

BUILDING FOR LEASE

5518 N. Grape Rd. | Mishawaka, IN 46545



Former Fresh Thyme in Wilshire Plaza for Lease

Building Size:	86,940 SF
Land:	7.99 Acre
Zoning:	Commercial
Built:	1988
Remodel:	2015
Parking:	Over 400 Spaces Shared with Hobby Lobby
Lease Rate:	\$13.00 PSF / YR NNN

[VIEW PROPERTY ONLINE](#)

Details:

30,000 SF adjacent to Hobby Lobby at the corner of Grape & Douglas Roads in Mishawaka. Part of 350,000 SF Wilshire Plaza with Home Goods, Ulta, DSW and the newly opened Academy Sports as co-anchors. Former grocery store use provides for ample power and hvac capacities. Recessed dock in rear of space. Appropriately 20' ceiling height to underside of joist.



NAI Cressy

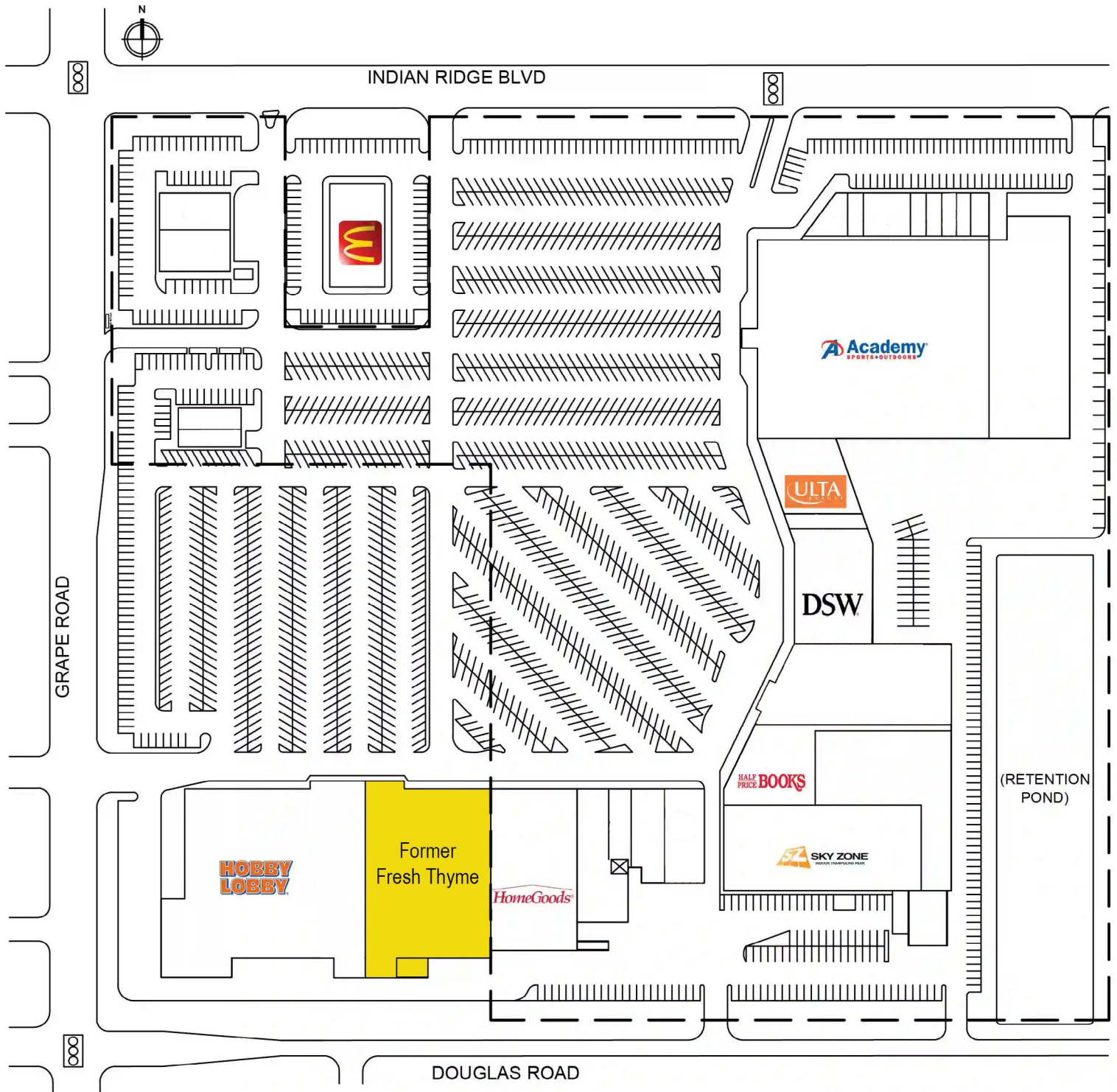
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200 N Church St., Suite 200, Mishawaka, IN 46544

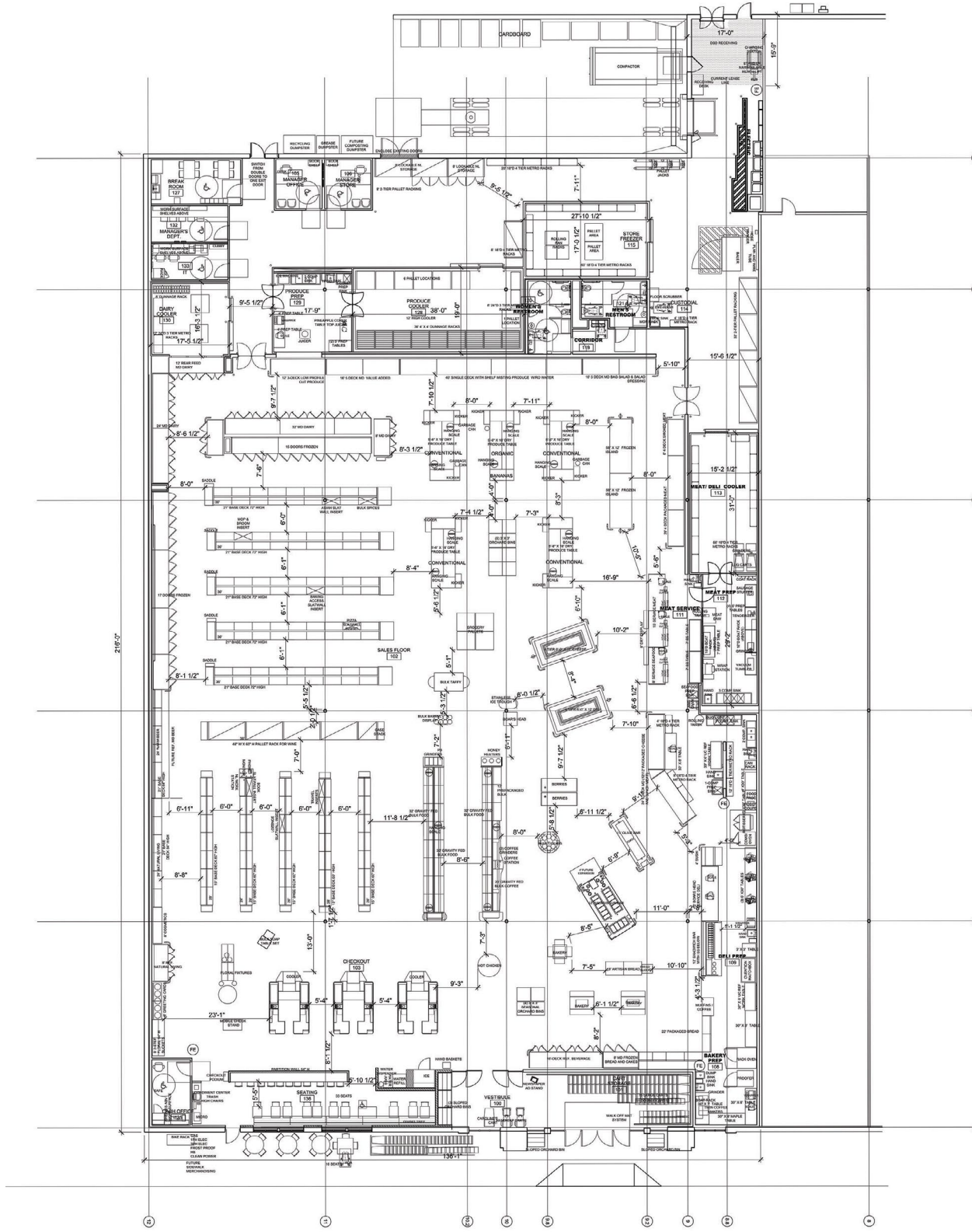
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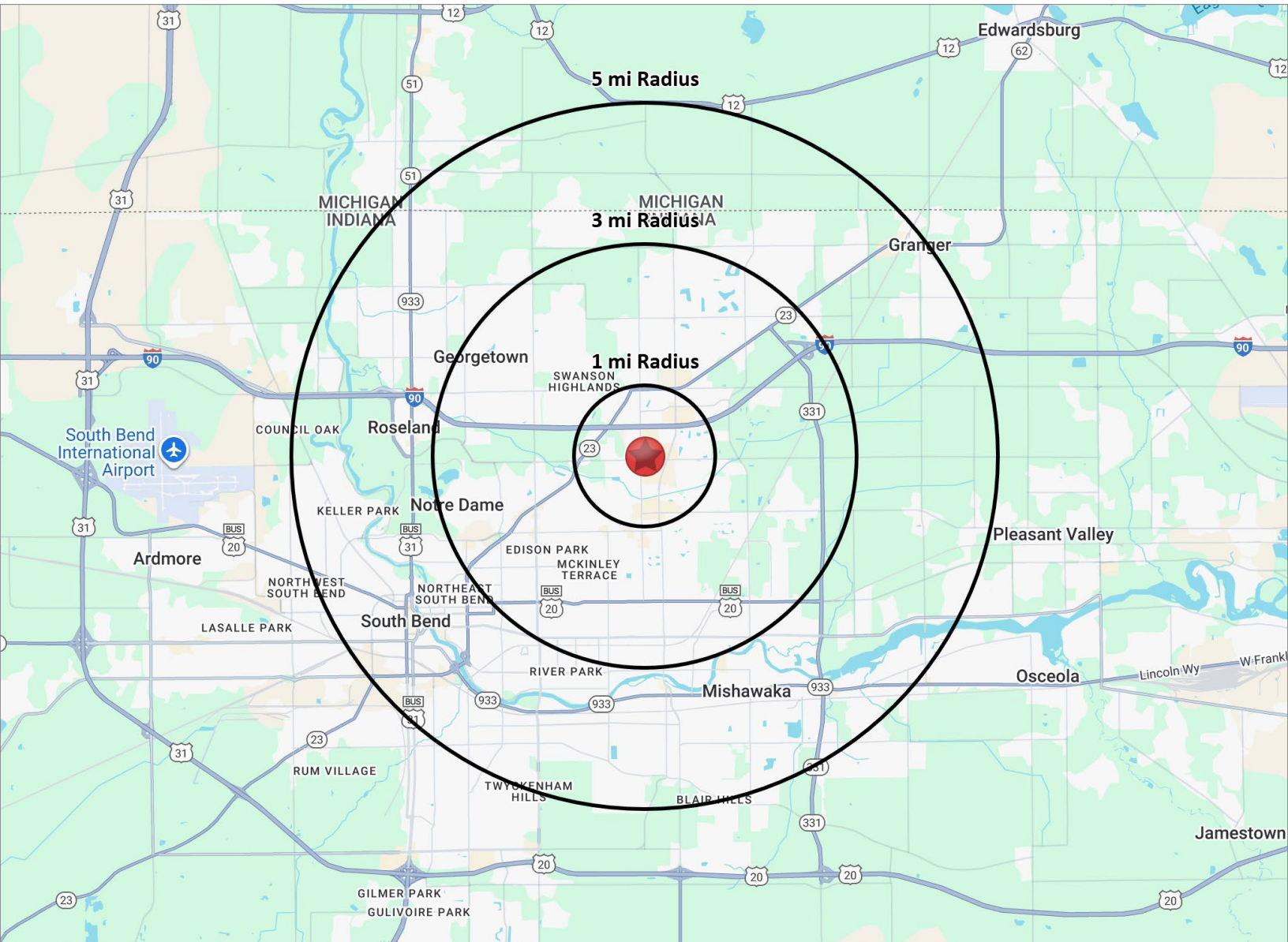
LOCATION OVERVIEW

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Space is well situated in the heart of the University Park regional trade area at intersection of Grape & Douglas Roads in Mishawaka. Other nearby anchors include Hobby Lobby, Home Goods, Academy Sports, TJ Maxx, Home Depot, Meijer, Wal Mart, Sam's, Costco and many others. University Park regional trade area is the most dominant trade area in a 75-80 mile radius. University of Notre Dame is just a few miles to the southwest. There's also a strong mix of medical and professional uses nearby including the St. Joseph Regional Medical Center and the Edison Lakes Corporate Park which includes close to 1,000,000 SF of Class A office space.





POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	6,427
3 MILE	68,416
5 MILE	160,609

1 MILE	840
3 MILE	14,815
5 MILE	38,129

1 MILE	\$75,304
3 MILE	\$96,658
5 MILE	\$99,015

1 MILE	\$209,630
3 MILE	\$233,903
5 MILE	\$217,584