

LEASE



RETAIL

3915 GRAPE ROAD



3915 GRAPE ROAD, MISHAWAKA, IN 46545

PROPERTY OVERVIEW

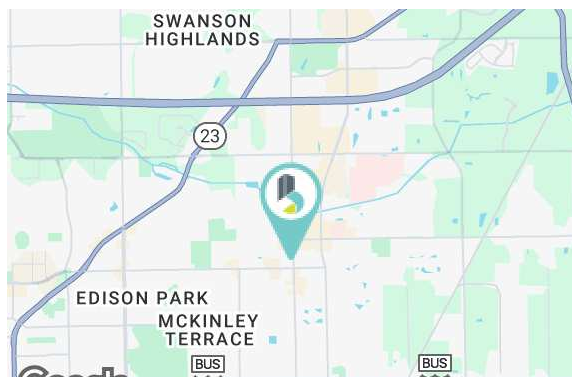
This 4,600 square foot endcap suite offers fantastic frontage, visibility, and access on one of the busiest retail corridors in the County. The space was formerly occupied by Rise N' Roll and features some utility and bakery infrastructure (no equipment) in place, including a grease trap. The site is accessible via multiple points of ingress on Grape Rd, and has ample surface parking. The space features open seating area, kitchen, restrooms, office, and storage space.

PROPERTY HIGHLIGHTS

- 4,600 former bakery endcap suite with grease trap and some existing infrastructure in place
- Façade and pylon signage opportunities available
- Strong traffic counts: 23,512 AADT (Grape Rd) & 20,755 AADT (Edison Rd)
- Located in Mishawaka's primary retail corridor near University Park Mall
- Surrounded by national retailers, including Target, Walmart, Menards, Lowe's, Kohl's, & more

LEASE RATE \$21.00 SF/YR (NNN)

Available SF:	4,600 SF
Lot Size:	2.23 Acres
Zoning:	C-1 (Mishawaka)
Traffic Count Grape Rd:	23,512 AADT
Traffic Counts Edison	20,775 AADT



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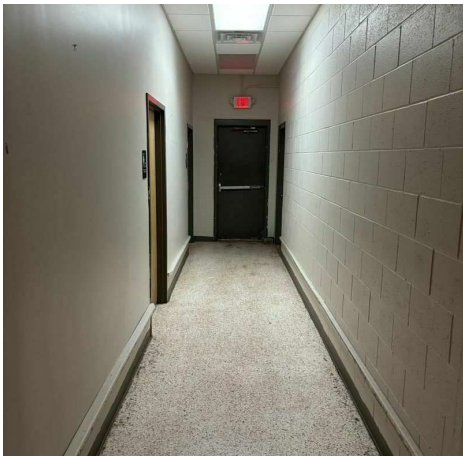
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MISHAWAKA AREA AMENITIES

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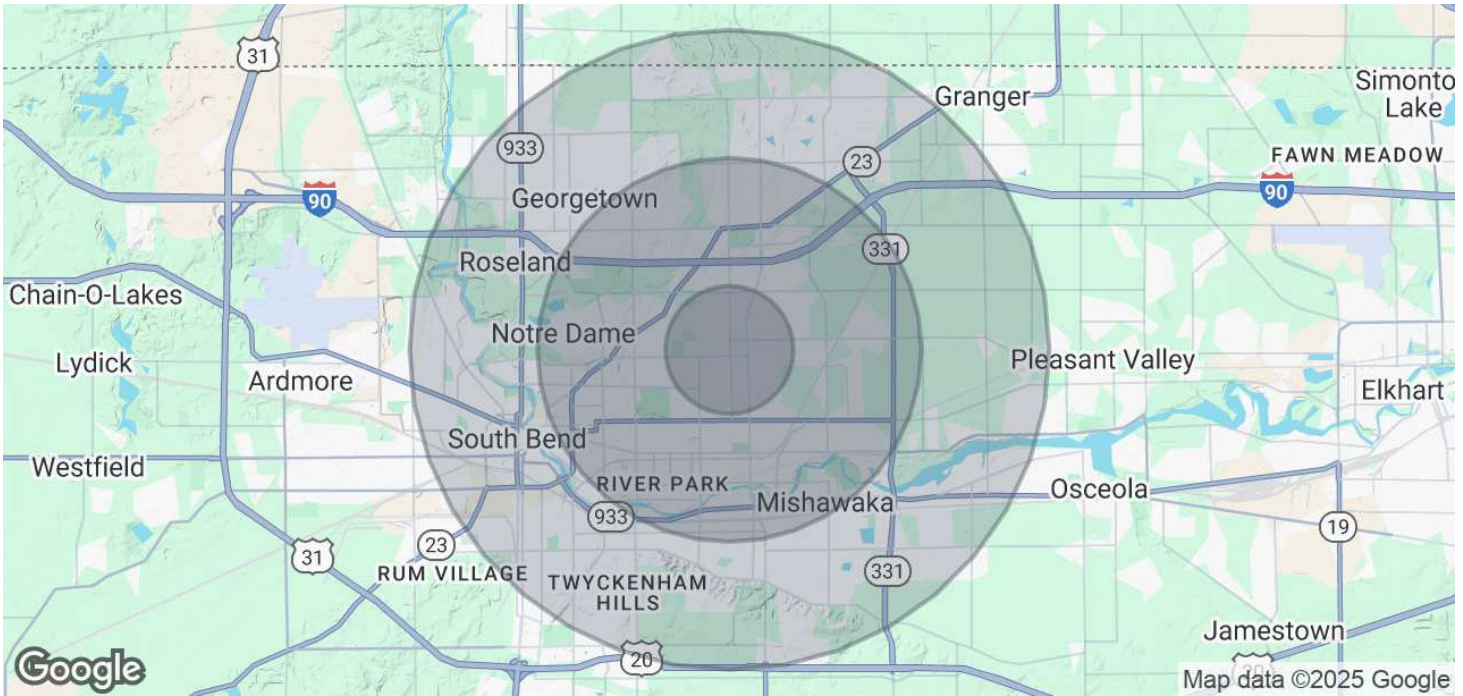
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,047	76,987	164,351
Average Age	40	38	39
Average Age (Male)	38	37	38
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,547	32,254	65,433
# of Persons per HH	2	2.4	2.5
Average HH Income	\$61,300	\$78,550	\$89,390
Average House Value	\$208,463	\$232,194	\$231,963

Demographics data derived from AlphaMap

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