

Retail/Medical Space for Lease

Grape & Day Shopping Center
4110 - 4150 Grape Road
Mishawaka, Indiana



Up To Three Suites Available for Lease at the Corner of Grape and Day Roads



Snapshot

Building Size: 30,000 SF

Available: Suite 4110A - 6,000 SF End Cap (Can be demised)
Suite 4110B - 3,500 SF
Suite 4110C - 5,000 SF
Suites can be combined.

Land: 3.24 Acres

Zoning: Commercial

Parking: 321 On-site parking spaces

Signage: 25' Lighted Pylon

Lease Rate: \$12.00 PSF NNN
*TI Available Subject to Lease Terms

Property Details

30,000 SF retail shopping center. High profile, investment retail property. Storefront multi-tenant buildings with windows, signage, strong retail demographics and high traffic count (32,559 ADT), abundant on site parking. 6,000 SF end cap can be demised, or combined with adjacent suites up to 14,500 SF. Co-tenants include Aspen Dental, AT&T Wireless, Anytime Fitness, and CSL Plasma. Medical uses encouraged with TI package subject to lease terms.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,945	78,387	170,705
NUMBER OF HOUSEHOLDS	4,959	31,657	67,596
AVERAGE HOUSEHOLD INCOME	\$52,680	\$64,251	\$74,555

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Property Photos



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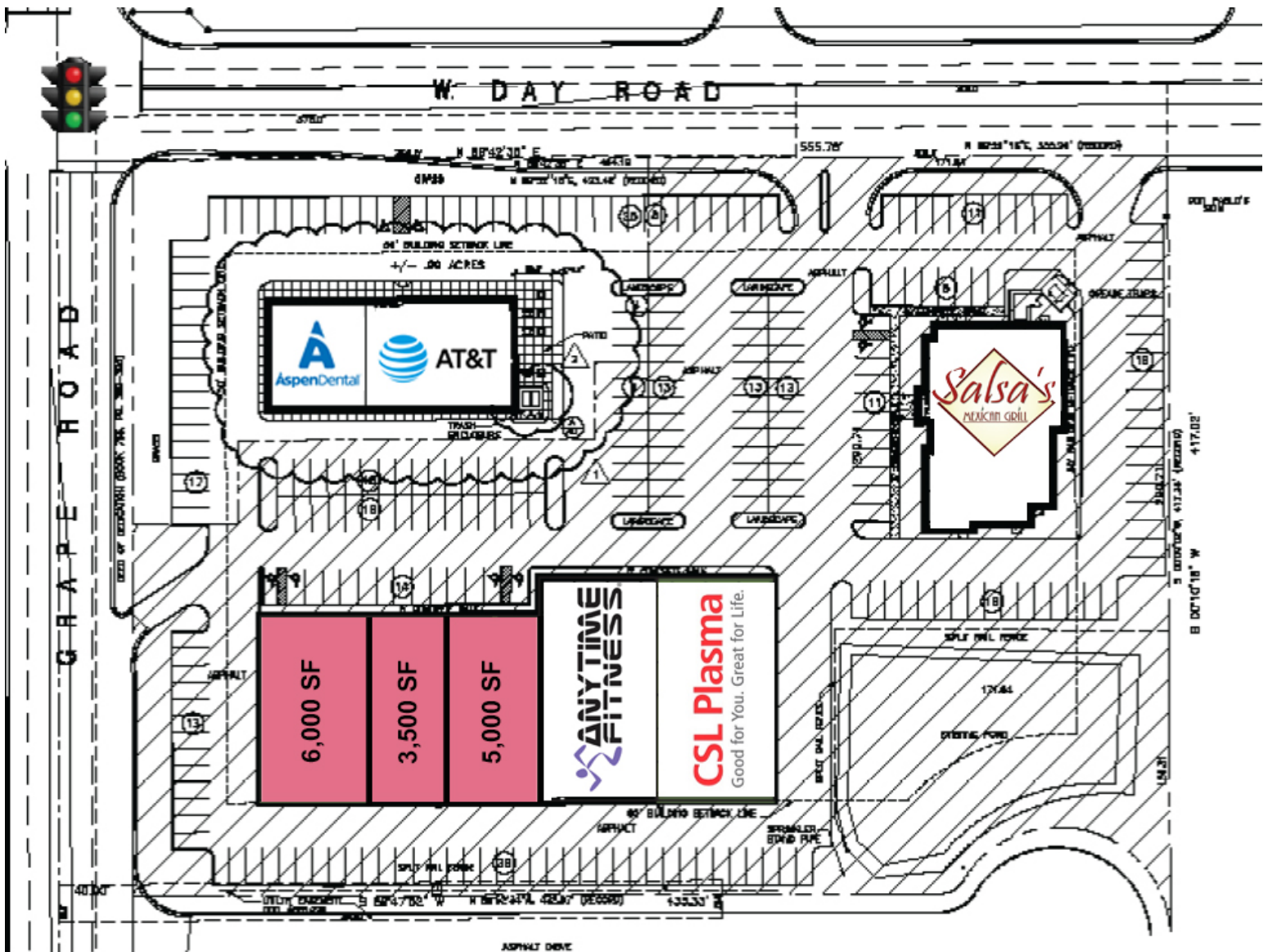
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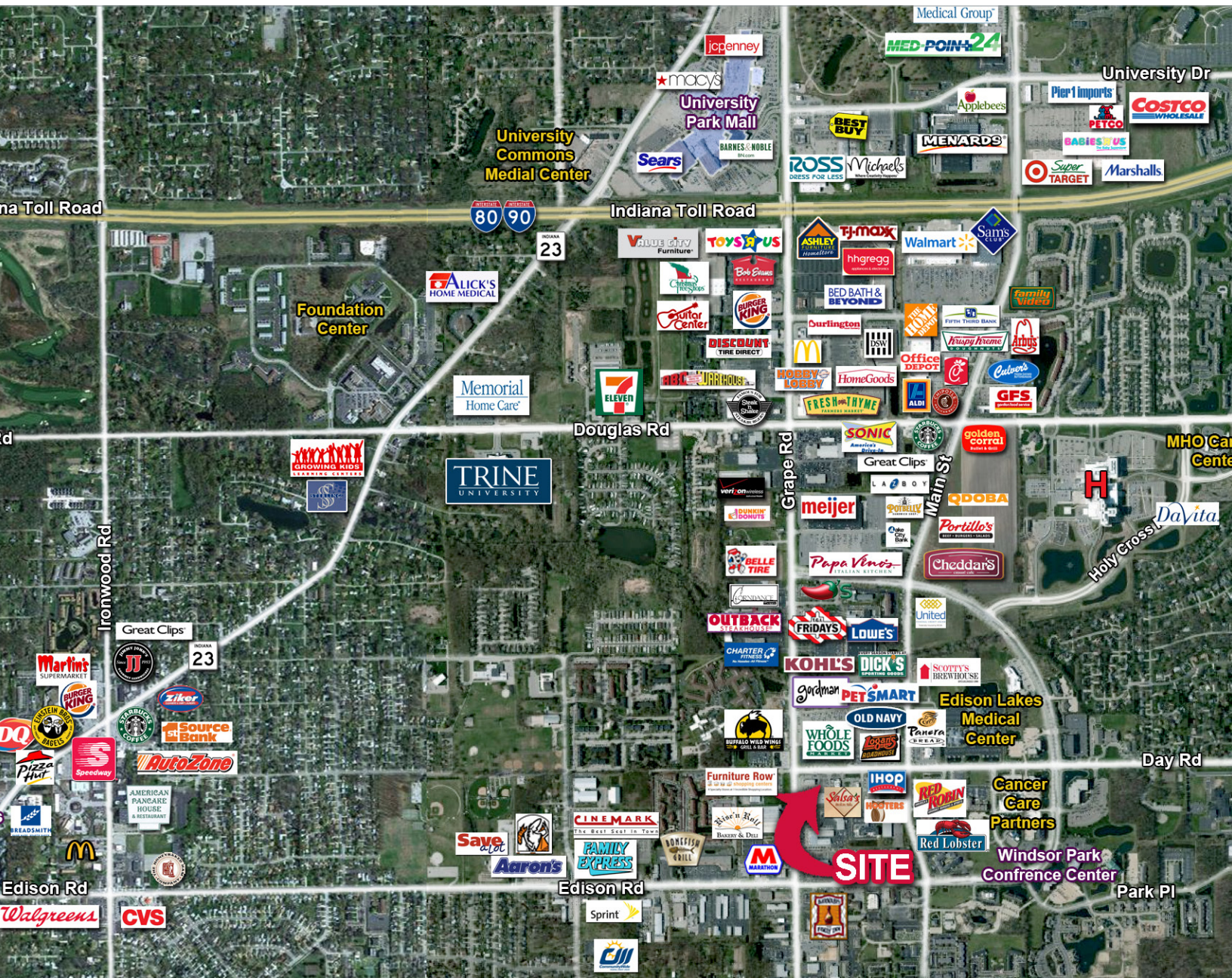
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Located in the University Park Trade Area | 32,559 Average Daily Traffic Count



Location

Located in the heart of the University Park Trade area near Edison Lakes and the new St. Joseph Regional Medical Center. Excellent location at lighted intersection across from Kohl's, Old Navy, Pet Smart, Bed, Bath & Beyond and more. This property has great visibility from Grape Road and is near a 700,000 SF Class A Office Park as well as a State-of-the-Art St. Joseph Regional Medical Center.

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