

Retail Space For Lease

5823-5901 N. Grape Road

Mishawaka, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Two Suites Available Anchored By Value City Furniture & Christmas Tree Shop



Snapshot

Total Size: 245,045 SF

Available: 19,000 SF (Suite 5835)
51,427 SF (Suite 5855)

Land: 24.69 Acres

Year Built: 1984

Zoning: C2-Shopping Center

Signage: Building, Suite & Pylon

Parking: Approximately 1,200

Utilities: Municipal

HVAC: Gas Forced Air Heat & A/C

Lease Rate: \$5.00-\$6.00 PSF NNN + Cam*

*In addition to base rent tenant pays utilities, janitorial and trash removal, and \$3.06 PSF Cam.

Property Details

Join anchor tenants Value City Furniture, Christmas Tree Shops, Guitar Center, Great Escape and Ollie's Bargain Outlet at the Crossings Mall. Available for lease are two suites:

- **Suite 5835:** 19,000 SF, \$5.00 PSF NNN + Cam
- **Suite 5855:** 51,427 SF, \$6.00 PSF NNN + Cam

Approximately 1,200 parking spaces. The Crossings Mall has enjoyed historic strong occupancy, is well managed and offers excellent visibility along busy Grape Road in the heart of the University Park Trade Area.

2019 DEMOGRAPHICS	3 MILE	5 MILE	10 MILE	AVERAGE DAILY TRAFFIC COUNTS (AADT)
POPULATION	62,015	151,397	304,378	• 25,452 Grape Road north of Indian Ridge
NUMBER OF HOUSEHOLDS	25,574	61,664	123,525	• 24,061 Grape Road south of Douglas Road
AVERAGE HOUSEHOLD INCOME	\$72,568	\$68,429	\$68,203	• 16,208 Douglas Road east of Grape Road
				• 13,842 Indiana Ridge east of Grape Road

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
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Global Brokerage Division of Cressy Commercial Real Estate

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Retail Space For Lease

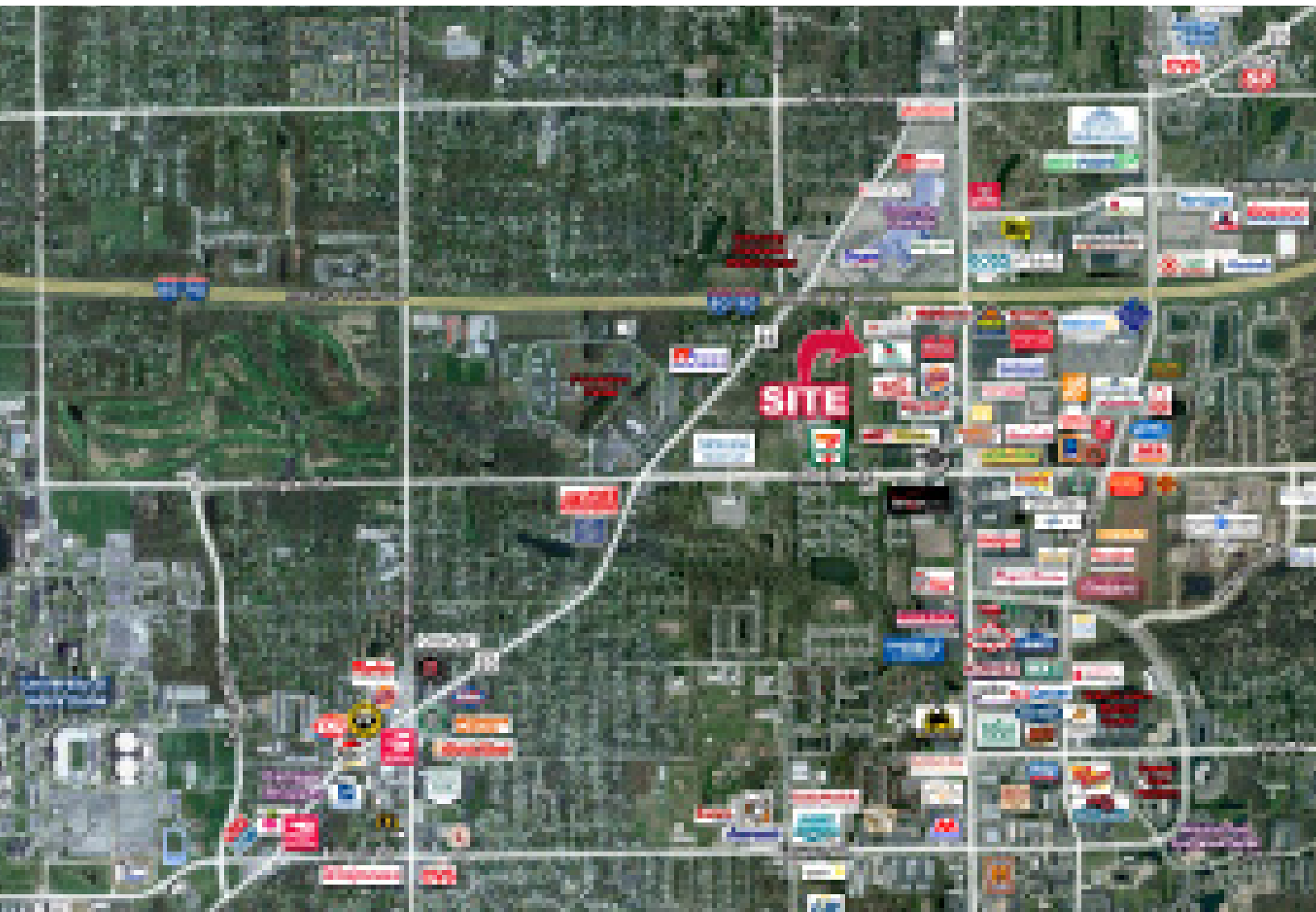
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Located In Heart Of University Trade Park Area Area



Location

The property is located in the University Park Trade area encompassing over 6 million square feet anchored by the Simon-operated 1.1 million square-foot University Park Mall, as well as many big box stores including Costco, Wal-Mart Supercenter, Sam's Club, Meijer, Super Target, Kohls, Dick's Sporting Goods, PetSmart, Whole Foods, Home Depot, Menards, Lowe's, Best Buy, Hobby Lobby, Ross, Bed Bath & Beyond, hhGregg, as well as many national restaurants and banks. The property is less than one mile from Edison Lakes Corporate Park which consists of a 700-acre mixed-use development combining residential, hotel and convention center elements, plus more than 700,000 square feet of Class A office space. In addition, the state-of-the-art \$355 million Saint Joseph Health System Mishawaka campus is less than a mile away.

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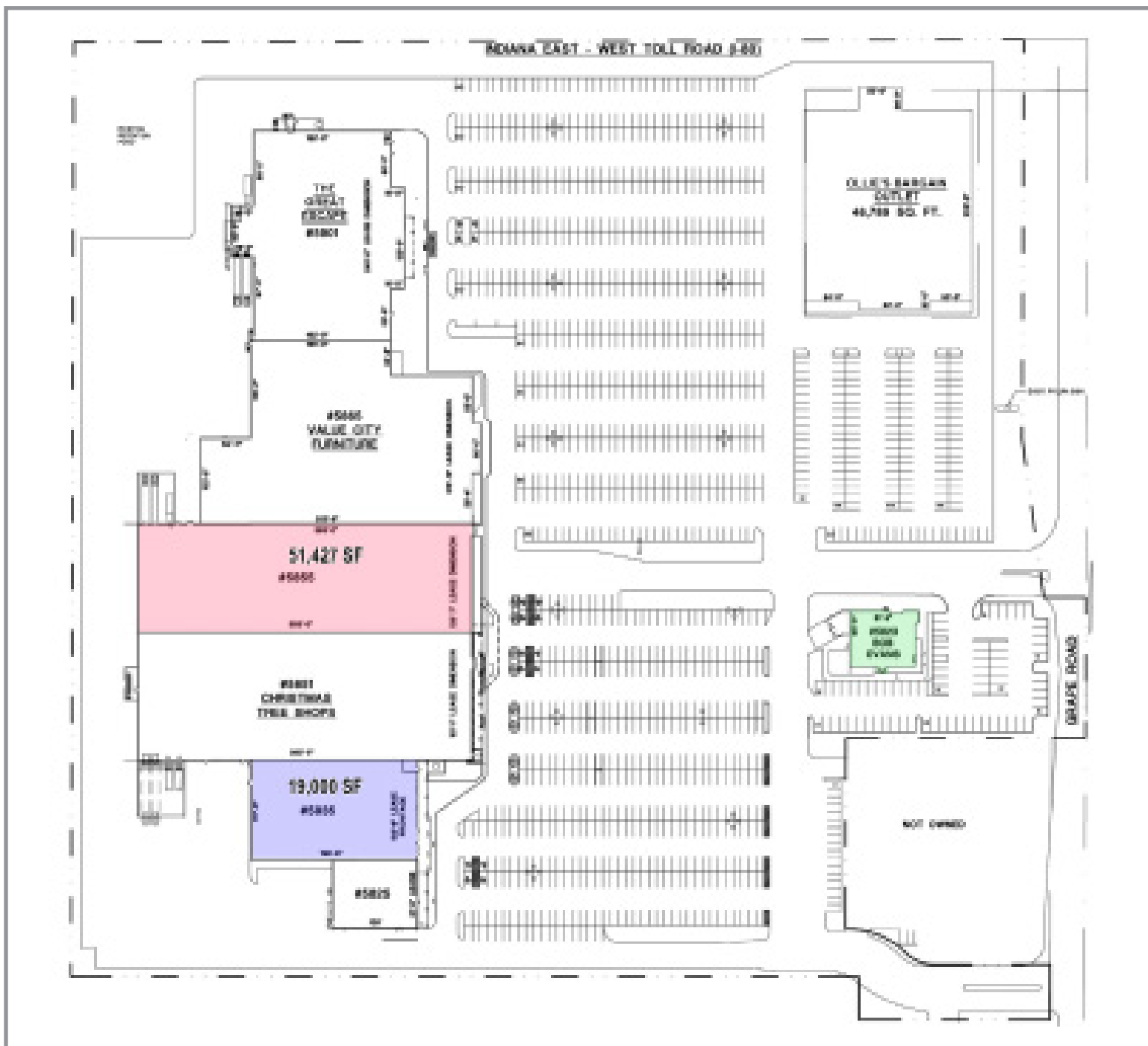
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Site Plan



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