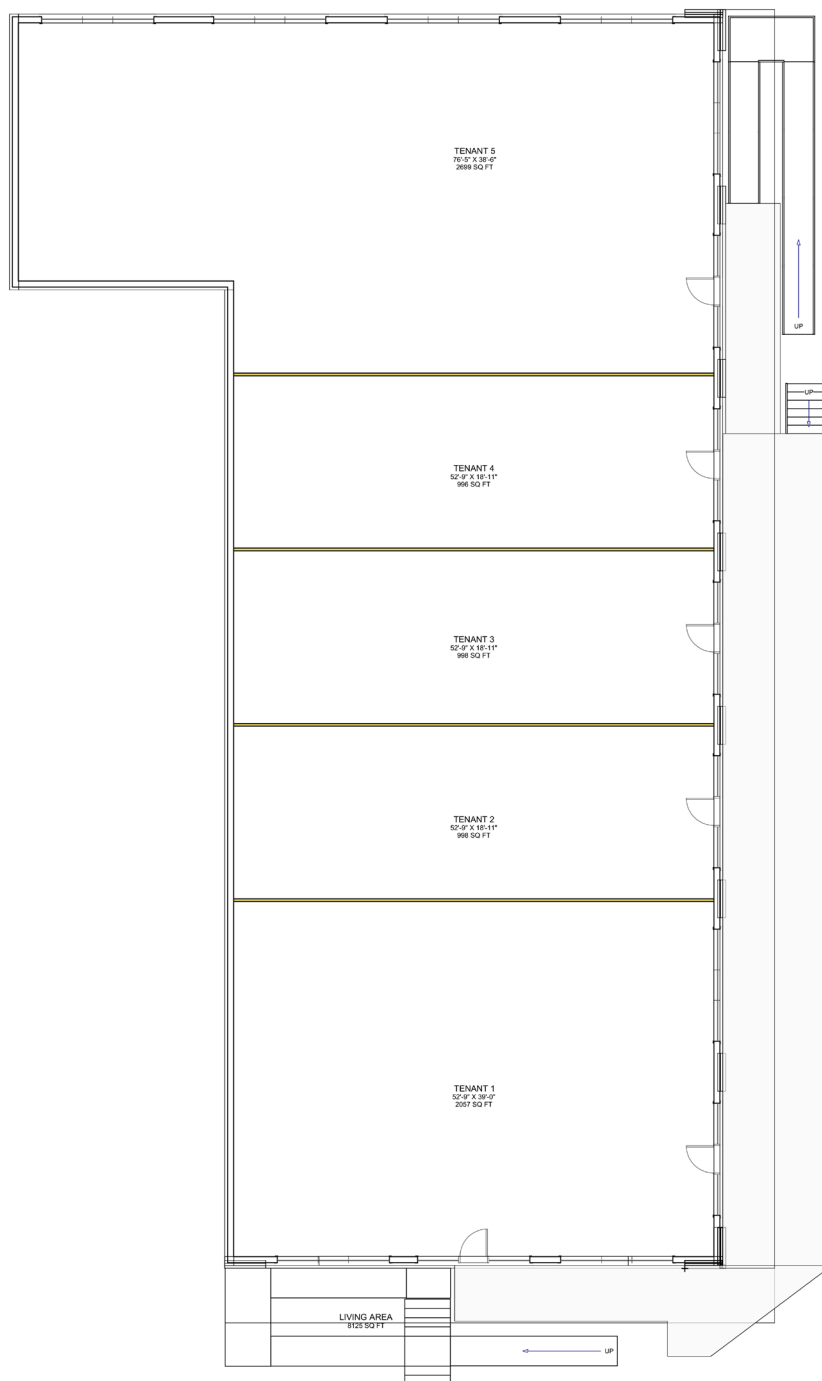
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Conceptual First Floor Plan



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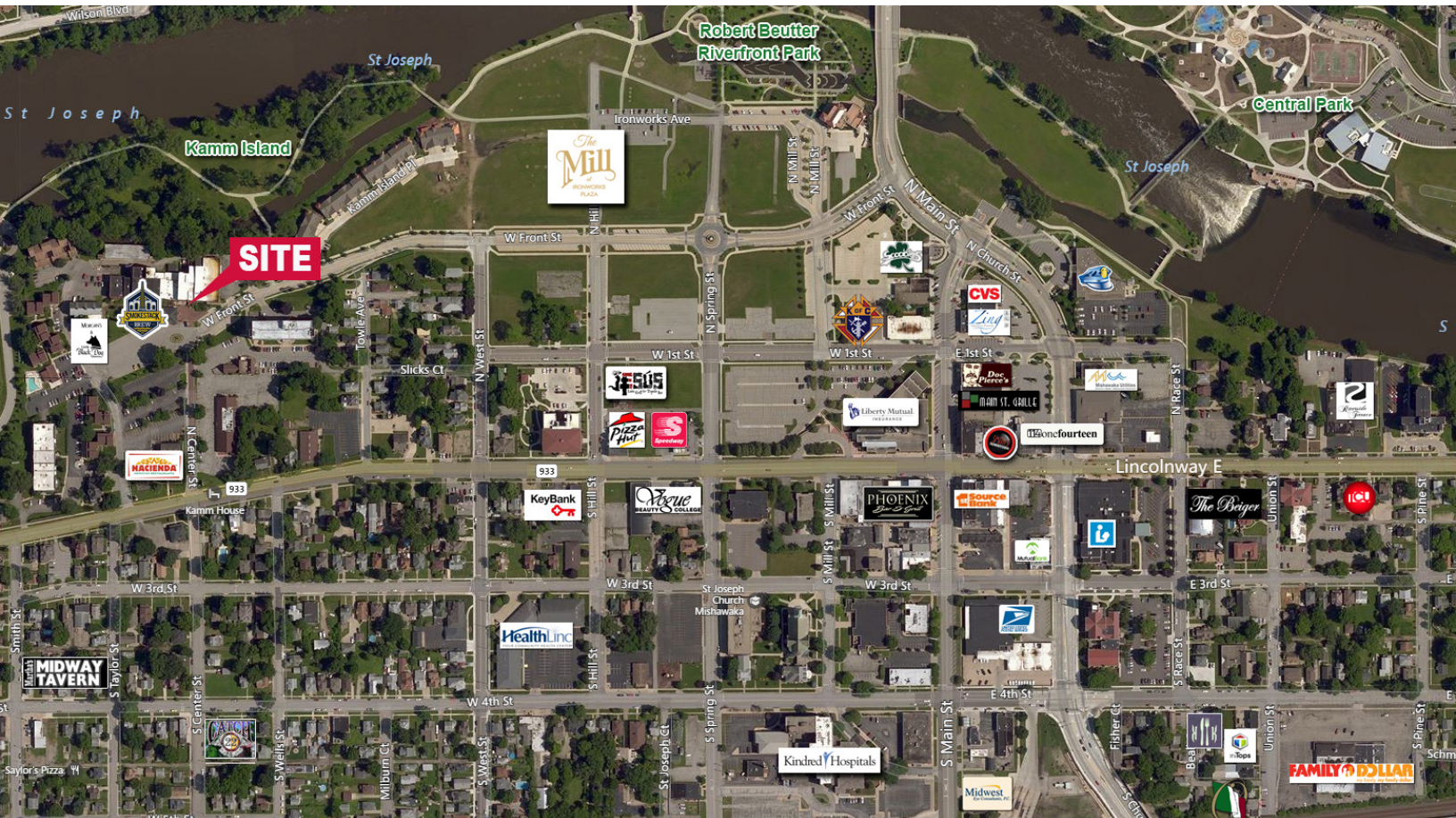
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Growing Downtown Area with Many Amenities | Near New Mixed Use Development



Location

The property is located in the central business district of Mishawaka surrounded by restaurants, professional office buildings, financial banking businesses, US post office, Mishawaka library, and commercial/retail businesses. The property is walking distance to Kamm Island Park and the river walk area. It is also near the new \$45 million mixed-use development, The Mill at Ironworks Plaza, which will consist of 232 luxury apartment homes and 13,213 SF of retail. Approximately 15,000 cars drive by the property daily. The downtown has an pro-active Mishawaka Business Association.

2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	15,112	83,321	156,337
NUMBER OF HOUSEHOLDS	6,546	36,541	63,722
AVERAGE HOUSEHOLD INCOME	\$44,738	\$54,384	\$57,760

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