

FOR LEASE - RETAIL/OFFICE/MEDICAL

Grape & Day Shopping Center

4110 Grape Rd, Mishawaka, IN 46545



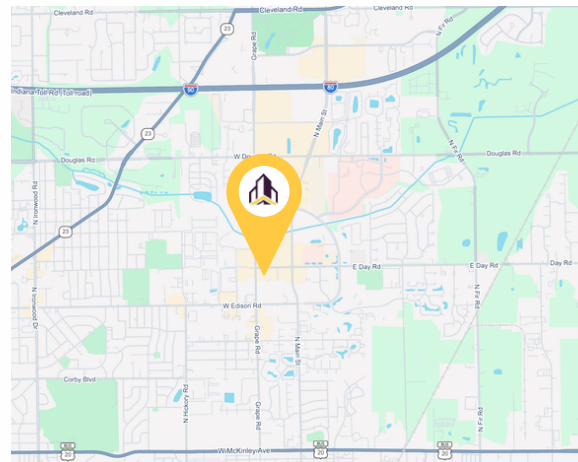
3,500 SF Available Space

Lease Rate: \$15.00/SF (NNN)



Property Highlights

- Newly acquired 30,000 SF center positioned at the center of one of the area's densest retail trade zones, surrounded by a strong mix of shopping, dining, entertainment and higher-end residential growth.
- Now anchored by Net Par. The center also benefits from its position within the University Park trade area, roughly 2.3 miles from the University of Notre Dame campus and under a mile from Saint Joseph Regional Medical Center.
- Neighboring tenants include Aspen Dental, AT&T Wireless, Anytime Fitness, Ross Education and CSL Plasma.
- 3,500 SF available in the center's middle suite (4110B). Property features a pylon sign at the Grape Road / Day Road intersection for high visibility.



Andy Knapick, MS

Senior Broker

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Pinnacle Properties

418 S. Main Street

Elkhart, IN 46514



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AREA MAP



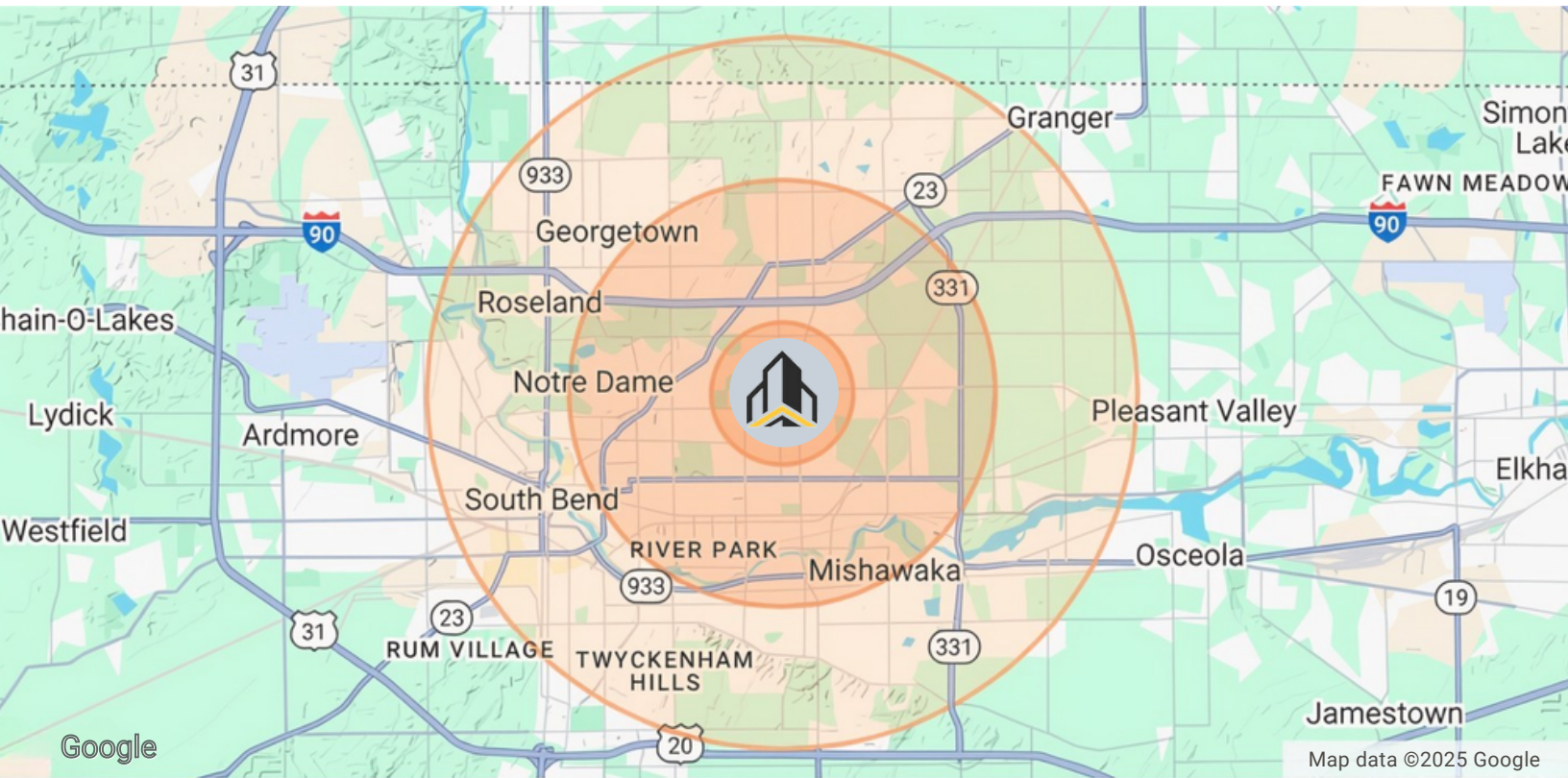


ADDITIONAL PHOTOS





DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,953	70,782	166,071
Average Age	38.8	36.7	36.9
Average Age (Male)	34.4	34.8	35.3
Average (Female)	42.6	38.2	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,528	33,235	73,698
# of Person per HH	1.6	2.1	2.3
Average HH Income	\$39,285	\$57,257	\$65,816
Average House Value	\$75,199	\$111,882	\$125,280

**Demographic data derived from 2020 ACS - US Census*