

RETAIL SPACE FOR LEASE

227-317 W. University Drive | Mishawaka, IN 46545



3 Suites Available in Busy Time Square in Mishawaka

Building Size:	19,536 SF
Available:	Suite 1S - 3,000 SF Suite 231 - 1,500 SF Suite 235 - 1,500 SF Totaling 6,000 SF of Contiguous Space
Land:	2.6 Acres
Zoning:	C - Commercial
Year Built:	1995
Parking:	59,782 SF paved
Lease Rate:	\$16.00 - \$18.00 PSF NNN

Details:

Multi-tenant retail center, Time Square, is anchored by Aladdin's Eatery and has three suites available. This shopping center is located in the heart of the Mishawaka retail trade area less than 1/2 mile from University Park Mall and 5 minutes from the I-80/90 Toll Rd., Exit 83. There are excellent traffic counts and demographics. Surrounded by retailers including Menards, Super Target, Best Buy, Costco, Ruth's Chris, and University Park Mall, a Simon property.

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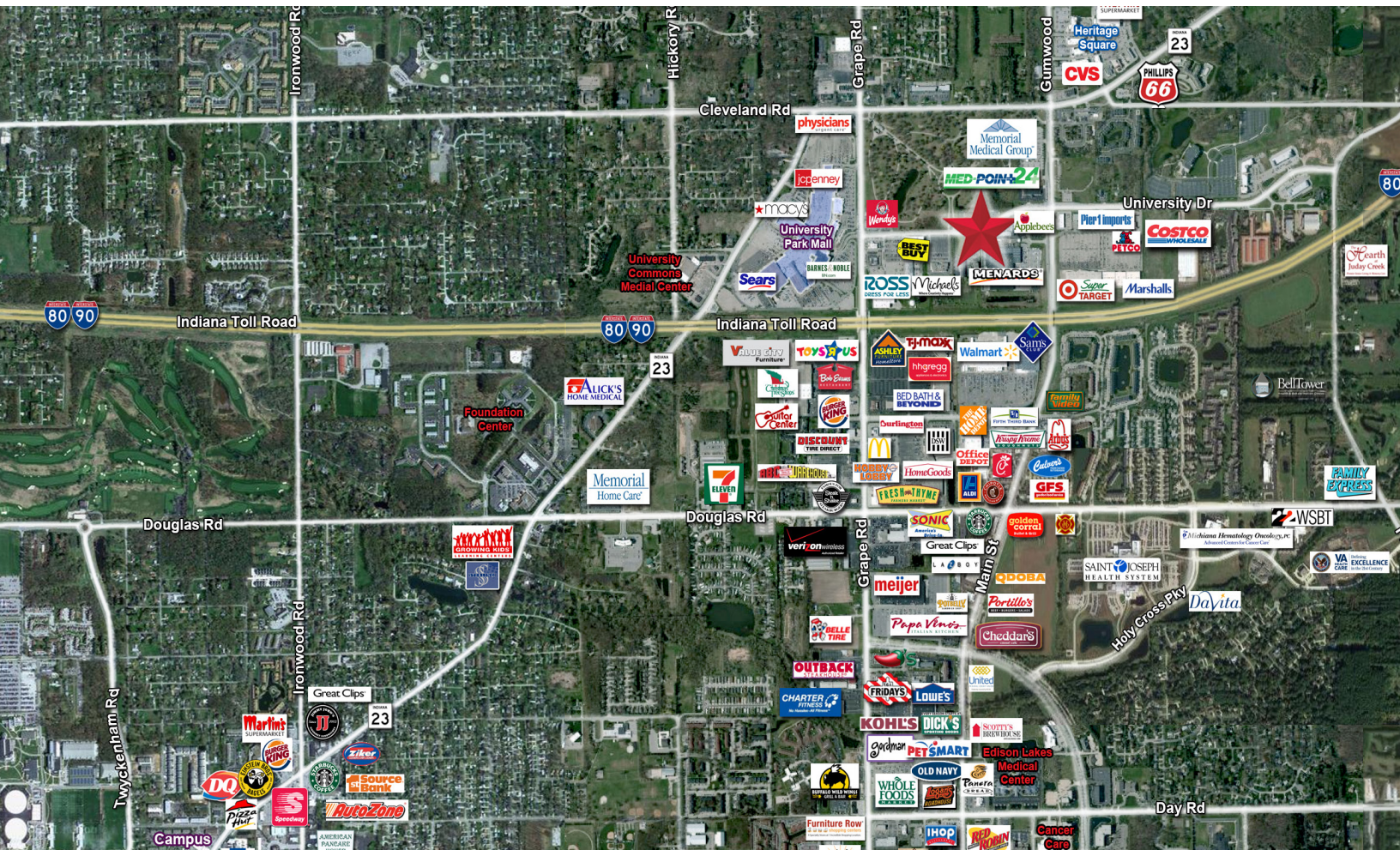
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LOCATION OVERVIEW

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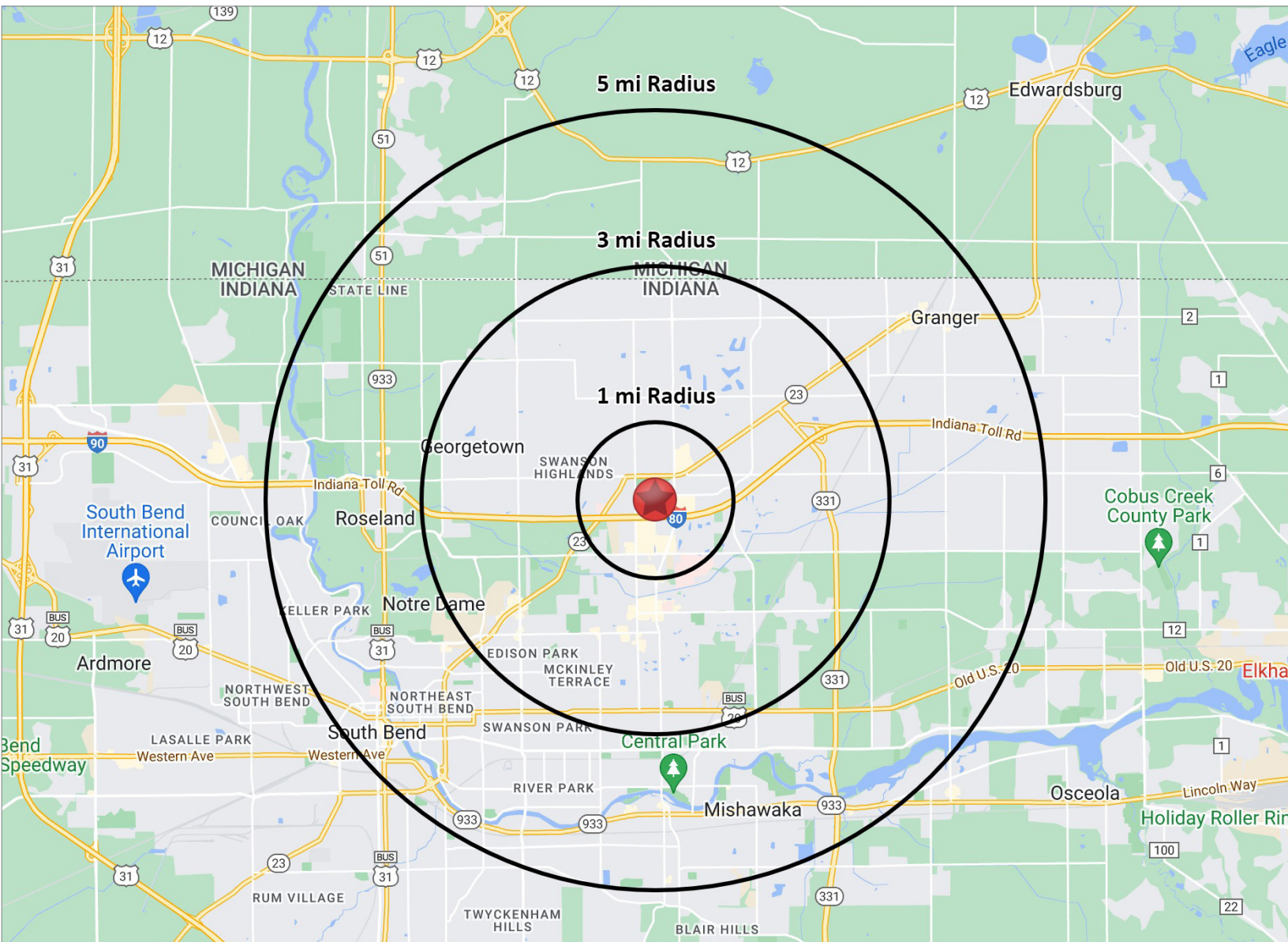
- The property is located on University Drive in Granger and is part of The University Park Trade Area (UPTA), which is one of the most dominant retail markets in northern Indiana and southwestern Michigan.
- It is situated less than a mile from the 1M SF University Park Mall and just 10 minutes from the University of Notre Dame.
- The property is also surrounded by nearly 3M SF of other successful ancillary retail space which generated from the construction of UP mall in 1979, and continues to grow today. Nearly 4M SF of retail makes the UPTA the second largest retail trade area in all of Indiana.



2024 DEMOGRAPHICS

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POPULATION

1 MILE	6,059
3 MILE	54,023
5 MILE	142,144



NUMBER OF HOUSEHOLDS

1 MILE	3,014
3 MILE	22,809
5 MILE	56,921



AVERAGE HOUSEHOLD INCOME

1 MILE	\$101,933
3 MILE	\$111,791
5 MILE	\$102,213



MEDIAN HOME VALUE

1 MILE	\$219,708
3 MILE	\$217,577
5 MILE	\$186,190



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