

# LAND LEASE / LAND DEVELOPMENT OPPORTUNITY OR LEASE IN OWNER-BUILT FACILITY

SUITABLE FOR 1031 EXCHANGE | 2754 Lincolnway East | Mishawaka, IN 46544



## Three EXCELLENT Opportunities for Retail Development on Busy Corner Lot

### OPPORTUNITY 1 - REDUCED PRICE: \$1,329,000

Purchase the 1.16-acre site to construct your own retail/commercial space. Great opportunity to develop walkable amenities for the future townhome owners.

**Reduced List Price:** \$1,329,000 (~~\$1,375,000~~)

### OPPORTUNITY 2

The land owner is proposing to build three or four 2,000 SF white box retail/QSR/commercial spaces that would be available for lease. See the future proposed development plan on page three.

**Contact Brokers for details.**

### OPPORTUNITY 3

Land lease. **Contact Brokers for details.**

#### Details:

**Land:** 1.16 AC - The parcel is serviced by a newly upgraded lift station. The land is flat, cleared and tree-free, helping to minimize site preparation and delivery cost.

**Frontage:** 212' on Lincolnway E. - Prime corner lot

**Zoning:** R-3 Residential with the potential to re-zone for commercial uses.

**Uses:** Excellent opportunity for the development of convenience stores/gas stations, retail shops, or restaurants; particularly QSRs as it is adjacent to Dunkin' Donuts. The property permits a variety of other uses such as multi-family, health care facilities, daycare centers and more.

**Location:** Near Microsoft's 900-acre Data Hub, Positioned in a high-traffic corridor at the intersection of two state highways, minutes from I-80/90 and the US-20 Bypass. Large concentration of households and businesses within a five-mile radius.



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200 N. Church St., Suite 200, Mishawaka, IN 46544

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**Roy Roelke**  
Senior Broker  
D 574.485.1537  
C 574.286.9159  
rroelke@cressy.com

**John Mester**  
Senior Broker, Retail and Investments  
D 574.485.1501  
C 574.274.7675  
jmester@cressy.com

# AERIAL IMAGES

# LEASE IN OWNER-BUILT FACILITY OR LAND DEVELOPMENT OPPORTUNITY

2754 Lincolnway East | Mishawaka, IN 46544

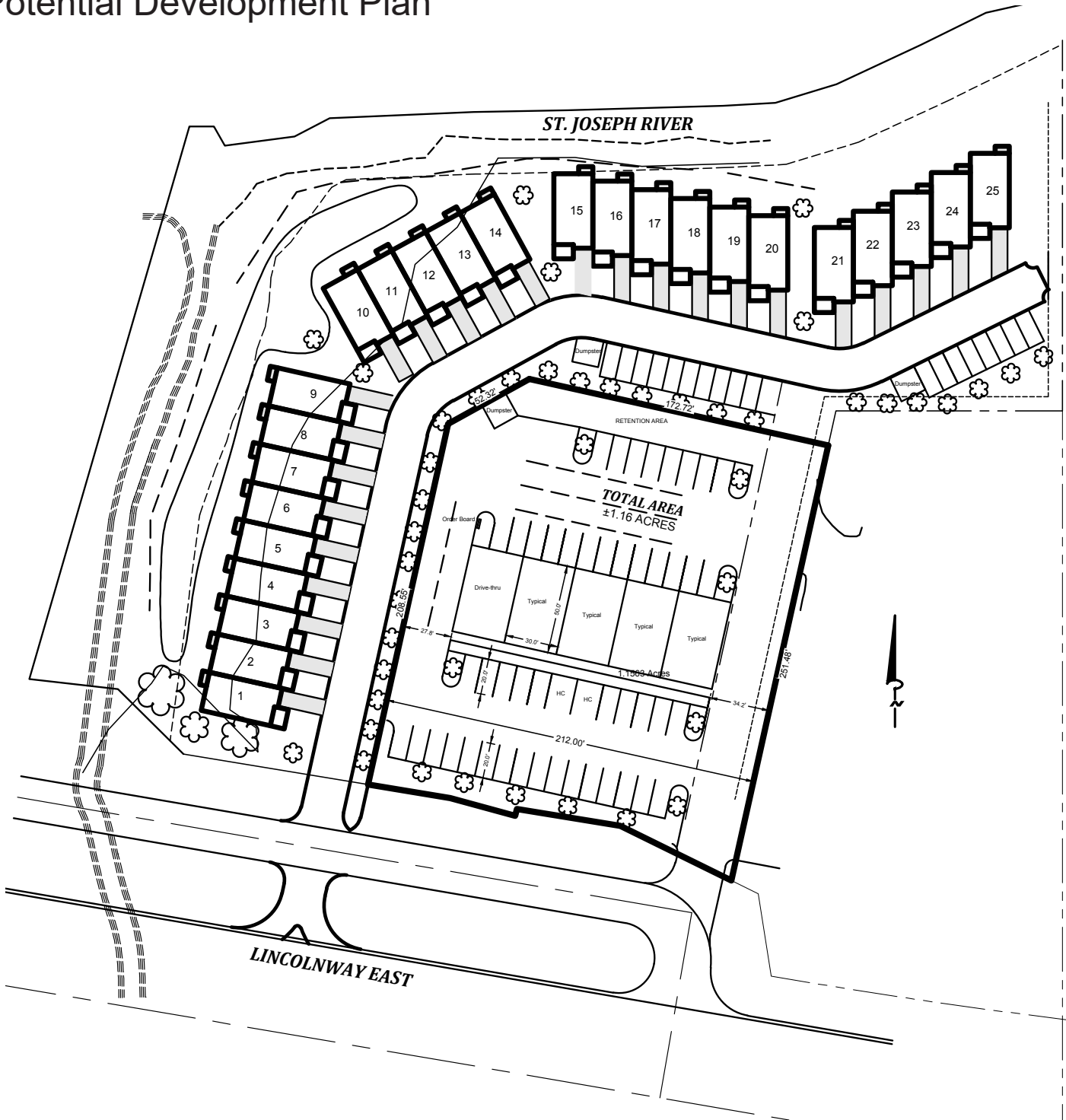


# SITE PLAN

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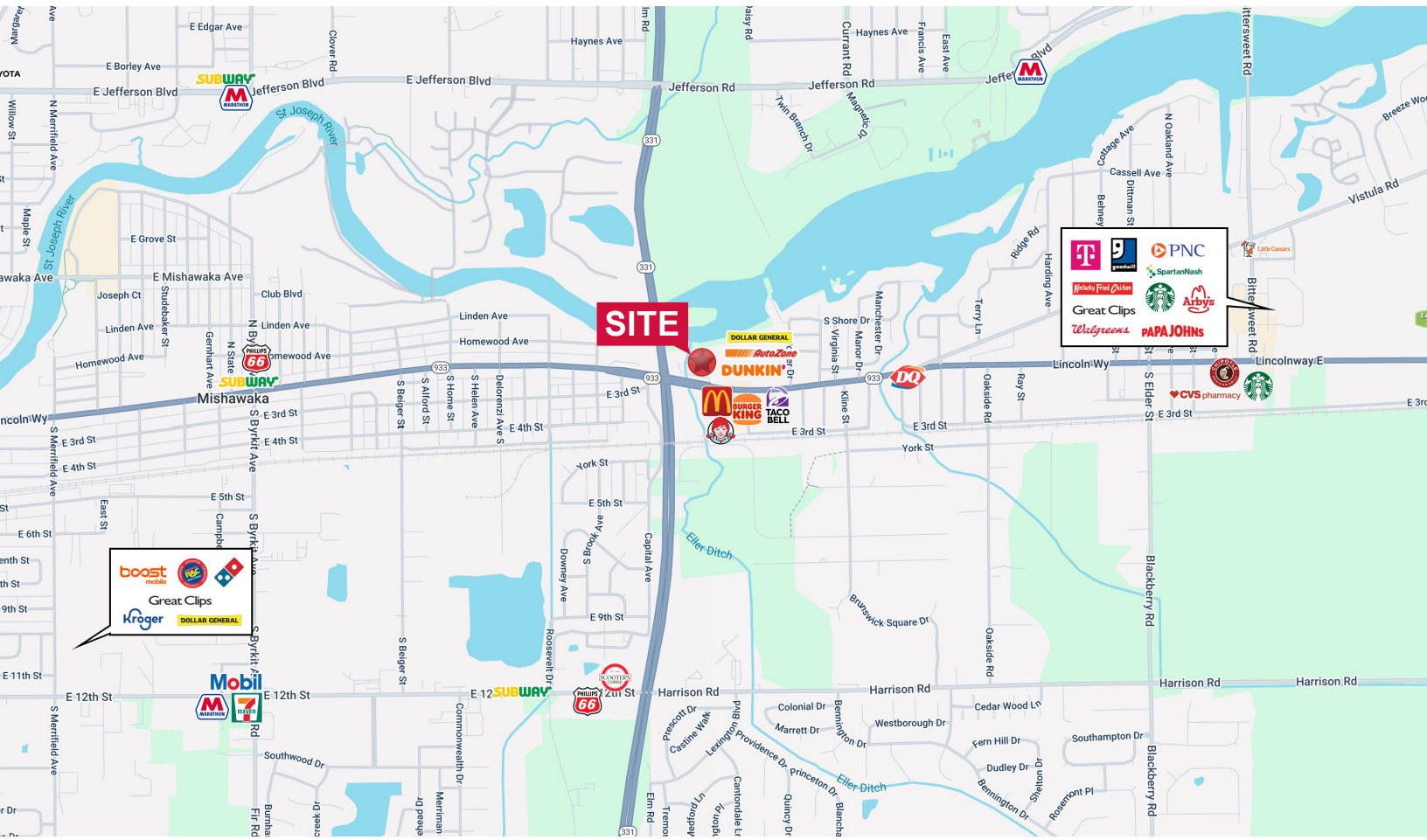
## Potential Development Plan



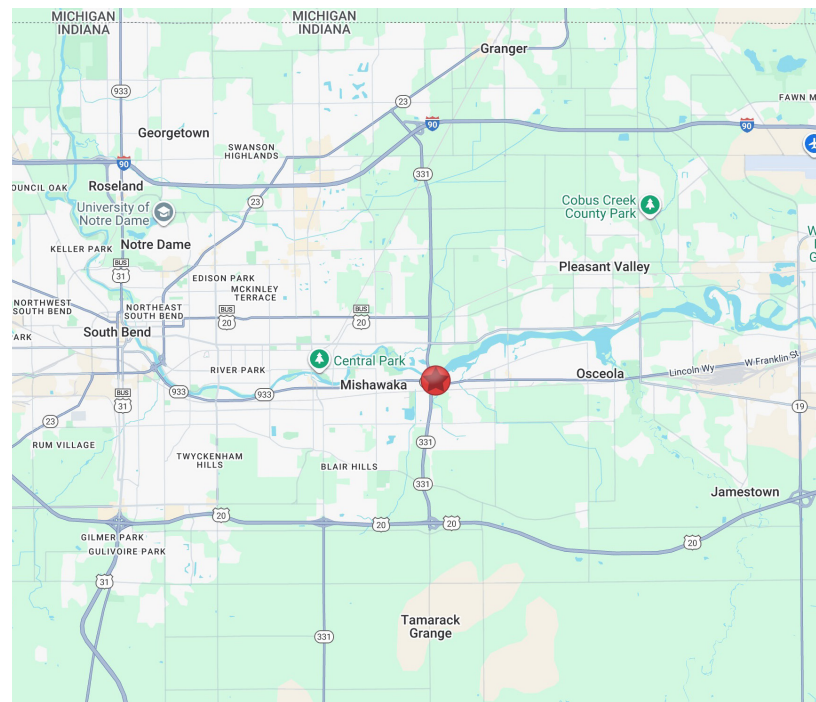
# LOCATION OVERVIEW

# LEASE IN OWNER-BUILT FACILITY OR LAND DEVELOPMENT OPPORTUNITY

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The property is strategically located within a larger commercial and retail district, surrounded by numerous major quick-serve restaurants and national retailers. Positioned along Lincolnway East (SR 933), a four-lane highway with a center turn lane, the property offers excellent visibility and safe, convenient access directly into the site. Just minutes from downtown Mishawaka and South Bend, the location is also well connected to regional transportation routes, with the US 20/31 Bypass less than 4 miles away and the I-80/90 Toll Road approximately 5 miles to the north. The strong mix of surrounding businesses, residential neighborhoods, and high traffic volumes make this site an ideal opportunity for future development.



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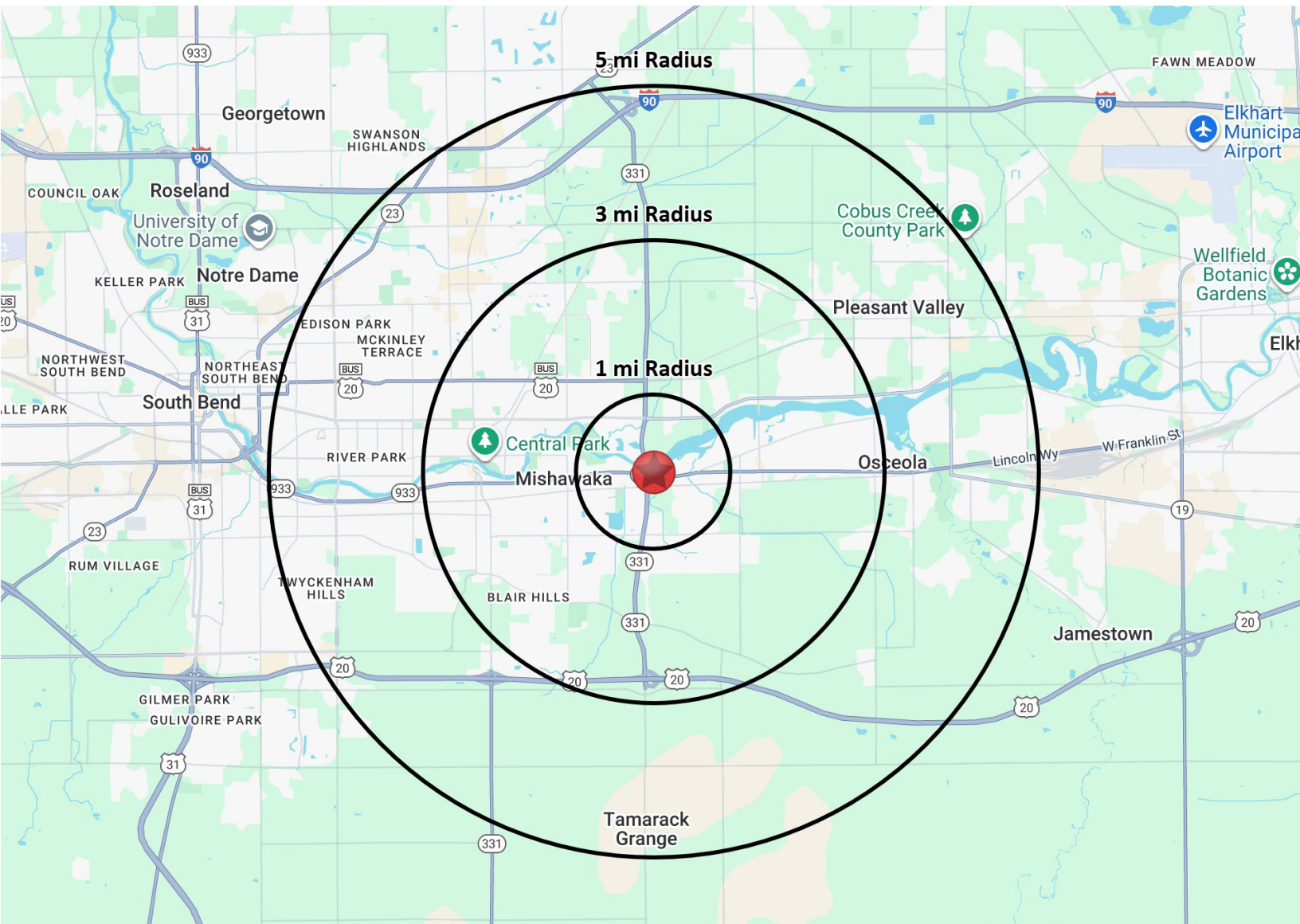
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# 2025 DEMOGRAPHICS

## LEASE IN OWNER-BUILT FACILITY OR LAND DEVELOPMENT OPPORTUNITY

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### POPULATION

1 MILE	5,135
3 MILE	45,212
5 MILE	107,640



### NUMBER OF HOUSEHOLDS

1 MILE	2,203
3 MILE	19,301
5 MILE	46,167



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$102,780
3 MILE	\$88,293
5 MILE	\$87,845



### MEDIAN HOME VALUE

1 MILE	\$193,775
3 MILE	\$190,167
5 MILE	\$192,648

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