





CONFIDENTIAL OFFERING MEMORANDUM

Big Sandy Furniture | 5946 Grape Rd. | Mishawaka, IN 46545



NAI Cressy P 574.271.4060 | CRESSY.COM | CONNECT WITH US!    
200 N. Church Street, Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).   **NNASC**
National Native American Supplier Council

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. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Tim Mehall
Vice President Retail Services / Principal
D 574.485.1516
tmehall@cressy.com

NAI Cressy Commercial Real Estate. (“Agent”) has been engaged as the exclusive agent for the sale of 5946 Grape Road, Mishawaka, Indiana (the “Property”), by the owner of the Property (“Seller”).

The Real Estate is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

Prospective Purchaser: Signed Name: _____

Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax # _____

Email Address: _____

Representing Broker:

Printed Name: Tim Mehall

Title: Vice President Retail Services / Principal

Mailing Address: 200 N. Church Street, Suite 200, Mishawaka, IN 46544

Phone #: 574.271.4060

Email Address: tmehall@cressy.com

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 20__.

Return to: NAI Cressy, 200 N. Church Street, Suite 200 | Mishawaka, IN 46544 | 574.271.4060

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Exclusive Advisors:

TIM MEHALL

Vice President Retail Services / Principal

574.485.1516

tmehall@cressy.com



EXECUTIVE SUMMARY

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Subject building is located in the Indian Ridge Shopping Center on the east side of Grape Road at the I-80/90 Toll Road in the heart of the University Park Trade Area. The subject building was built in 1987 and contains approximately 21,896 SF and sits on 1.9 acres. Originally built as Kids R Us, the property has 1 dock door and ceiling heights of 20'. Other anchors in the center include TJ Maxx, Ashley Furniture & Gabe's.

The landlord is responsible for the roof & structure. The tenant pays all other expenses including RET, CAM & Insurance.

[VIEW PROPERTY ONLINE](#)



ADDRESS Big Sandy Furniture
5946 Grape Road, Mishawaka, IN 46545

TOTAL SQUARE FEET 21,896 SF

PARCEL SIZE 1.97 Acres

YEAR BUILT 1987; Renovated 2007

ZONING C2 - Shopping Center

NOI \$223,200

CAP RATE 7.44%

LIST PRICE \$3,000,000

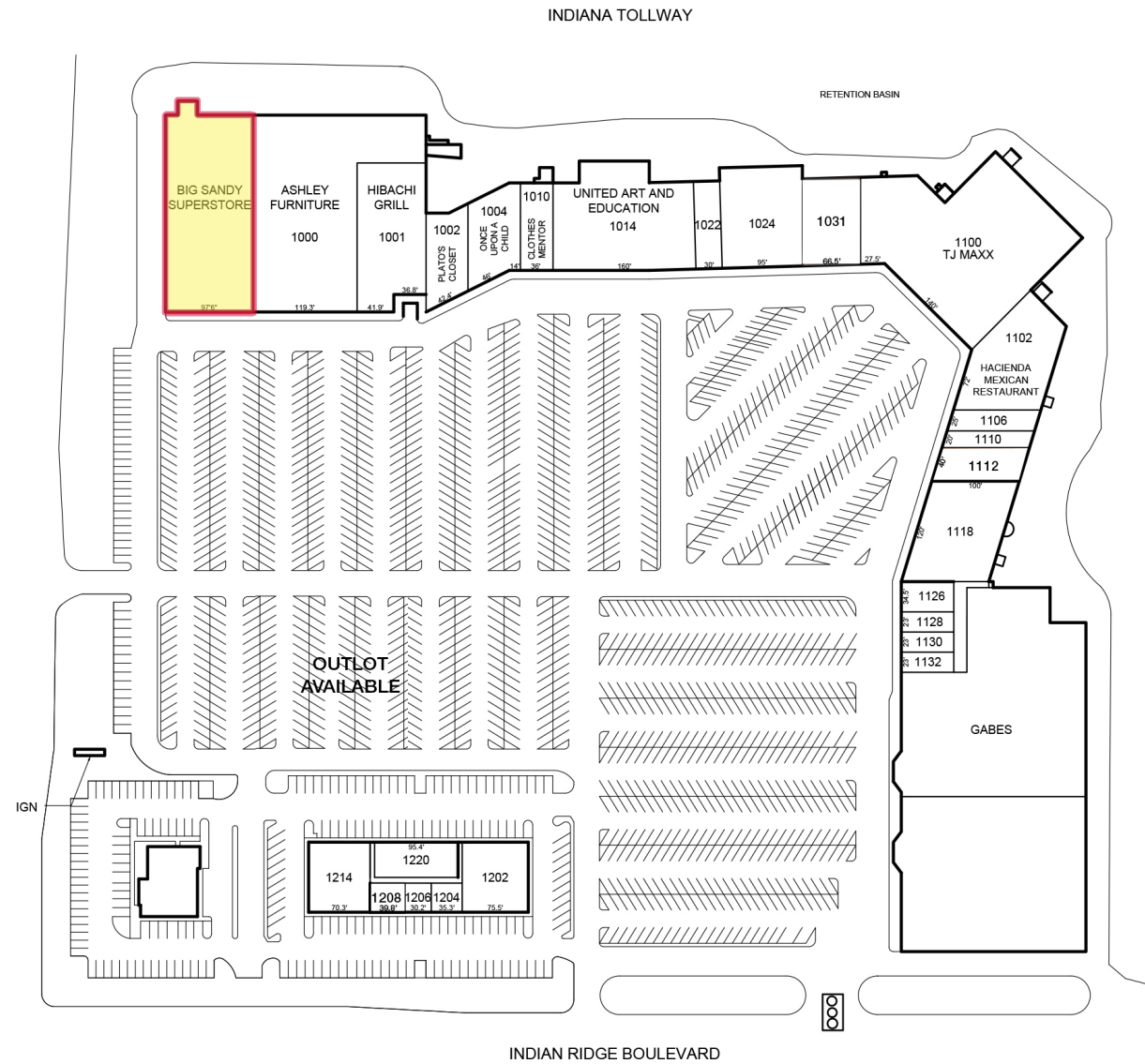
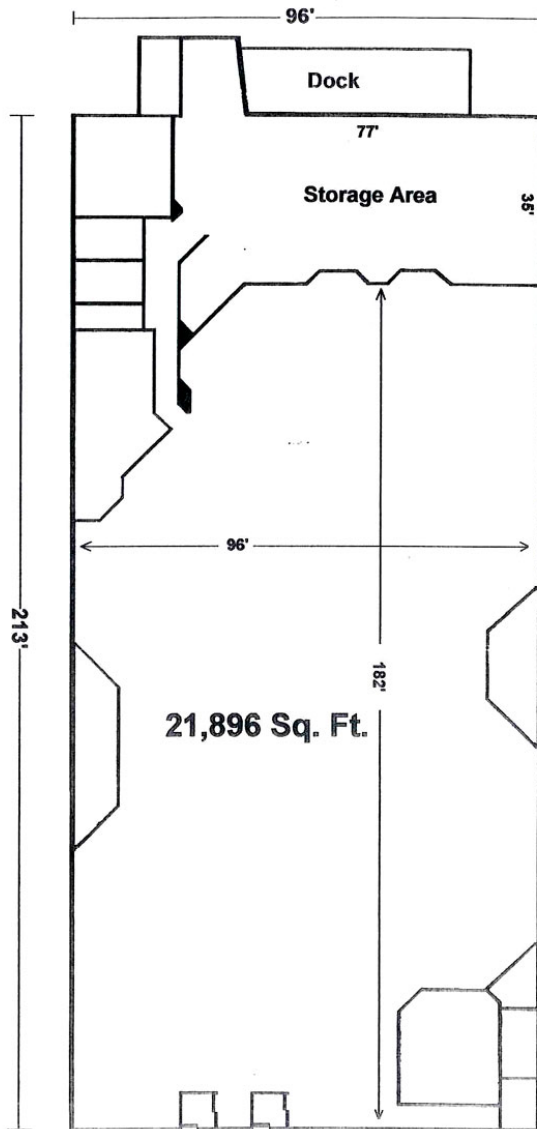
PROPERTY OVERVIEW

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Part of The University Park Trade Area (UPTA), which is one of the most dominant retail markets in northern Indiana, and southwestern Michigan. Situated across the street from the 1 million square foot University Park Mall. Property also surrounded within 3 square miles by nearly 4 million square feet of other successful ancillary retail space including Hobby Lobby, Fresh Thyme, DSW, Best Buy, Ross Stores, Target, Marshall's, Home Depot, Wal Mart, Sam's, Costco & many others. Other draws to the area include the St. Joseph Regional Medical Center and the Edison Lakes Corporate Park with nearly 1,000,000 square feet of Class A office & medical space. The University of Notre Dame is just a few miles to the southwest.



ST. JOSEPH COUNTY, INDIANA

Activity and energy dot the city landscapes, while serenity and the quiet of rural living can be found in the county's small towns. Cities like South Bend and Mishawaka give residents the taste of mid-size city living coupled with shopping, arts and culture, sports and recreation, not to mention the benefits of having five major universities at our doorstep.

Our cities, towns and neighborhoods reflect a convergence of tradition and transformation. South Bend is the only place the University of Notre Dame has ever called home. And, this is the place where industrial manufacturing was king. While we honor the traditions and history, we're also a place on the move—where advanced manufacturing, logistics, health care and research are king.

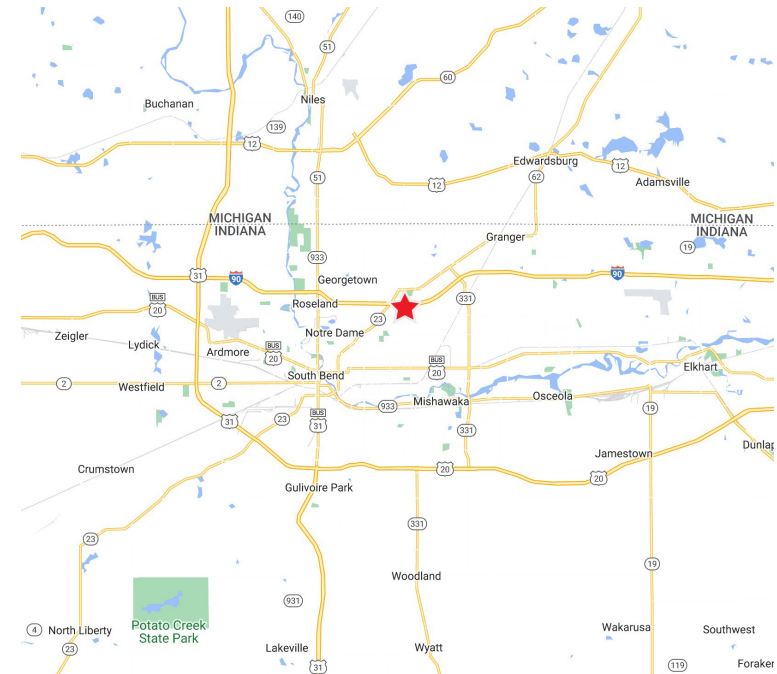
Mishawaka, the Princess City, lies nestled along the meandering path of the St. Joseph River. Population growth, business expansion and record-breaking new construction tell us that people want to live, work, raise their families and retire in Mishawaka. Community pride is an essential part of life in the Princess City. But, construction and growth are not all that make a city great. Mishawaka is home to Bethel College, AM General's Hummer Plant, a beautiful system of parks and myriad cultural opportunities.

KEY EMPLOYERS

- AM General
- Beacon Health System, Inc.
- City of South Bend
- Liberty Mutual
- Martin's Super Markets Inc.
- Meijer, Inc.
- Quality Dining
- Saint Joseph Health System
- South Bend Community School Corporation
- University of Notre Dame

DISTANCE TO MAJOR CITIES

- | | |
|------------------|-----------|
| Chicago, IL | 95 miles |
| Grand Rapids, MI | 115 miles |
| Indianapolis, IN | 147 miles |
| Detroit, MI | 218 miles |



MARKET OVERVIEW

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2024 Demographics | St. Joseph County, IN

POPULATION	273,616
HOUSEHOLDS	109,581
AVERAGE HOUSEHOLD INCOME	\$93,665
MEDIAN AGE	36
AVERAGE COMMUTE TIME	18.4 Minutes
TOTAL BUSINESSES	10,678
UNEMPLOYMENT RATE	2.6%
MEDIAN HOME VALUE	\$193,452

