

Land for Sale

USA Skate Center (Land)  
3909 N. Main Street  
Mishawaka, Indiana



## Great Redevelopment Opportunity in The Heart of the Grape Road Retail Trade Area



### Snapshot

Building Size: 23,888 SF

Land: 2.79 +/- Acres

Zoned: C-1 General Commercial

Frontage: 387'

List Price: \$1,350,000

### Property Details

Former USA Skate center consisting of 23,888 sq. ft. situated on approx. 2.8 acres. in the heart of the Grape Rd. Retail trade corridor encompassing over 6 million sq. ft., adjacent to Edison Lakes Corporate Office Park. The property is surrounded by retail center, hotels, restaurants and medical facilities and is well positioned for redevelopment - Value is in the land! Zoned C-1 Commercial allows for a wide variety of commercial uses.



4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
[www.cressy.com](http://www.cressy.com)

Global Brokerage Division of Cressy Commercial Real Estate

**JOHN MESTER**  
Senior Broker  
574.485.1501  
[jmester@cressy.com](mailto:jmester@cressy.com)

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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Located on Main Steet Between Edison and Day Roads



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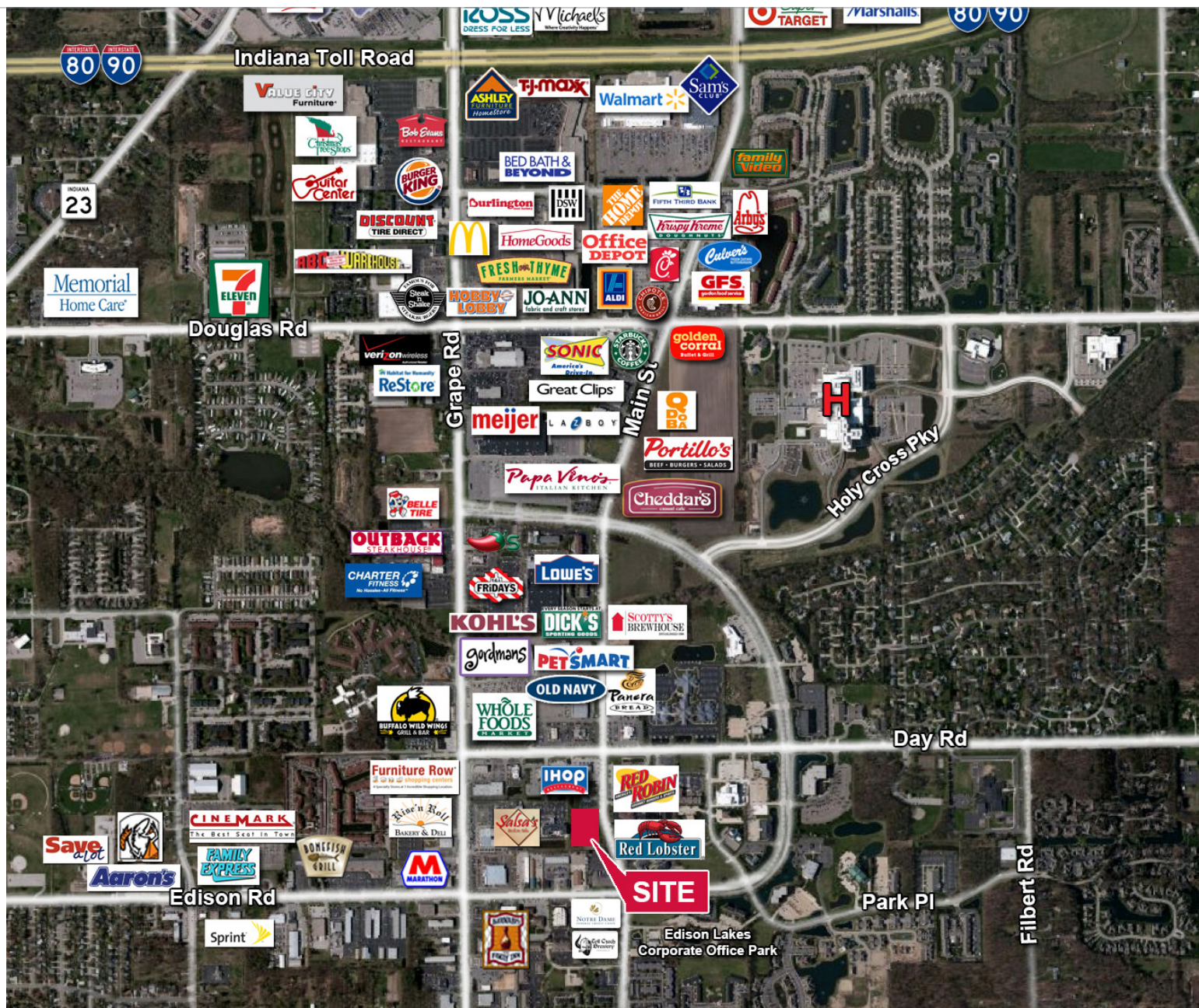


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**NACressy**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**In the Middle of Major Retail, Restaurant, Office and Hotel Zone**



## Location

Located North on Main Street located between Edison and Day on west side. Approximately 1 mile to St. Joseph Regional Medical Center, near University Park Mall and University of Notre Dame. Property is in the middle of major retail, restaurant, office, and hotel zone.

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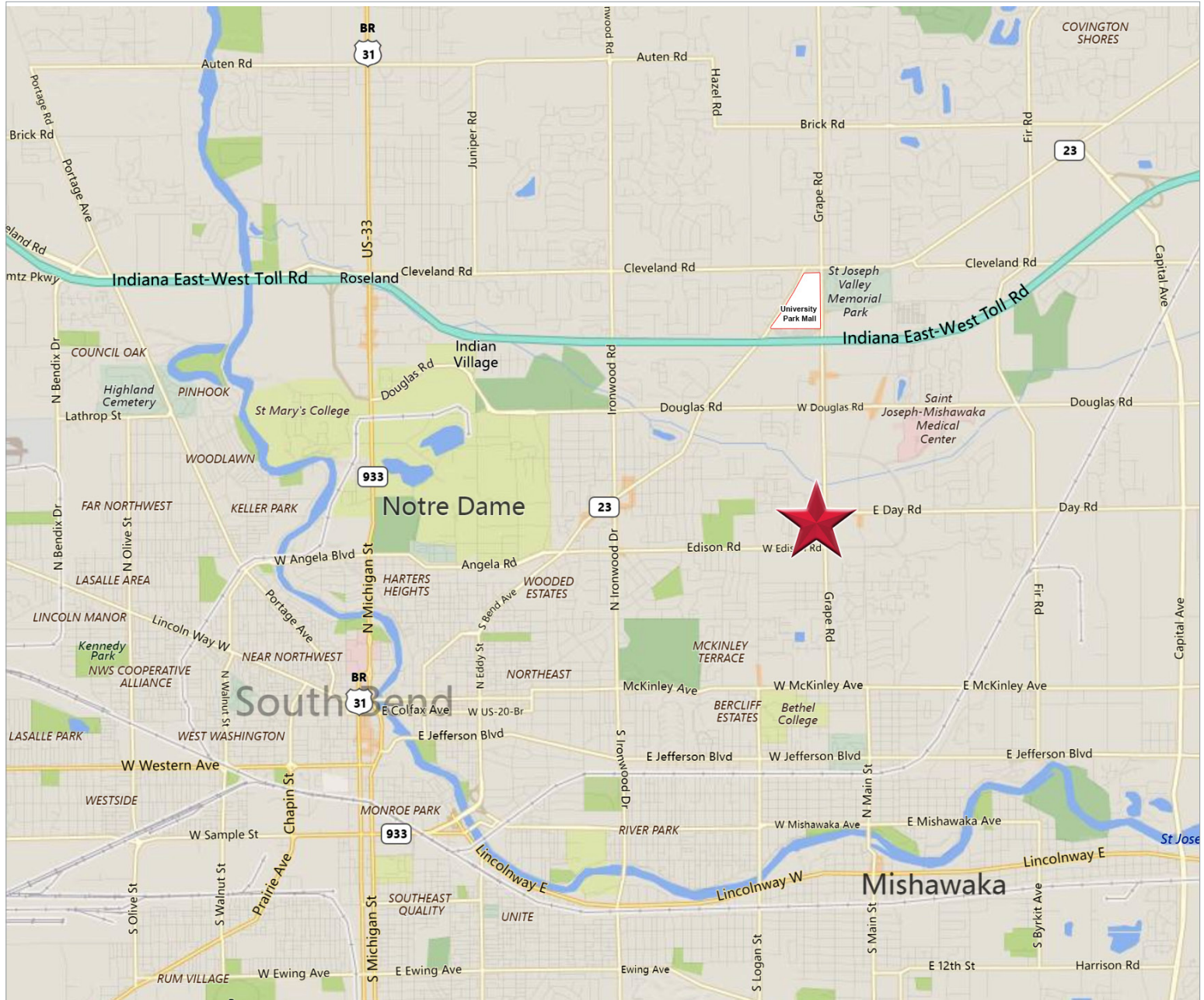


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**Located Near St. Joseph Regional Medical Center and The University of Notre Dame**



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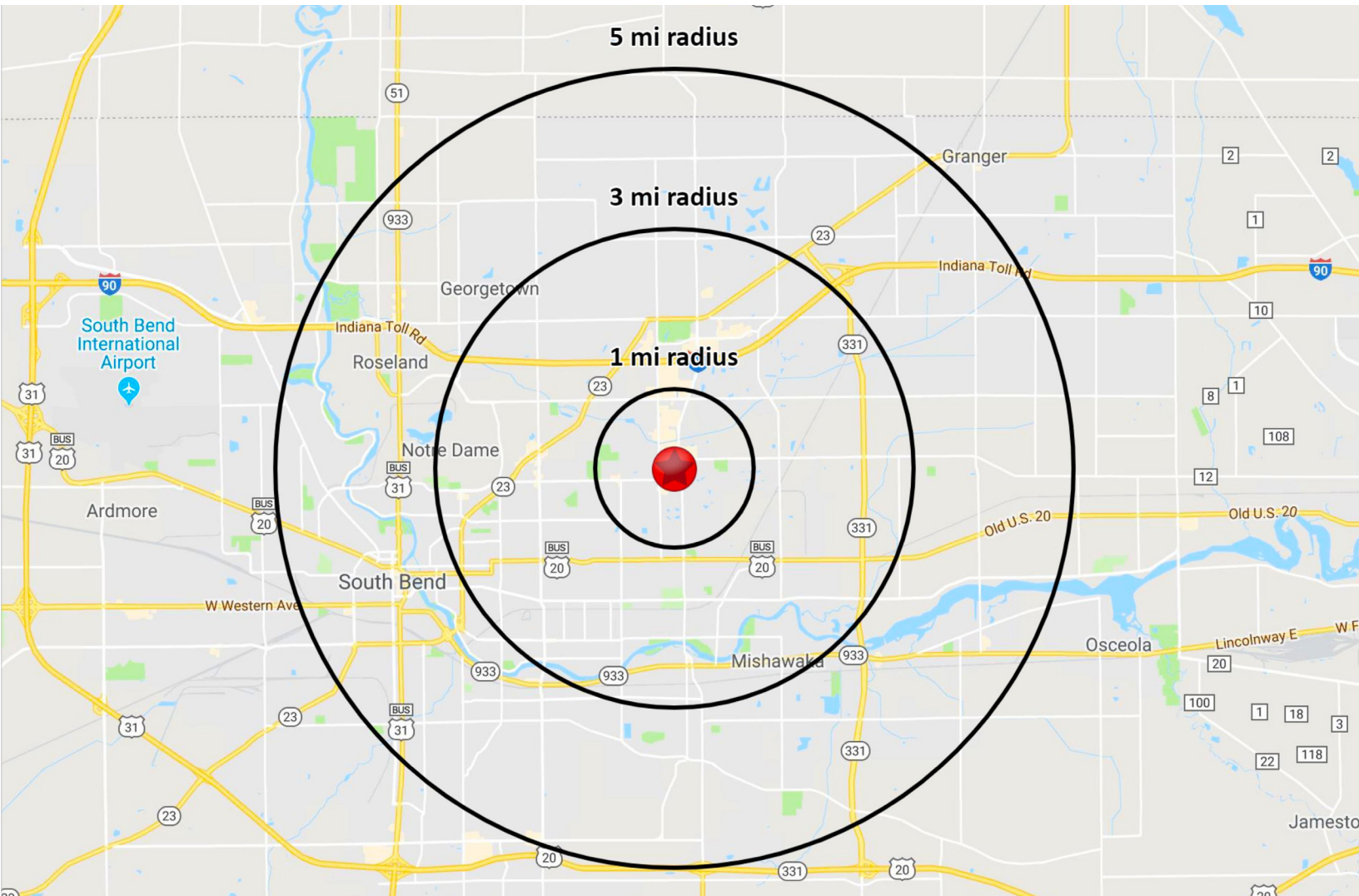
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## Great Demographic Area



2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,686	73,279	168,463
NUMBER OF HOUSEHOLDS	5,105	30,703	68,590
AVERAGE HOUSEHOLD INCOME	\$45,853	\$58,313	\$68,783
AVERAGE HOME VALUE	\$127,348	\$141,196	\$162,154
TRAFFIC COUNT	N. Main Street		23,810 AADT

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