

RESTAURANT SPACE FOR LEASE

200 N. Church Street | Mishawaka, IN 46544



Restaurant Space Available
with Riverfront Patio

1st Floor High-End Restaurant Space With Riverfront Location

Building:	32,891 SF
Space Available:	4,339 SF Retail/Restaurant
Land:	2.1 Acres
Zoning:	C-3 Commercial
Year Built:	1995; Remodeled 2023
Utilities:	Municipal
Parking:	On-site and off street
Lease Rate:	\$20.00 PSF NNN

[VIEW PROPERTY ONLINE](#)

Details:

Located in the heart of vibrant downtown Mishawaka, this property offers up to 4,339 SF of riverfront space ideal for a high-end restaurant, cocktail lounge, or destination dining concept. The former Mishawaka Police Headquarters has been transformed into a corporate headquarters, positioning this space within the continued commercial and residential growth surrounding downtown. The space features sweeping St. Joseph River views, expansive windows, abundant natural light and a newly expanded outdoor seating area. Easy access from two sides of the building, ample off-street parking and available building signage add to the property's appeal. The location benefits from strong downtown traffic and increasing pedestrian activity, while being within walking distance of numerous new and existing residential developments.

Join established destinations including Sun King Brewing Co., Doc Pierce's, Jesus Latin Grill, Mishawaka Public House and many others capitalizing on Mishawaka's downtown renaissance. With its riverfront setting, walkable location and proximity to growing residential and commercial development, 200 N. Church Street is an exceptional opportunity to establish a destination business in the heart of downtown Mishawaka.



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

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Expansive Windows and Outdoor Patio Offers Beautiful Riverfront Views



Restaurant Riverfront Views and Patio Seating

View From Across The St. Joseph River



Church Street into Main Street



Front Exterior at Night



Walkable to Downtown Residences and Amenities



POTENTIAL USES

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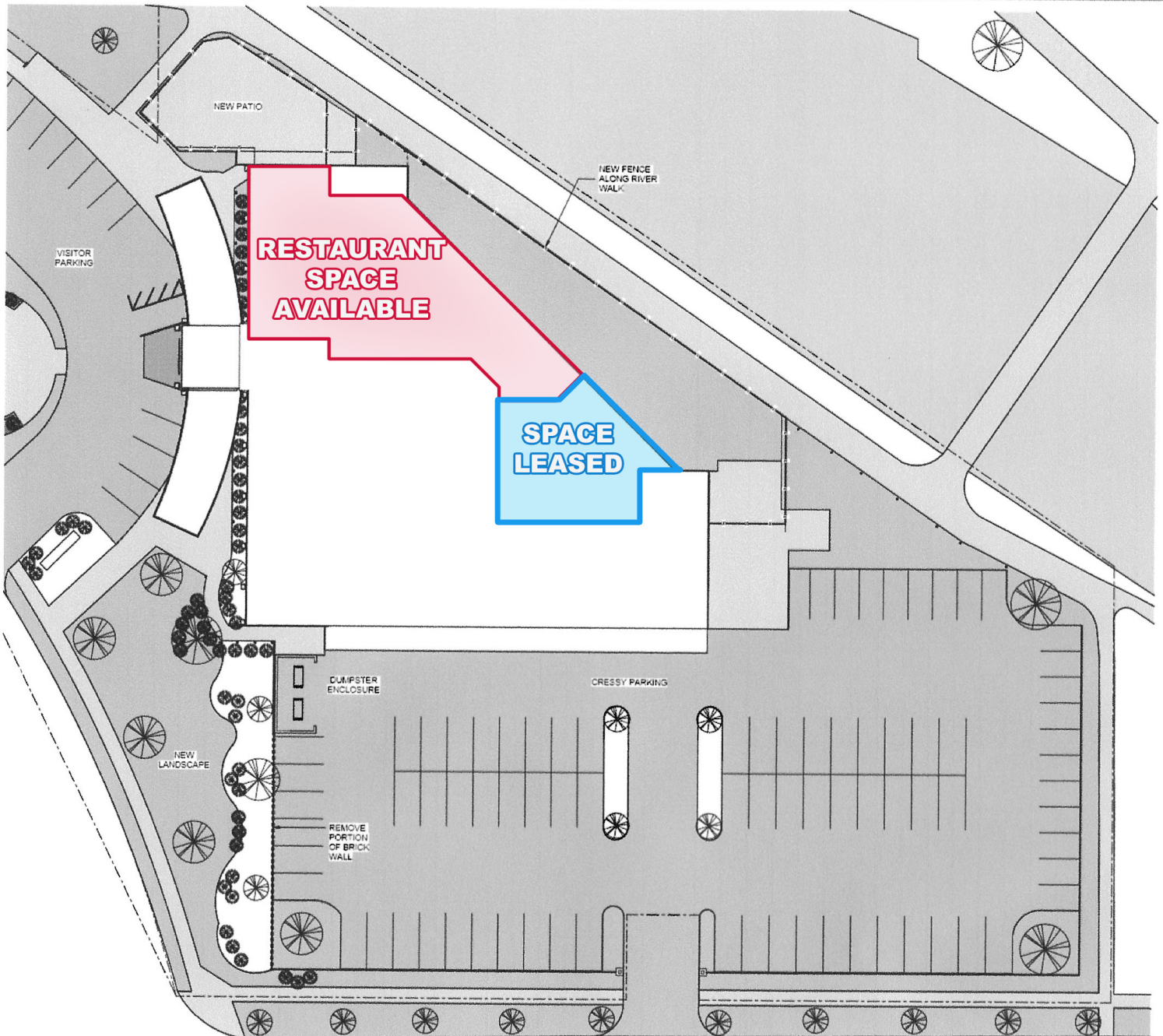
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SITE PLAN

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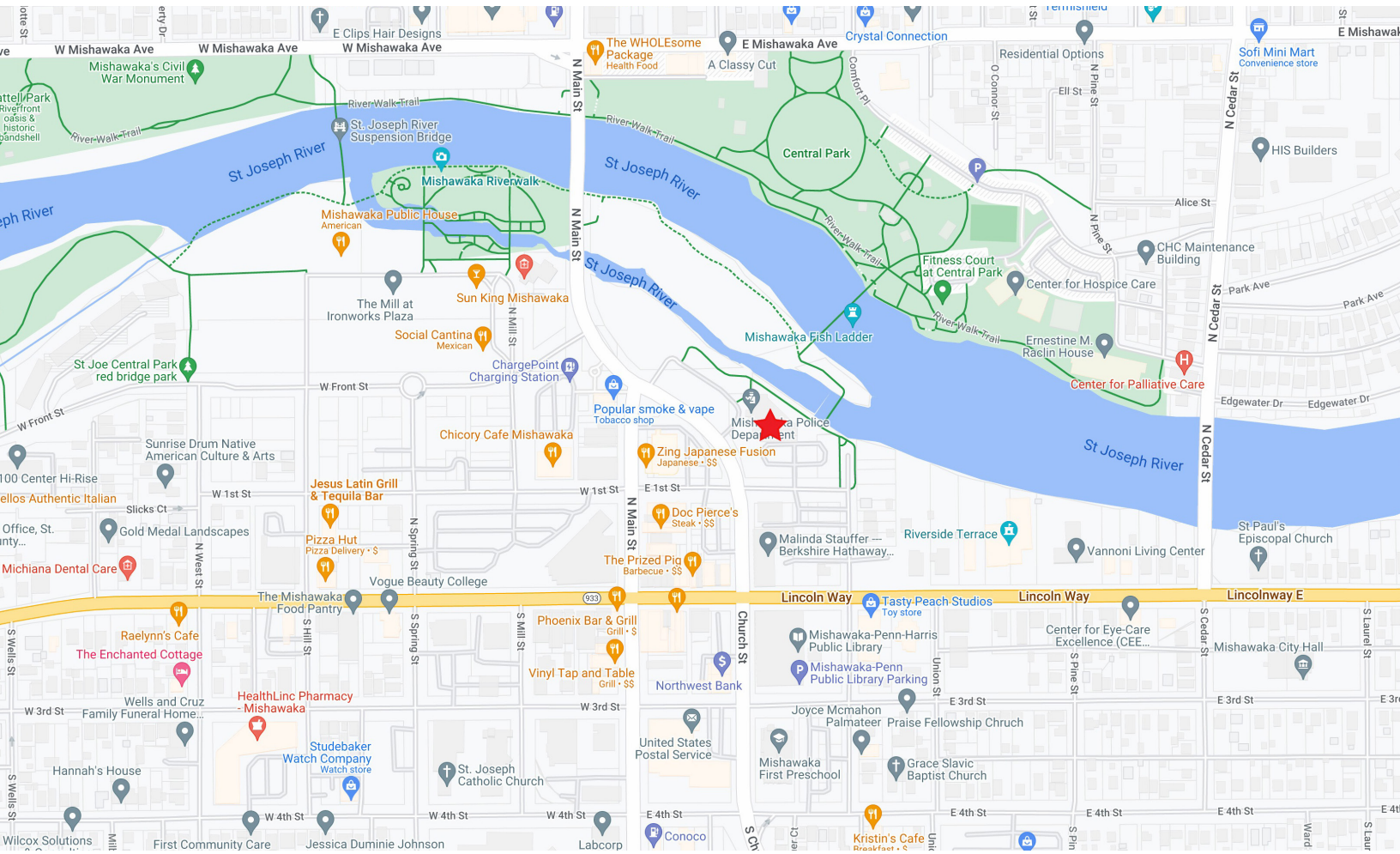
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LOCATION OVERVIEW

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- Be in the heart of the rapidly developing downtown Mishawaka business district. Hundreds of new high end multi-family units have been recently developed.
- Join Sun King Brewery, Jesus Latin Grill & Tequila Bar, Mishawaka Public House, Social Cantina and Doc Pierce's as well as many others. Adjacent to the recently developed Beutter Park and along the St. Joseph River, this is an exciting opportunity to be part of a live, work, play environment that is difficult to come by today.
- Riverfront views, outdoor seating along the river and a new corporate presence all combine for an ideal opportunity
- Traffic Counts: 16,547 on N. Church Street, 22,750 on Main Street, 11,729 on Lincolnway.



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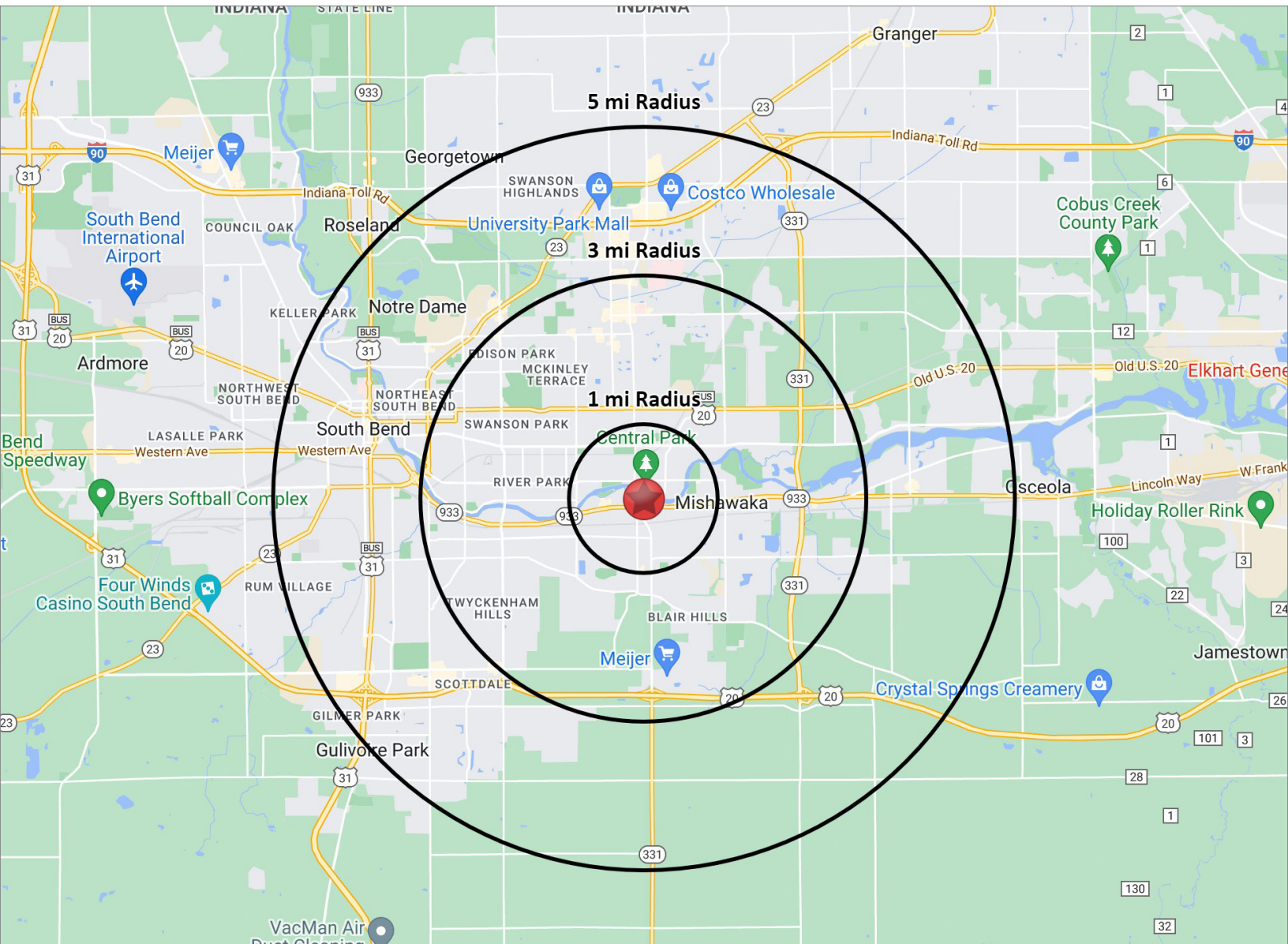
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2026 DEMOGRAPHICS

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POPULATION

1 MILE	14,451
3 MILE	75,037
5 MILE	152,992



NUMBER OF HOUSEHOLDS

1 MILE	6,423
3 MILE	33,449
5 MILE	63,790



AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,510
3 MILE	\$86,024
5 MILE	\$91,814



MEDIAN HOME VALUE

1 MILE	\$164,973
3 MILE	\$193,002
5 MILE	\$210,835



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