

±46,000 SF
BUILDING FOR
LEASE

SPECIALTY /
HEALTHCARE
MEDICAL

40+ BED
REHABILITATION
FACILITY

INSTITUTE /
CLINIC /
HOSPITAL


TRANSWESTERN
REAL ESTATE
SERVICES

60205 BODNAR BLVD

Mishawaka, IN 46544



SPECIFICATIONS

- Building Size: ±46,000 SF
- Available Size: ±46,000 SF
- Land Size: ±6.40 AC
- Ceiling Height: 9'+
- Year Built: 2009
- Construction: Steel, Masonry Block and Brick, Concrete
- Sprinklers: Automatic
- Heating: Central
- Power: Heavy Power Generator Backup
- Parking: 90+ Expandable
- CAM PSF: \$1.00
- RE Taxes PSF: \$4.25
- Lease Rate: Negotiable

ADAPTABLE FOR

Acute Care Hospital, Nursing Care, Behavioral Health, Specialty Care/Skilled Nursing Facility

HIGHLIGHTS

- AVAILABLE FOR LEASE
- Handicap and Rehabilitation Equipped Office
- Located South of US Route 20 Cloverleaf Intersection
- Minutes from South Bend and Mishawaka
- 40+ Bed Capacity
- Kitchen and Cafeteria
- Nursing Lockers and Showers
- Rear Outdoor Garden Rest Area
- Full Fire Safety
- Full Security Locks and Controls
- Fiber Optic Internet, Fully Wired Facility
- Cooled Data Rooms
- Liquid Oxygen Tank Supply
- Centralized Monitoring
- Training Rooms, Nursing Stations, Administrative Office
- Specialized Treatment and Therapy Rooms
- High Intensity Fluorescent Lighting

ALEX GENOVA, CPA

Vice President

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Executive Managing Director

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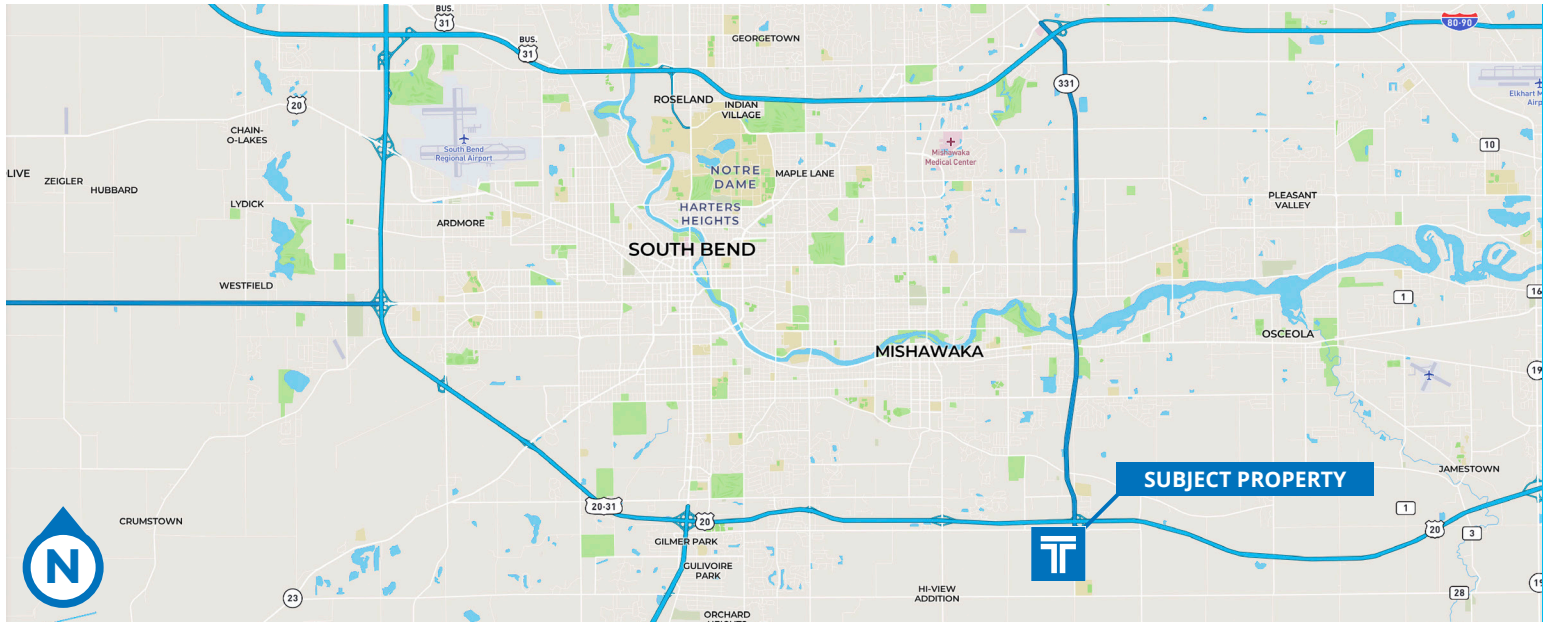


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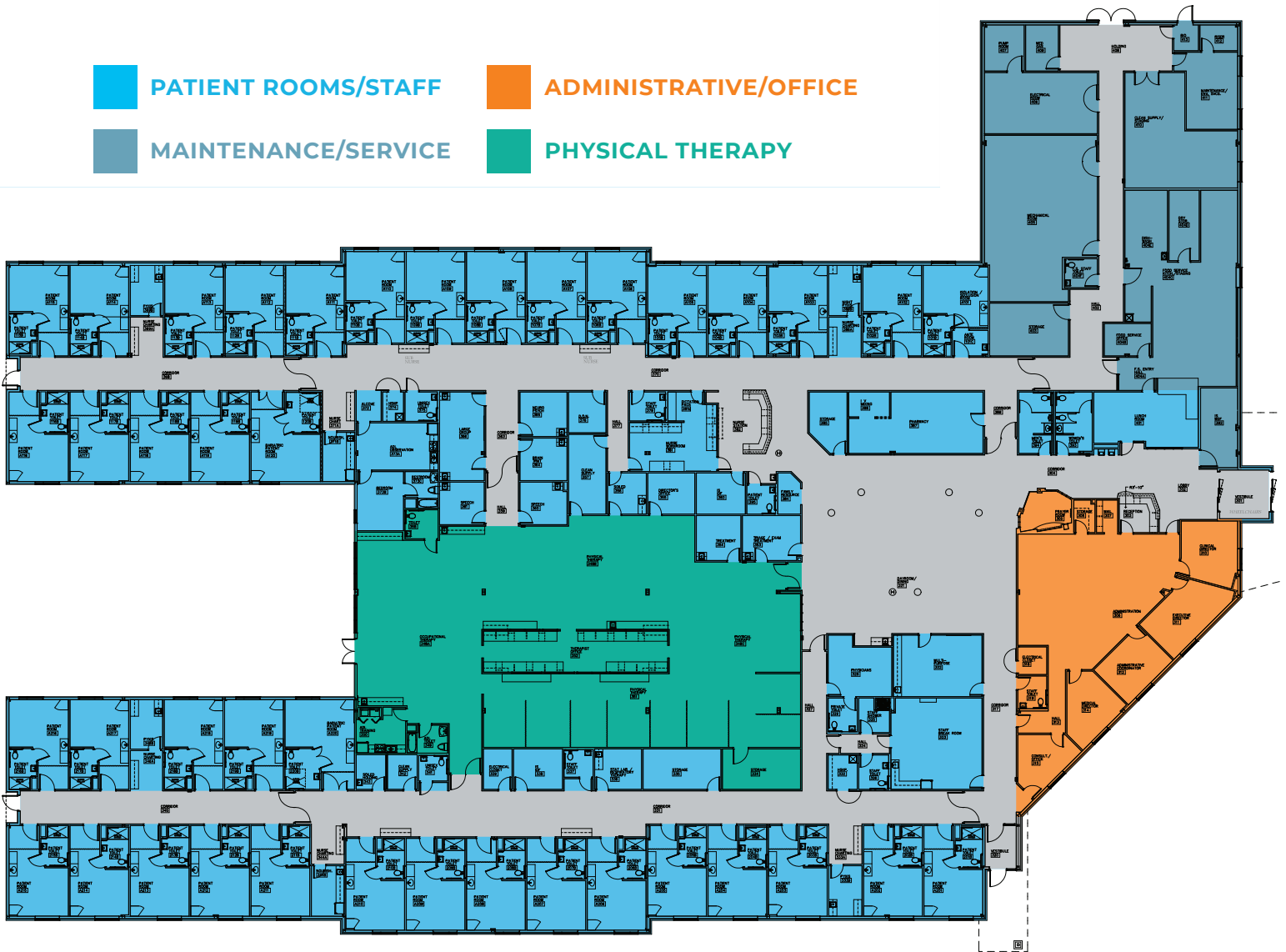
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-  PATIENT ROOMS/STAFF
-  ADMINISTRATIVE/OFFICE
-  MAINTENANCE/SERVICE
-  PHYSICAL THERAPY



FLOOR PLAN

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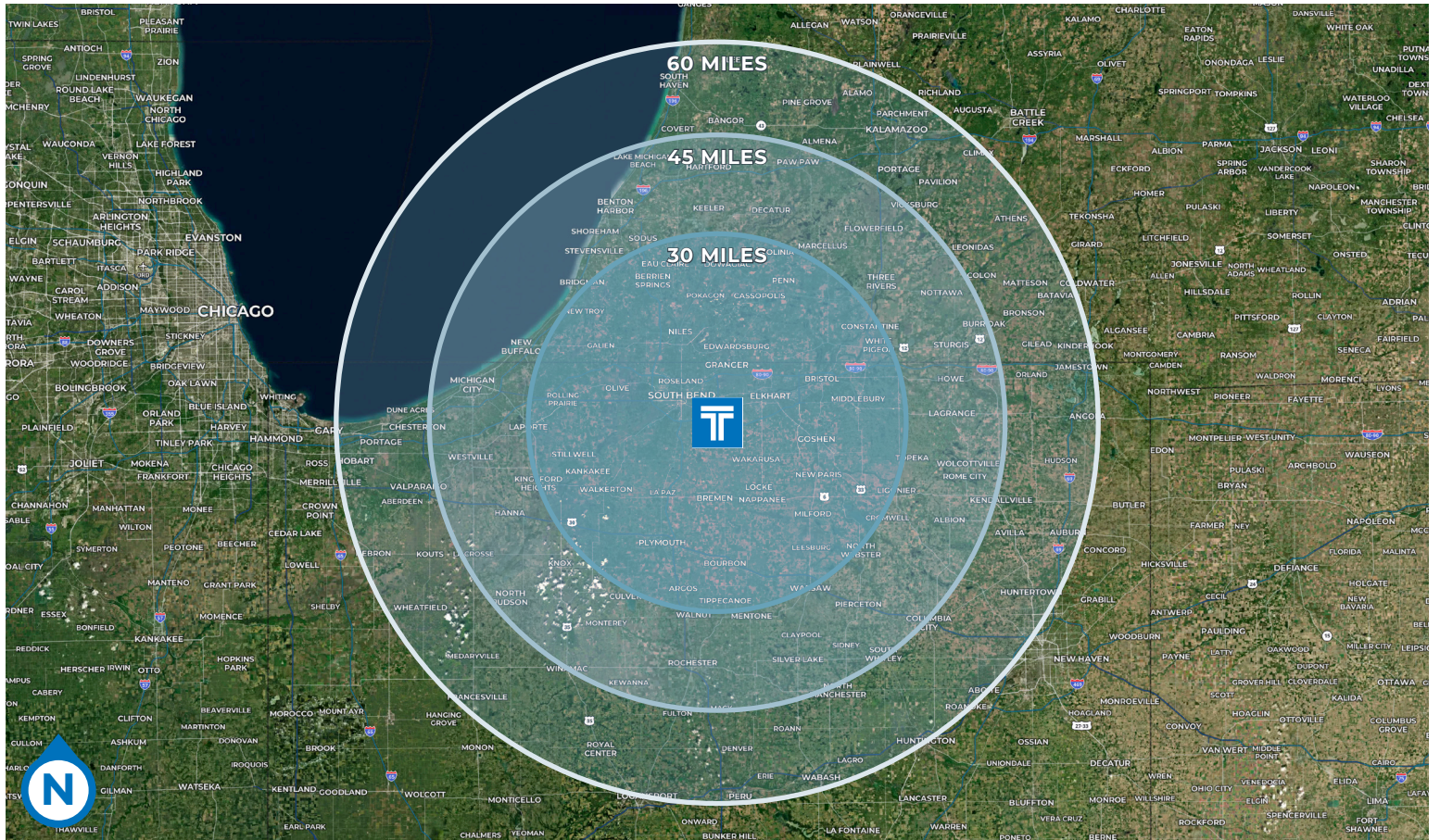
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DEMOGRAPHICS

	30 MILES	45 MILES	60 MILES
2022 TOTAL POPULATION	726,408	1,144,952	1,925,199
2022 GENERATION X POPULATION (BORN 1965 TO 1980)	137,245	219,222	370,959
2022 BABY BOOMER POPULATION (BORN 1946 TO 1964)	151,928	249,991	418,341
2022 SILENT GENERATION POPULATION (BORN 1945 OR EARLIER)	43,508	69,947	115,461
2022 MEDIAN HOUSEHOLD INCOME	\$59,108	\$59,810	\$62,009
2022 AVERAGE HOUSEHOLD INCOME	\$82,431	\$83,499	\$86,567
2022 EMPLOYED POPULATION	366,500	564,202	946,138
2022 UNEMPLOYMENT RATE	2.9%	3.1%	3.2%

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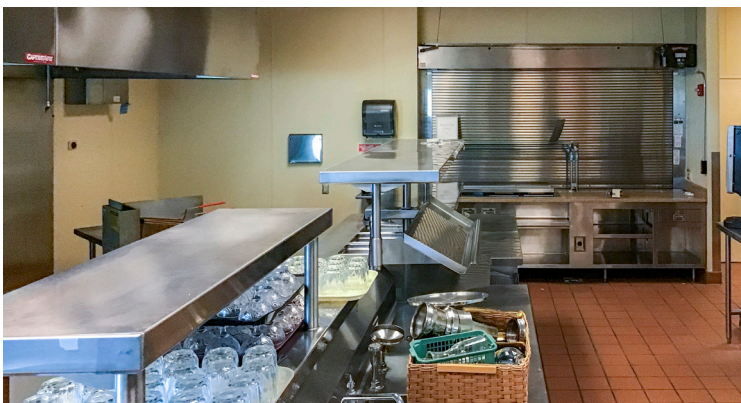


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