

Retail / Coffee Shop  
110 Lincolnway East, Mishawaka, IN 46544

For Lease



Charming and architecturally distinctive commercial building located in the heart of downtown Mishawaka's central business district. Surrounded by strong pedestrian traffic and an active, revitalized streetscape, the property offers the possibility of both a restaurant/pub or a successful coffee shop. The space is currently configured as a turn-key café and features a warm, character-rich interior that blends historic elements with thoughtful design. Multiple levels provide flexible layout options, making the property well-suited for hospitality users or owner-operators seeking a downtown presence.

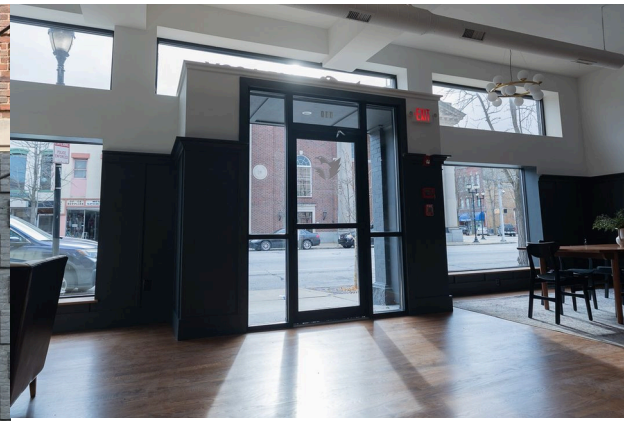
- 3,120 SF
- Turn-key coffee shop build-out
- Commercial hood & vent system
- Grease trap and walk-in cooler
- Coffee machine, espresso machine, and grinders
- Lease Rate: \$4,500/month NNN

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**Lease is \$4,500/month NNN. Includes commercial hood/vent, grease trap, and walk-in cooler with refrigeration. Furniture and personal property shown in photos are excluded. Coffee machine, espresso machine, and grinders available.**

Charming and architecturally distinctive commercial building in the heart of downtown Mishawaka's central business district, positioned amongst strong pedestrian activity, an energetic streetscape, and the continued growth and revitalization of the downtown core. The property has a proven operating history as both a restaurant/pub and a thriving coffee shop, making it a natural fit for local restaurant groups, boutique operators, and hospitality-driven concepts seeking an established downtown presence.

**Joe Grabill**

Broker

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