

PRICE REDUCED!

DEVELOPMENT OPPORTUNITY

VL NWQ Grape Rd. & Douglas Rd. | Mishawaka, IN 46545



Outlot for Sale or Build-to-Suit in Area's Largest Retail Corridor

Available:	1.25 Acre building site can accommodate up to 15,000 SF
Utilities:	Municipal
Traffic Count:	~41,000 Vehicles per Day
List Price:	\$599,000, (\$845,000), (\$1,000,000)

Details:

Located on Grape Road just south of the Simon operated and highly successful 1,100,000 SF University Park Mall, this site offers access to the largest retail customer base with an 80 mile radius. This 1.25 acres outlot is surrounded by major retailers such as Taco Bell, Apex Climbing Gym, Hobby Lobby, Fresh Thyme, Meijer, TJ Maxx, Home Depot, Valvoline, and many others. It has easy access and is visible from Grape Rd. and Douglas Rd. with a combined average daily vehicle count of almost 41,000 vehicles.

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NAI Cressy

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

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SITE PLAN

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LOCATION OVERVIEW

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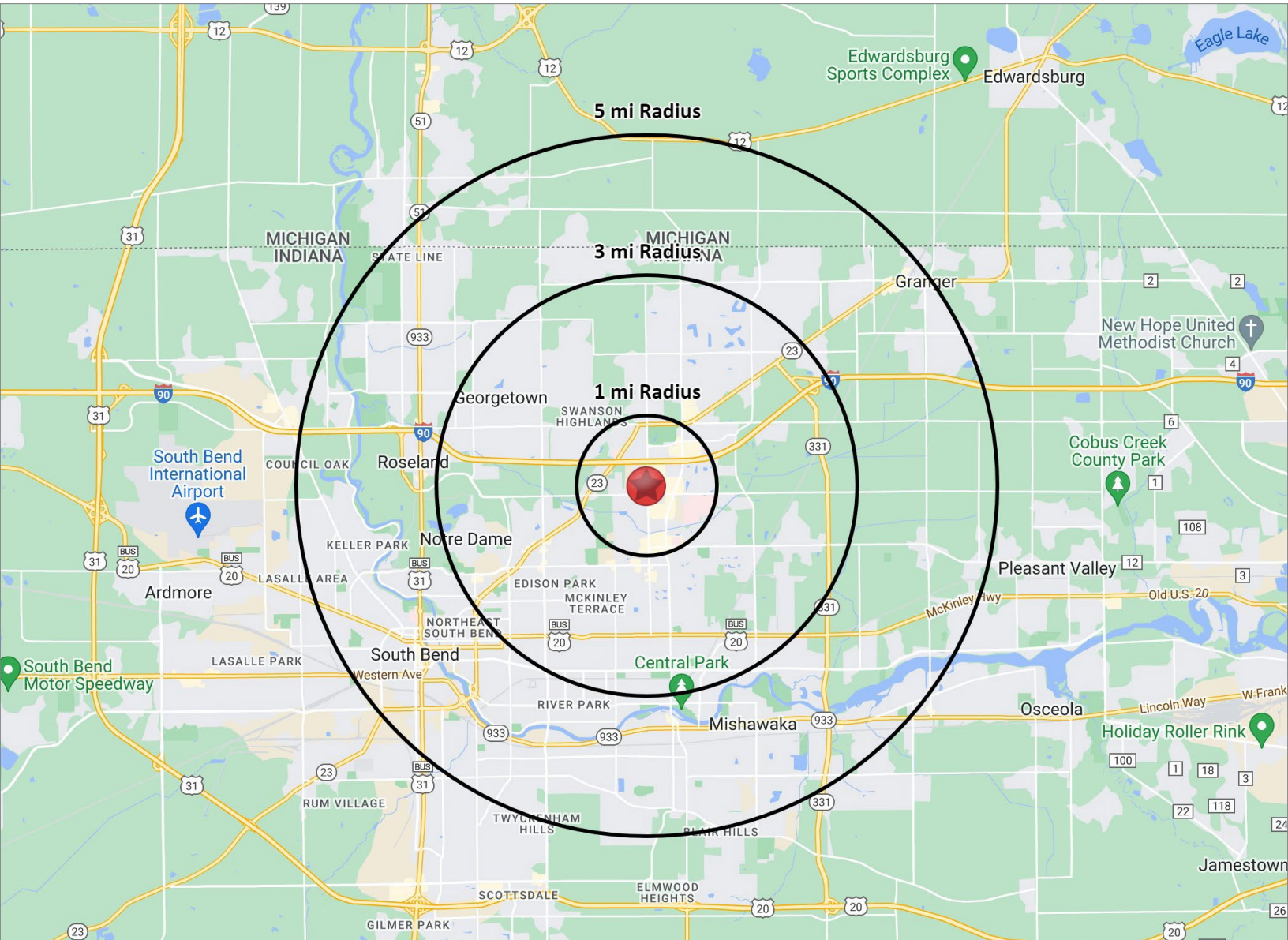
- The property is located in the University Park Trade area encompassing over 6 million square feet anchored by the Simon-operated 1.1 million square-foot University Park Mall, as well as many big box stores including Hobby Lobby, TJ Maxx, Meijer, Lowe's, Kohls, Dick's Sporting Goods, PetSmart, Whole Foods, Wal-Mart Supercenter, Sam's Club, Super Target, Costco, Home Depot, Menards, as well as many others.
- 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 Services Mishawaka campus is less than a mile away and the University of Notre Dame's campus is within 3 miles.



2025 DEMOGRAPHICS

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POPULATION

1 MILE	13,020
3 MILE	79,797
5 MILE	170,139



NUMBER OF HOUSEHOLDS

1 MILE	6,116
3 MILE	34,470
5 MILE	68,731



AVERAGE HOUSEHOLD INCOME

1 MILE	\$55,365
3 MILE	\$77,051
5 MILE	\$90,752



MEDIAN HOME VALUE

1 MILE	\$130,427
3 MILE	\$150,693
5 MILE	\$167,674