

Mixed-Use Building for Sale or Lease

YORKTOWN BUILDING
102 LINCOLNWAY E. | MISHAWAKA, IN 46544

Prime corner location in the heart of busy
downtown Mishawaka.

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Building Size:
15,774 SF



Zoning:
C-3 City Center Commercial,
Opportunity Zone



Accessibility:
Stairs and Elevator to Upper Floors



Building Type:
Multi-Tenant, Mixed-Use



Lease Rate:
\$11.00 PSF NNN



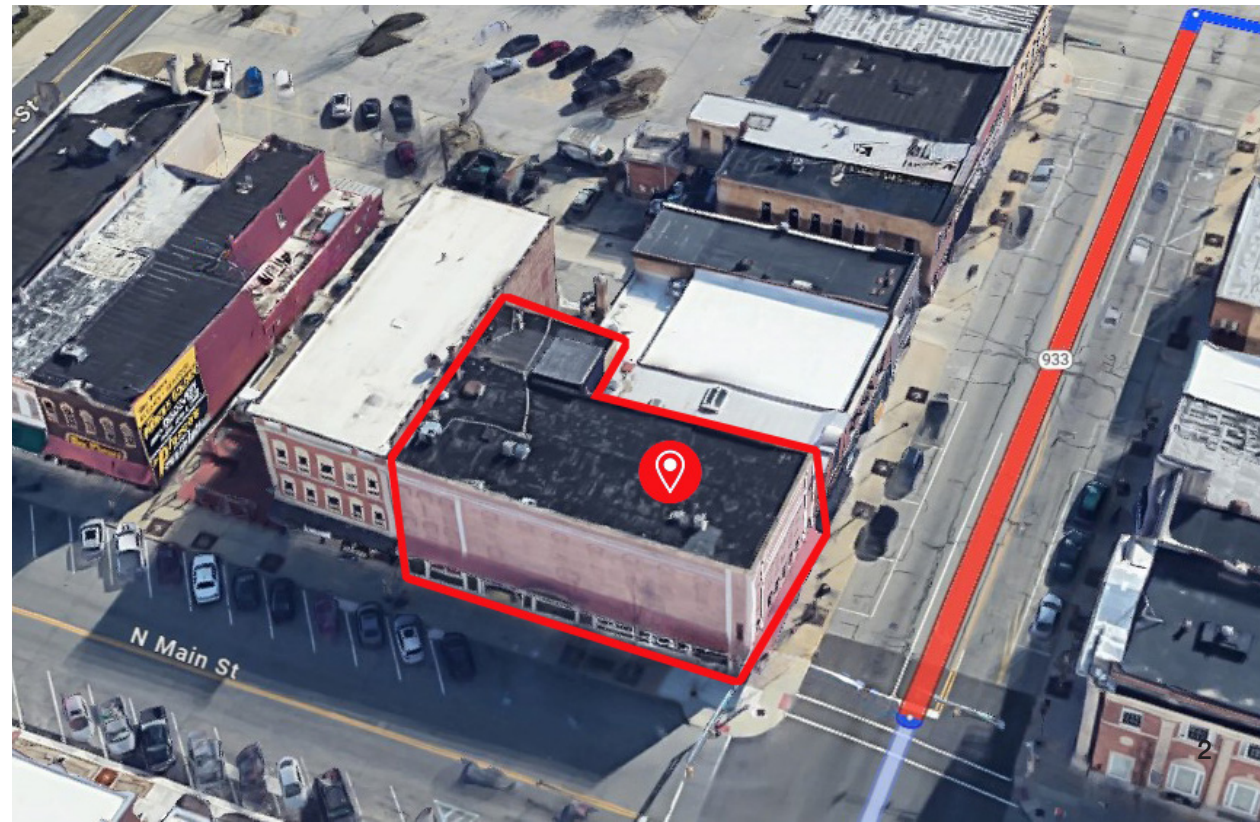
List Price:
\$630,000

Property Overview

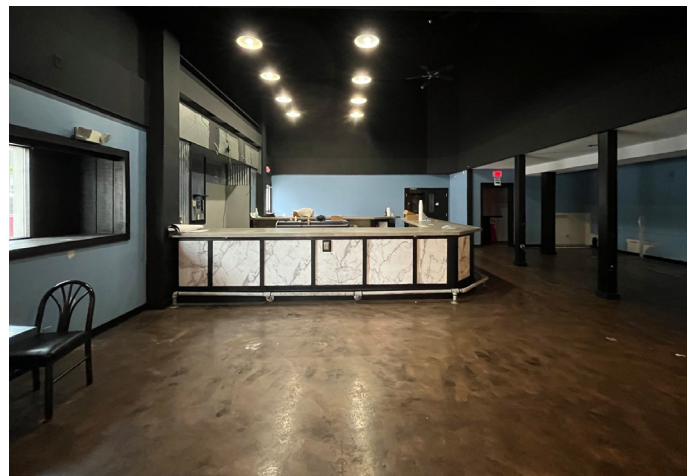
Available for sale or lease, the Yorktown Building offers adaptable spaces ideal for mixed-use development. The first floor layout is perfect for a restaurant or bar, the second floor provides versatile office space, and the third floor presents an exciting opportunity for conversion into modern apartments or additional office areas. An elevator provides convenient access to all three floors. The property's flexible zoning supports commercial, retail/service, professional office, and residential uses. Located directly across from City Hall in Mishawaka's central business district, which is undergoing over \$27 million in investments, including projects like The Mill at Ironworks Plaza and new residential developments, this property is in an Opportunity Zone and TIF District, with additional economic incentives potentially available. With frontage on Lincolnway East and North Main Street, it enjoys high visibility and easy access.



VIEW LISTING ONLINE

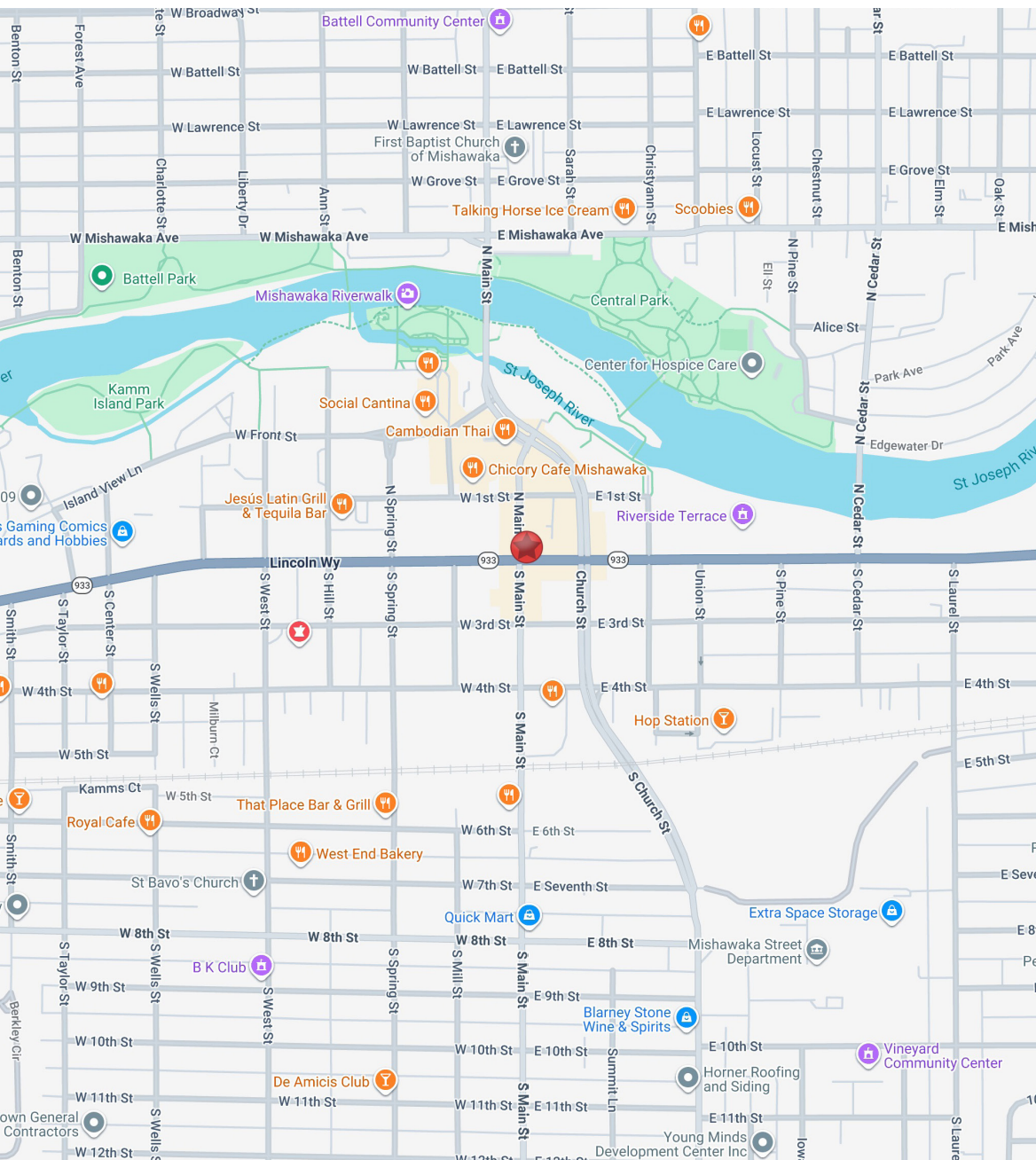


Property Photos

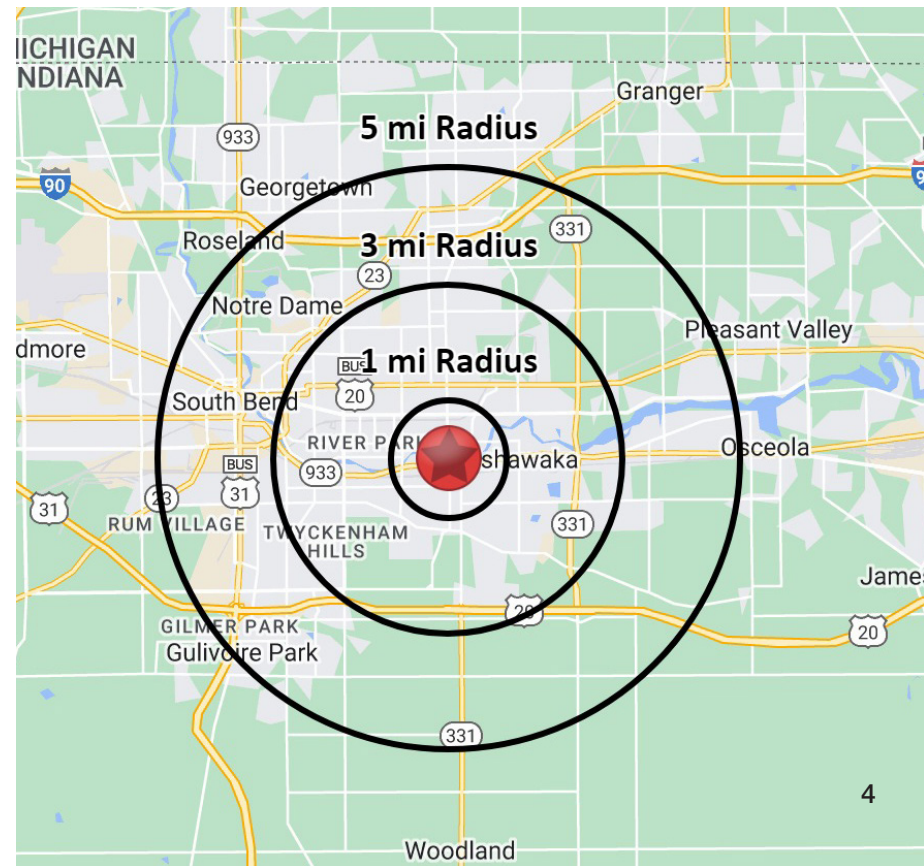


Location Overview

Located in the CBD of Mishawaka across from City Hall at the northeast corner of Lincolnway E (SR-933) and N. Main St. Downtown Mishawaka is in the midst of an urban revitalization and experiencing comprehensive development & reinvestment including retail, office, and residential space.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	14,347	75,497	153,044
HOUSEHOLDS	6,437	33,604	63,770
AVERAGE HOUSEHOLD INCOME	\$74,420	\$86,057	\$91,413
MEDIAN HOME VALUE	\$166,029	\$192,898	\$209,707



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