

RETAIL SPACE FOR LEASE

309 N Bittersweet Rd. | Mishawaka, IN 46544



1,800 SF Available | Building Reconfigured & Renovated, Updated Facade

Building Size:	7,000 SF
Available:	1,800 SF
Land:	0.60 Acre
Zoning:	C-2 Commercial
Parking:	20+ Paved Spaces
Signage:	Pylon
Lease Rate:	\$19.00 PSF NNN

Details:

Now available is approximately 1,800 SF within a 7,000 SF free standing retail building, situated on 0.6 acres. The building has an updated facade and has been reconfigured and renovated for Twin Branch Dental Group and T-Mobile. The property enjoys high visibility with site lines from Bittersweet Plaza across the street. This property offers 20+ paved parking spaces shared in common, security system and pylon signage. Tenant Improvement package may be available subject to lease terms.

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[VIEW PROPERTY VIDEO](#)



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200 N. Church St., Suite 200, Mishawaka, IN 46544

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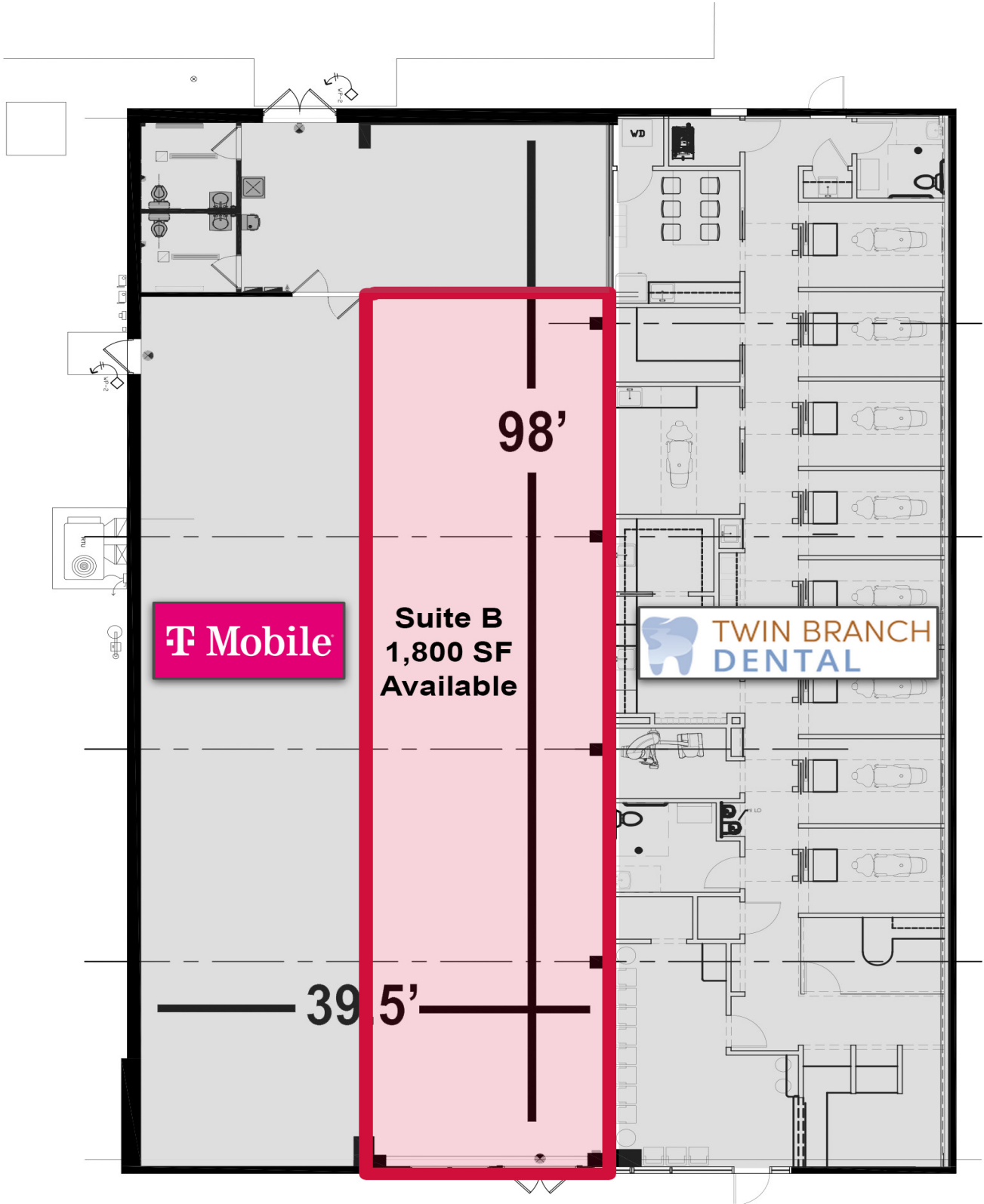
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FLOOR PLAN

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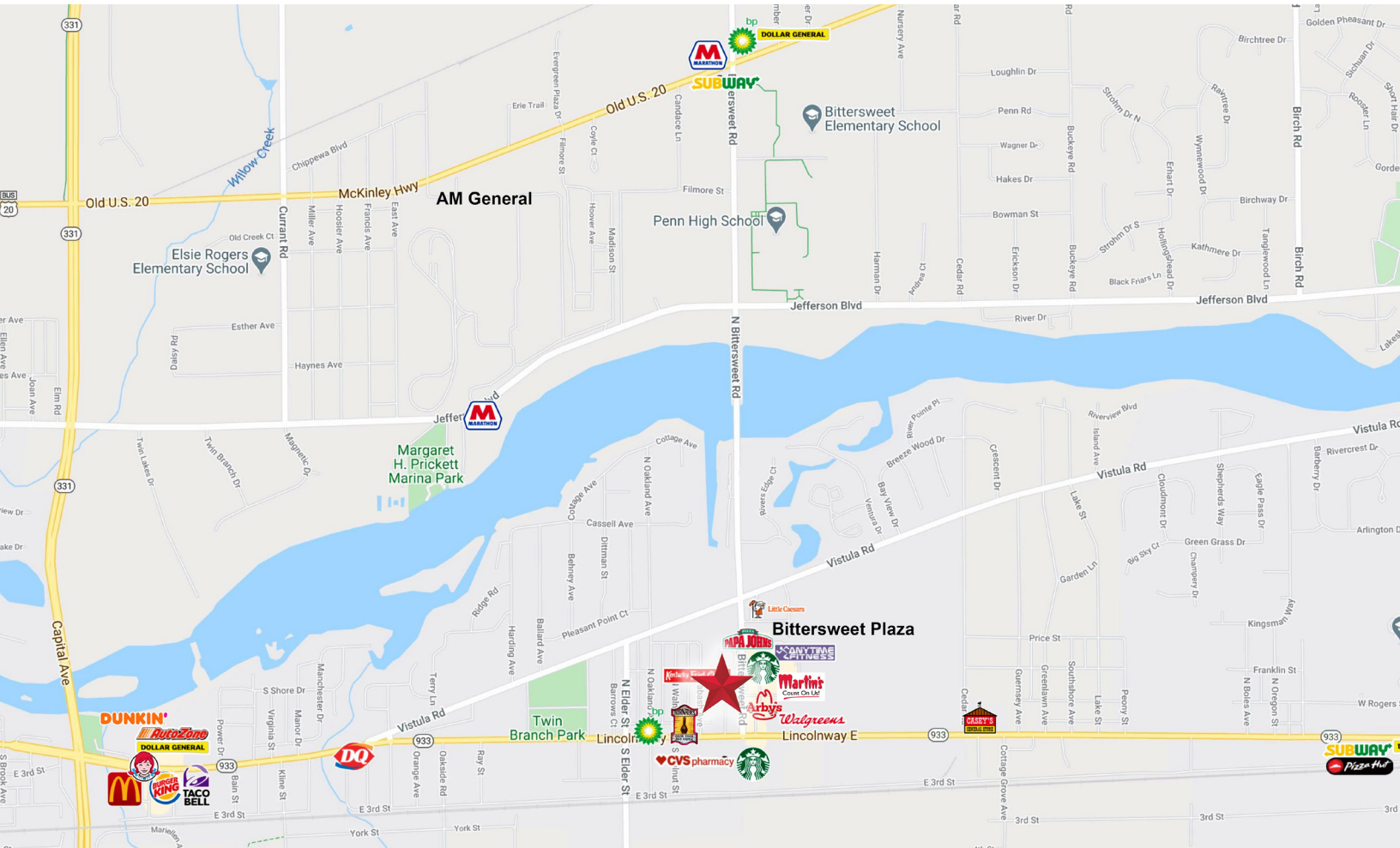
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LOCATION OVERVIEW

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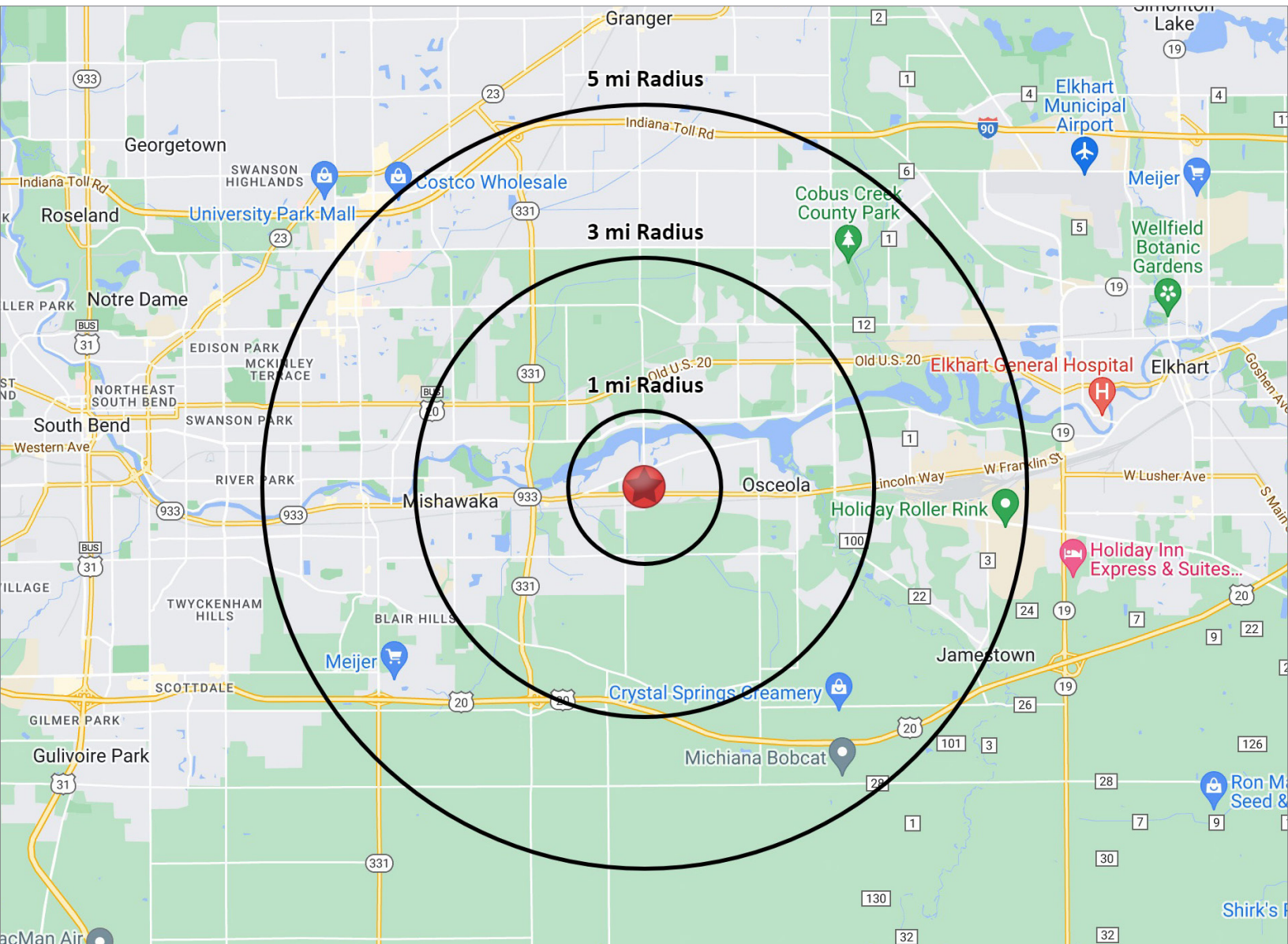
- Situated between City Wide Liquor and KFC, directly across from the heavily trafficked Martin's Super Market.
- Less than one mile from Penn High School, a 4-Star School with more than 3,500 students enrolled, and two miles from AM General, "home of the Hummer" as well as many surrounding employers and rooftops.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	4,439
3 MILE	30,574
5 MILE	86,328



NUMBER OF HOUSEHOLDS

1 MILE	1,873
3 MILE	12,099
5 MILE	36,178



AVERAGE HOUSEHOLD INCOME

1 MILE	\$95,322
3 MILE	\$106,879
5 MILE	\$87,404



MEDIAN HOME VALUE

1 MILE	\$174,158
3 MILE	\$172,243
5 MILE	\$164,867