OFFICE SPACE FOR LEASE

2410 Grape Rd. | Mishawaka, IN 46545



1 Suite Available - Multi-Tenant Office Space on Grape Road

Building:	22,376 SF
Available:	Suite 3 - 2,343 SF
Land:	1.85 Acres
Zoning:	S2 - PUD
Signage:	Pylon
Lease Rate:	$10.00 - $12.00 PSF NNN

VIEW PROPERTY ONLINE

Details:

Multi-tenant office building just north of McKinley with 1 available suite for lease. 2,343 SF turnkey office suite featuring multiple private offices, an open work space, a reception area, a break room, and two restrooms.

There is ample service parking for both customers and employees. Great visibility on a high traffic corridor with monument signage available for tenants. In addition to base rent, tenant is responsible for utilities, janitorial, trash removal and phone/data services.



NAI Cressy

P 574.271.4060 | F 574.271.4292 | CRESSY.COM

200 N. Church Street, Suite 200 | Mishawaka, IN 46544

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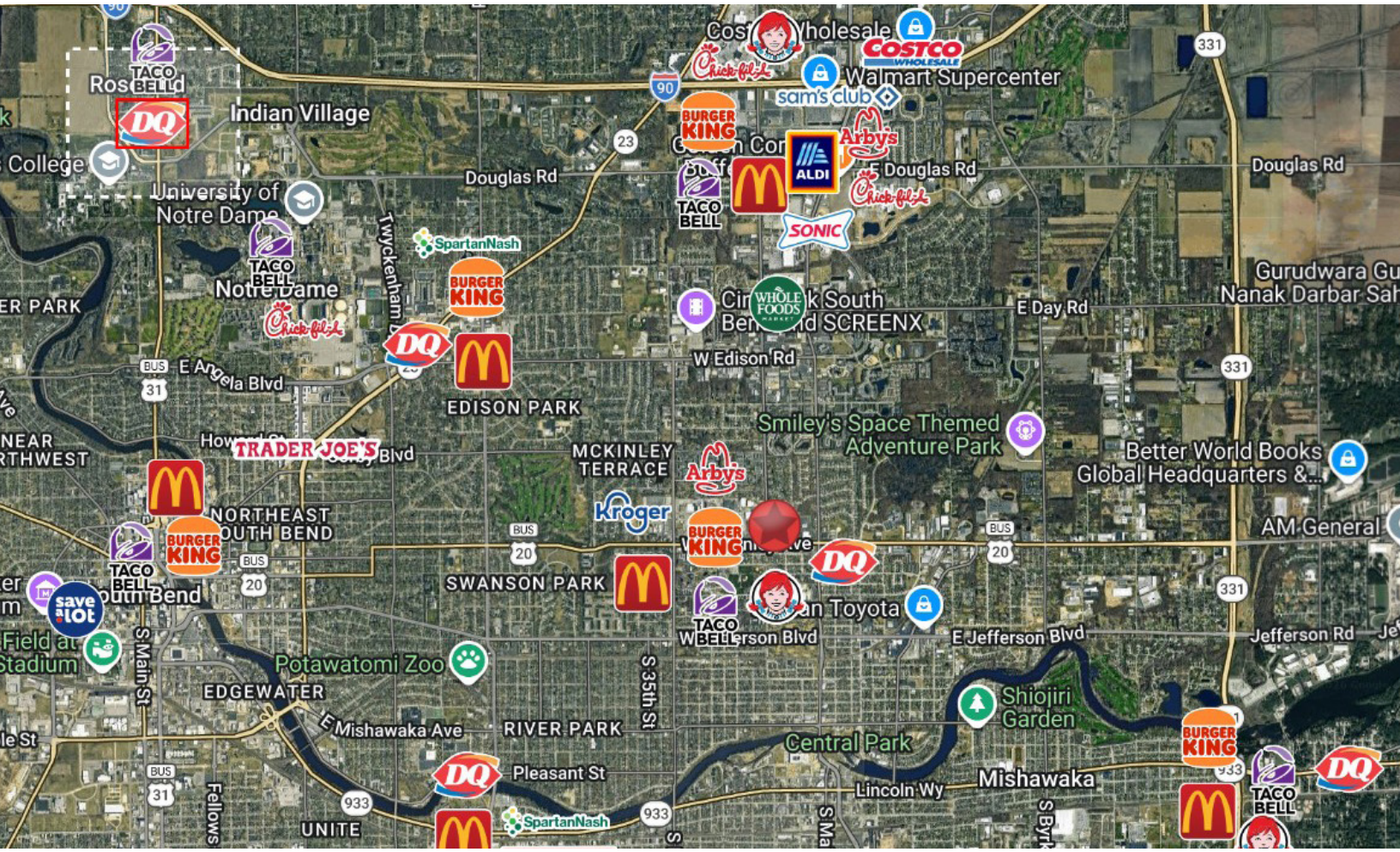
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Email the Team at: CEQuad@cressy.com

LOCATION OVERVIEW

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The subject property is located just north of PNC Bank on the northeast corner of McKinley Avenue and Grape Road, across the street from Planet Fitness. Others businesses close by include Kroger, Dunham's Sports, Harbor Freight Tools, Dollar General, The Dollar Tree, Big Lots, Walgreen's, McDonald's, banking and financial centers, other local and national restaurants and food chains & auto related businesses. There are high traffic counts with great visibility, easy access and pylon signage. This location is south of the University Park Trade Area.



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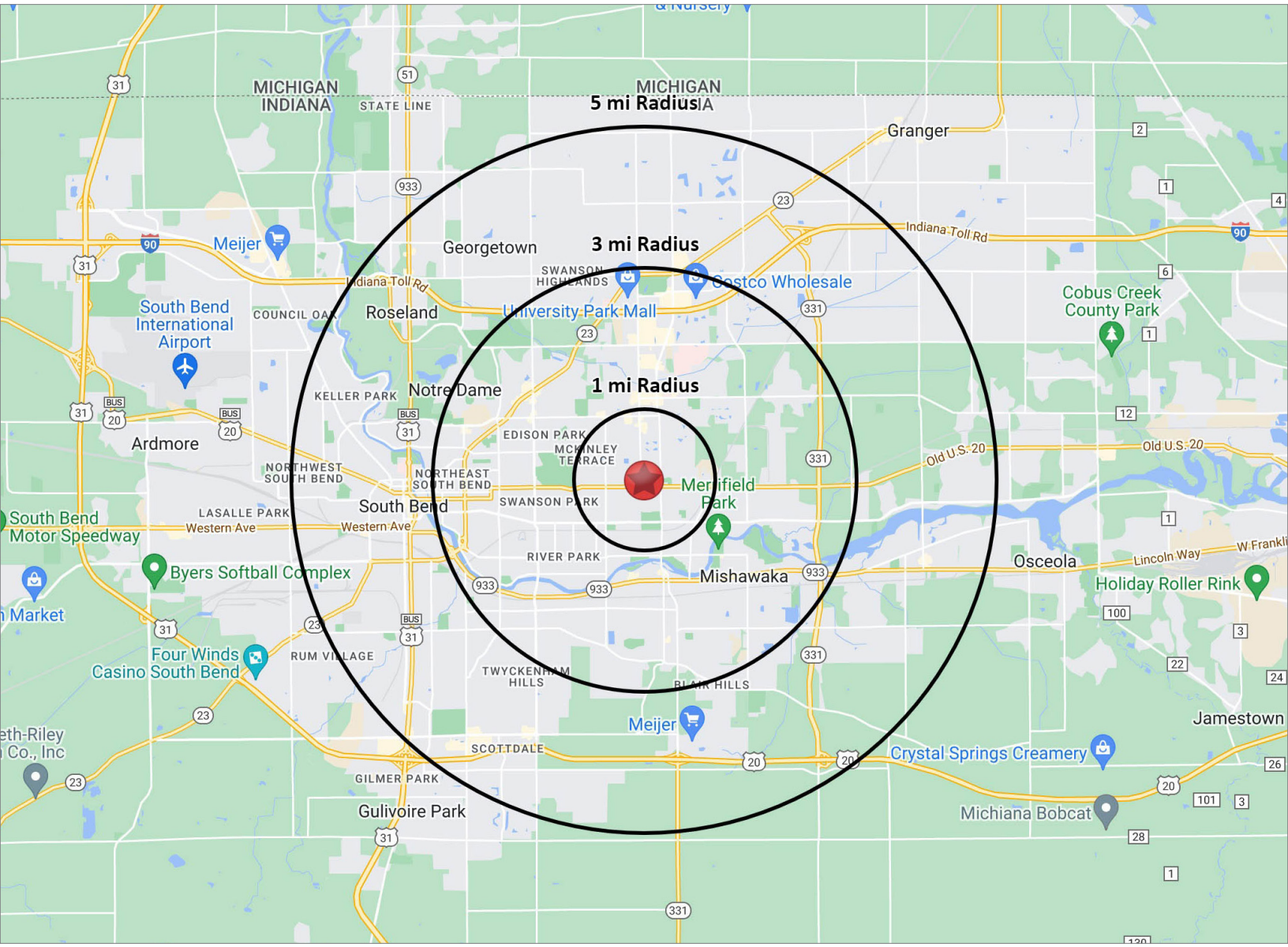
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2026 DEMOGRAPHICS

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POPULATION

1 MILE	12,959
3 MILE	78,913
5 MILE	173,560

NUMBER OF HOUSEHOLDS

1 MILE	2,587
3 MILE	17,957
5 MILE	40,194

AVERAGE HOUSEHOLD INCOME

1 MILE	$69,329
3 MILE	$83,622
5 MILE	$95,421

MEDIAN HOME VALUE

1 MILE	$169,723
3 MILE	$200,061
5 MILE	$220,631

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