



INVESTMENT PROPERTY
FOR SALE

EDISON PARK PLAZA

535-615 W. EDISON RD.
MISHAWAKA, IN 46545

DENNIS CALLISON

President/Broker

M: 260.438.6251

E: dcallison@xplorcommercial.com

TYLER BINKLEY

Vice President/Broker

M: 260.414.0617

E: tbinkley@xplorcommercial.com

KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

CAP RATE 9.22%
SALE PRICE \$3,500,000

PROPERTY HIGHLIGHTS

- 97% Occupied
- Mishawaka is a growing commercial city in Northern Indiana
- Located 2.5 miles east of the University of Notre Dame
- Located near many strong national retailers just off of the Grape Rd. retail corridor and I-80/90
- Retailers in the area include Bonefish Grill, Whole Foods, Dick's Sporting Goods, Kohl's, Mercedes, Audi, and Lexus
- Strong retail pull from surrounding population with diverse mix of local residents and college students



EDISON PARK PLAZA

535-615 W. Edison Rd., Mishawaka, IN 46545



PROPERTY SUMMARY



PROPERTY DESCRIPTION

- Value Add Opportunity
- Below Market Rents
- Convert to NNN
- Under \$50 per square foot
- Strong Traffic Counts
- 173,000 people within 5 miles

OFFERING SUMMARY

| | |
|------------------|--------------|
| Sale Price: | \$3,500,000 |
| Number of Units: | 19 |
| Lot Size: | 5.32 Acres |
| Building Size: | 70,959 SF |
| NOI: | \$322,674.69 |
| Cap Rate: | 9.22% |



DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

TYLER BINKLEY

260.414.0617

tbinkley@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

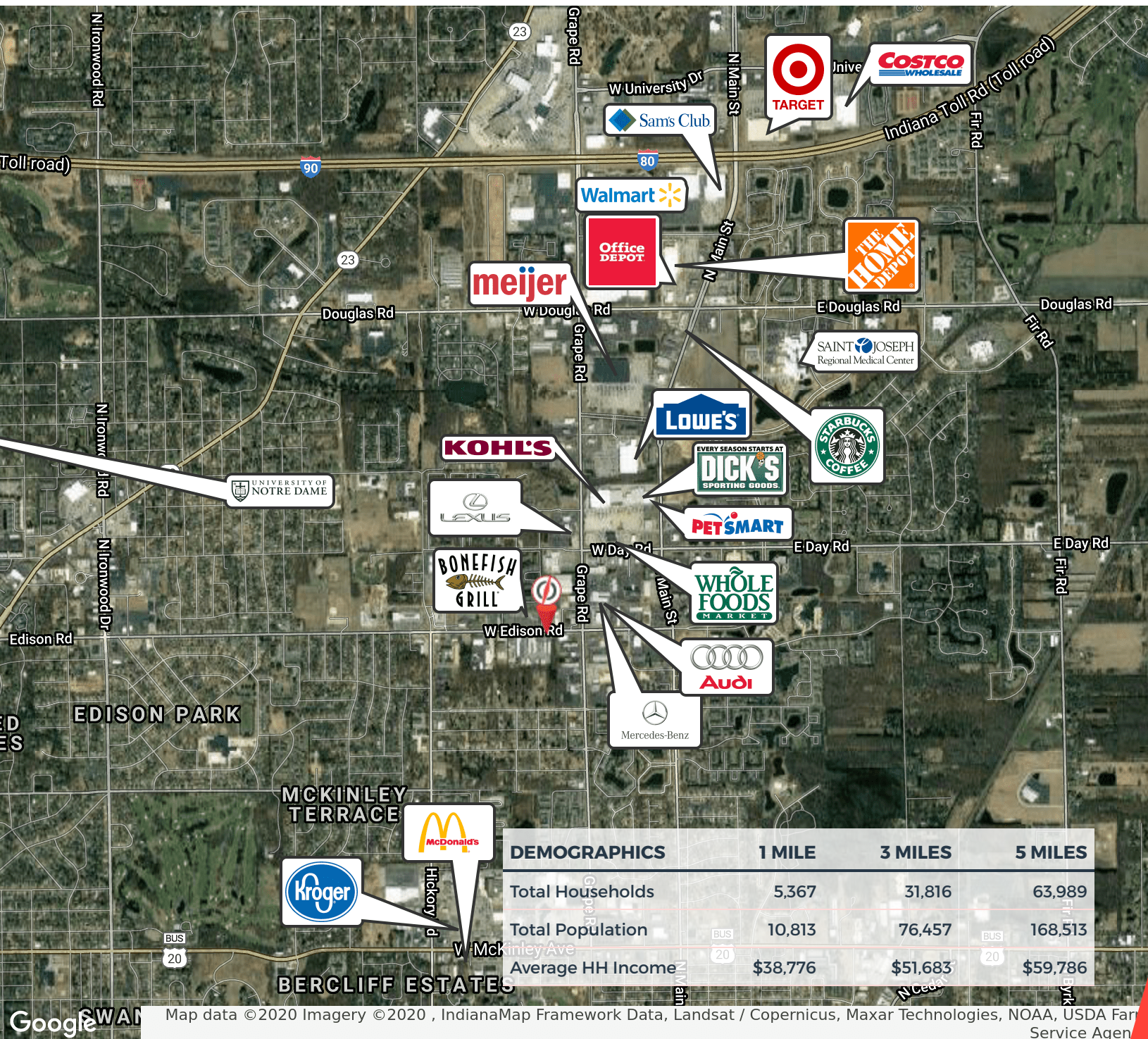
korourke@xplorcommercial.com

EDISON PARK PLAZA

535-615 W. Edison Rd., Mishawaka, IN 46545



RETAILER MAP



Map data ©2020 Imagery ©2020, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, NOAA, USDA Farm Service Agency

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

TYLER BINKLEY

260.414.0617

tbinkley@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

XPLORCOMMERCIAL.COM | 3

EDISON PARK PLAZA

535-615 W. Edison Rd., Mishawaka, IN 46545



PROPERTY PHOTOS



Aerial View | SOUTH



Aerial View | WEST

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

TYLER BINKLEY

260.414.0617

tbinkley@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

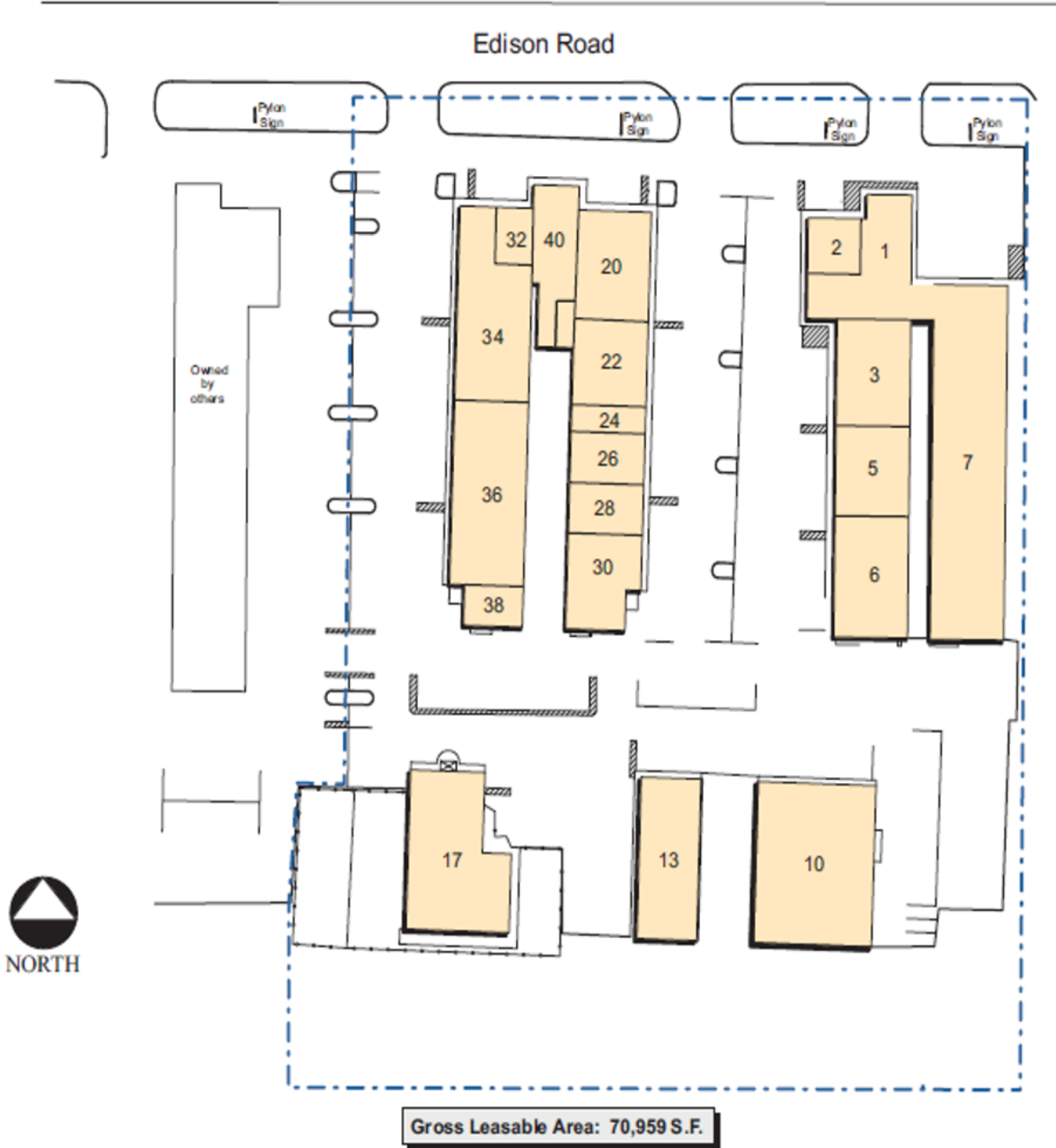
XPLORCOMMERCIAL.COM | 4

EDISON PARK PLAZA

535-615 W. Edison Rd., Mishawaka, IN 46545



SITE PLAN



DENNIS CALLISON
260.438.6251
dcallison@xplorcommercial.com

TYLER BINKLEY
260.414.0617
tbinkley@xplorcommercial.com

KIENAN O'ROURKE
260.450.8443
korourke@xplorcommercial.com

EDISON PARK PLAZA

535-615 W. Edison Rd., Mishawaka, IN 46545



PROPERTY DETAILS

SALE PRICE **\$3,500,000**

LOCATION INFORMATION

| | |
|------------------|-----------------------|
| Building Name | Edison Park Plaza |
| Street Address | 535-615 W. Edison Rd. |
| City, State, Zip | Mishawaka, IN 46545 |
| County/Township | Saint Joseph |

PROPERTY DETAILS

| | |
|------------------|--------------------------|
| Property Type | Retail/Flex |
| Property Subtype | Street Retail |
| Lot Size | 5.32 Acres |
| APN# | 71-09-04-126-003.000-022 |

BUILDING INFORMATION

| | |
|---------------|-----------|
| Building Size | 70,959 SF |
| NOI | \$322,674 |
| Cap Rate | 9.22% |
| Price / SF | \$49.32 |
| Occupancy % | 100% |
| Tenancy | Multiple |

DENNIS CALLISON

260.438.6251
dcallison@xplorcommercial.com

TYLER BINKLEY

260.414.0617
tbinkley@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443
korourke@xplorcommercial.com