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RETAIL

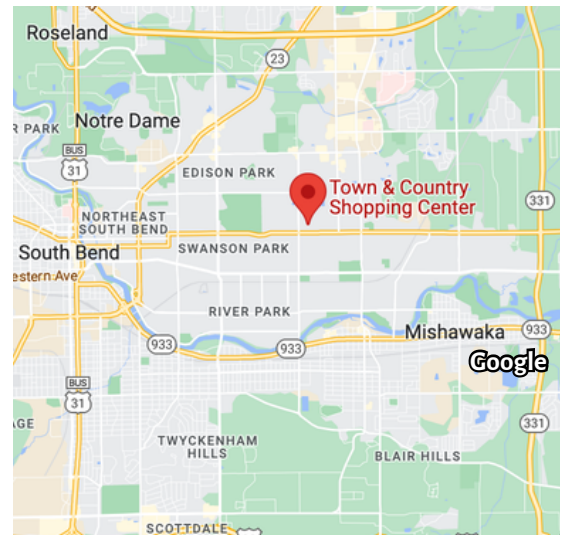
TOWN & COUNTRY

2405 Miracle Lane, Mishawaka, IN 46545



Property Highlights

- Premier location for this highly-visible, 6,175 SF, free-standing restaurant space located at the heart of the 380k SF Town & Country Shopping Center.
- Join Kroger, Chuck E. Cheese, BMW of Mishawaka, Rainbow Apparel, United Art & Education, Dollar Tree, Harbor Freight Tools, Arby's, Rent-A-Center, Mishawaka Furniture, Popeyes and Firestone in this nearly fully-leased, high-traffic power center that has been a staple of the South Bend retail scene for decades.
- Located 0.2 miles from Bethel University and 4.8 miles from the University of Notre Dame with a Transpo bus stop for shopping convenience.
- Situated at the intersection of McKinley Ave. & Hickory Rd. with traffic in excess of 31,000 ADT.
- Low operating costs with NNNs estimated at \$2.95/SF for 2025.



6,175 SF | LEASE RATE: \$17.00 SF/YR (NNN)

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RETAILER MAP

2405 MIRACLE LANE, MISHAWAKA, IN. 46545

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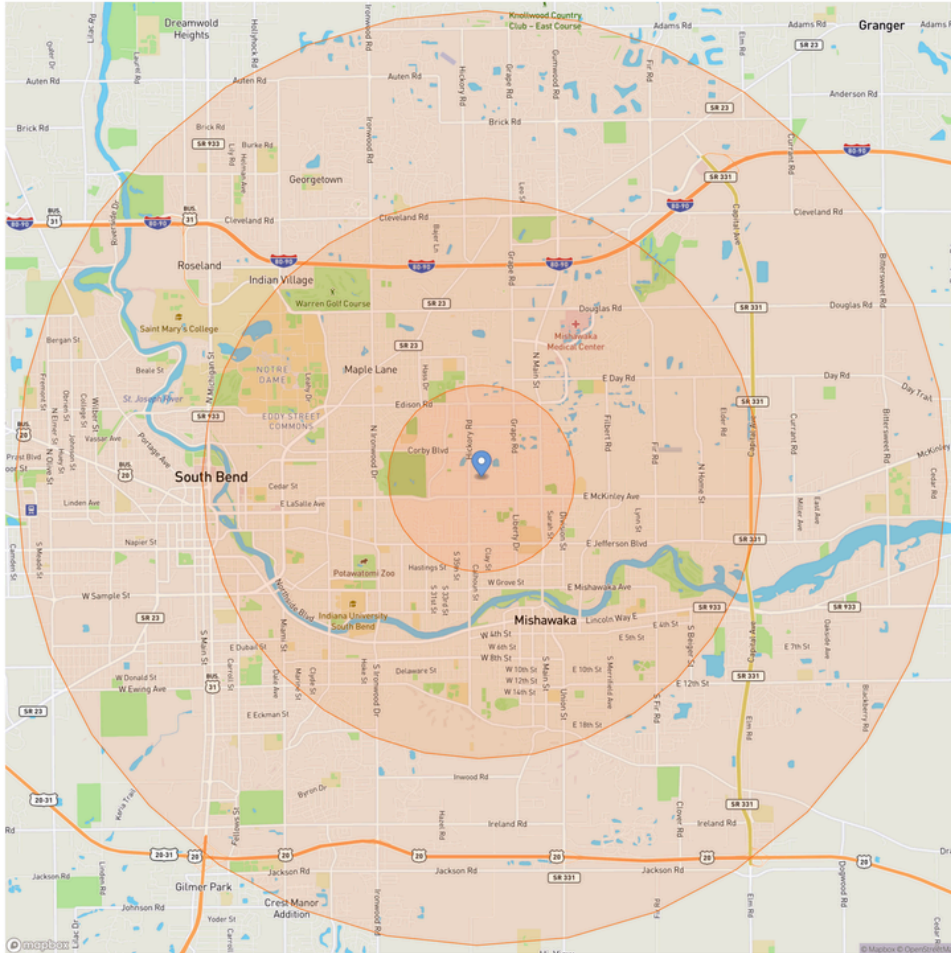


DEMOGRAPHICS

2405 MIRACLE LANE, MISHAWAKA, IN. 46545

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,182	84,344	172,406
Median Age	41	32	34
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,419	33,893	76,907
Median HH Income	\$41,953	\$48,621	\$53,988



ADDITIONAL PHOTOS

2405 MIRACLE LANE, MISHAWAKA, IN. 46545

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PLANS

Mishawaka FURNITURE

Rainbow

DOLLAR TREE



LEGEND

Available Suite