

Land for Sale

Former Movies 6 Land
6424 N. Grape Road

Mishawaka, Indiana

NAI Cressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Rare Land Opportunity | Site Cleared of Existing Theater Building, Ready to Build



Snapshot

Land: 4.38 Acres
Zoning: C-2
List Price: \$1,500,000

Property Details

4+ acres of land available just west of Grape Rd. on University Dr. Site was recently cleared of closed theater building eliminating demolition costs. Zoned C2 in city of Mishawaka with all utilities at the site. Level site with minimal site work costs.

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

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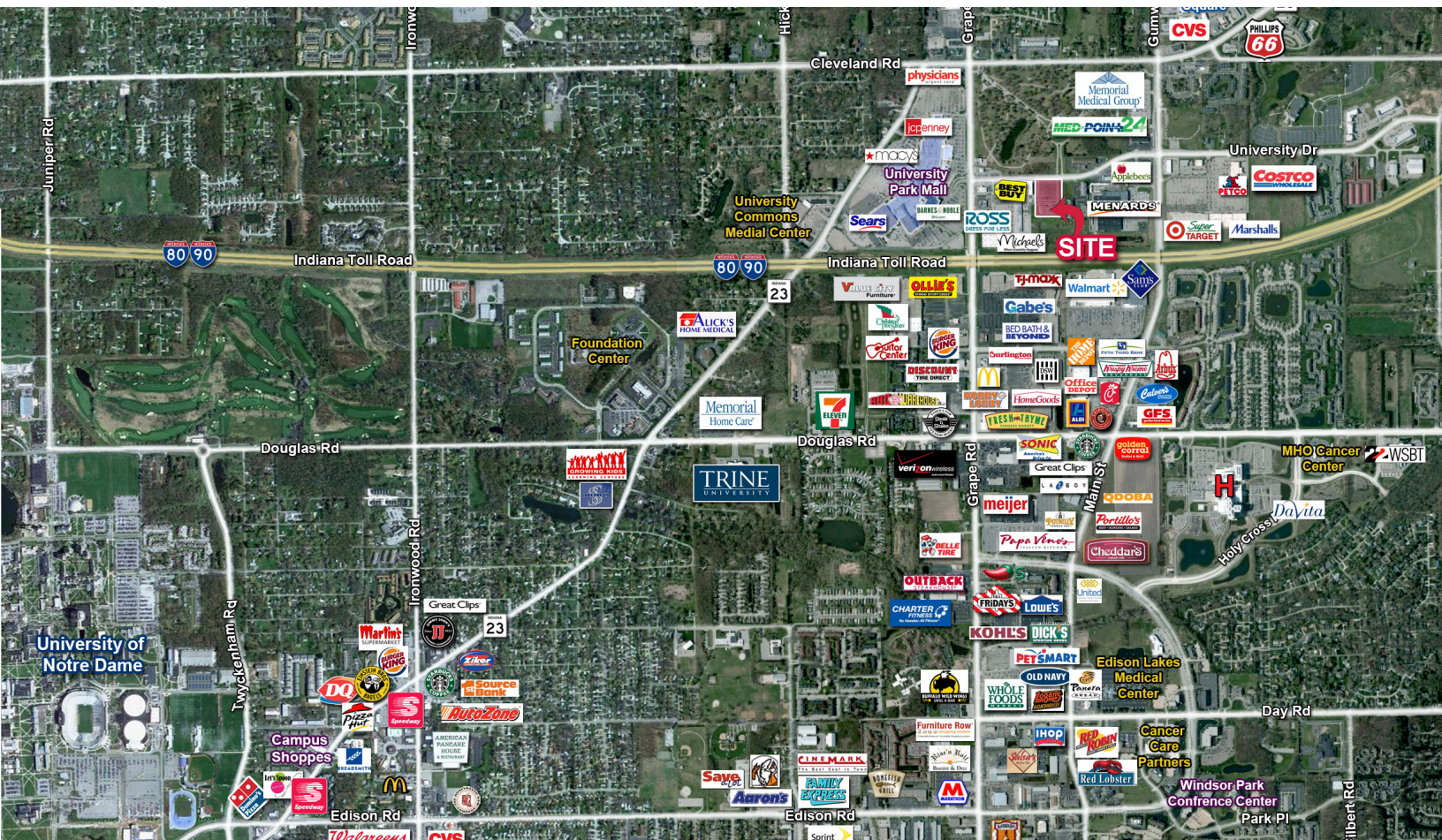
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In the Heart of Dominant University Park Trade Area



Location

Site is in the heart of the dominant University Park trade area just west of Grape Rd. and the Simon owned University Park Mall. Nearby retailers include Target, Costco, Best Buy, Wal Mart, Sam's, Home Depot, Meijer, Menard's and may, many others. The University Park trade area includes a primary population of over 440,000. Most dominant trade area for 65 miles in any direction. Average HH income exceeds \$67,000 and daytime population exceeds 240,000. In addition to approx. 6M SF of retail space, there is approximately 1M SF of Class A office space including the St. Joseph Regional Medical Center. The University of Notre Dame is only 3 miles away with approximately 12,000 students total and almost 6,000 employees shopping & dining in the trade area.

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNT
POPULATION	5,550	54,356	142,638	Grape Road: 25,762 Main Street: 21,762 University Drive: 21,762
NUMBER OF HOUSEHOLDS	2,728	23,033	56,284	
AVERAGE HOUSEHOLD INCOME	\$67,160	\$88,267	\$79,852	

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