

Excess Retail Space For Sublease



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

424 W. McKinley Avenue
Mishawaka, Indiana

Vanilla Box Space Anchored By Big Lots & Planet Fitness

Snapshot

Building:	117,566 SF
Available:	9,795 +/- SF
Land:	13.88 Acres
Year Built:	1966
Zoning:	C-2
Signage:	Building & Pylon
Parking:	Shared In-Common
Utilities:	Municipal
HVAC:	Gas Forced Air Heat & Central A/C
Lease Rate:	\$6.00 PSF NNN + CAM*

*In addition to base rent, tenant is responsible for their utilities, janitorial, insurance and computer/phone, plus \$2.35 PSF CAM fee.



Property Details

9,795 +/- SF excess retail space available for sublease at a competitive lease rate. Landlord will deliver a vanilla box. The space is adjacent to Big Lots and Planet Fitness creating synergy for the entire center. The property is zoned C-2 Commercial which allows a wide range of uses. In addition to base rent, tenant is responsible for its utilities, janitorial, computer/phone, insurance and \$2.35 PSF CAM fee.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

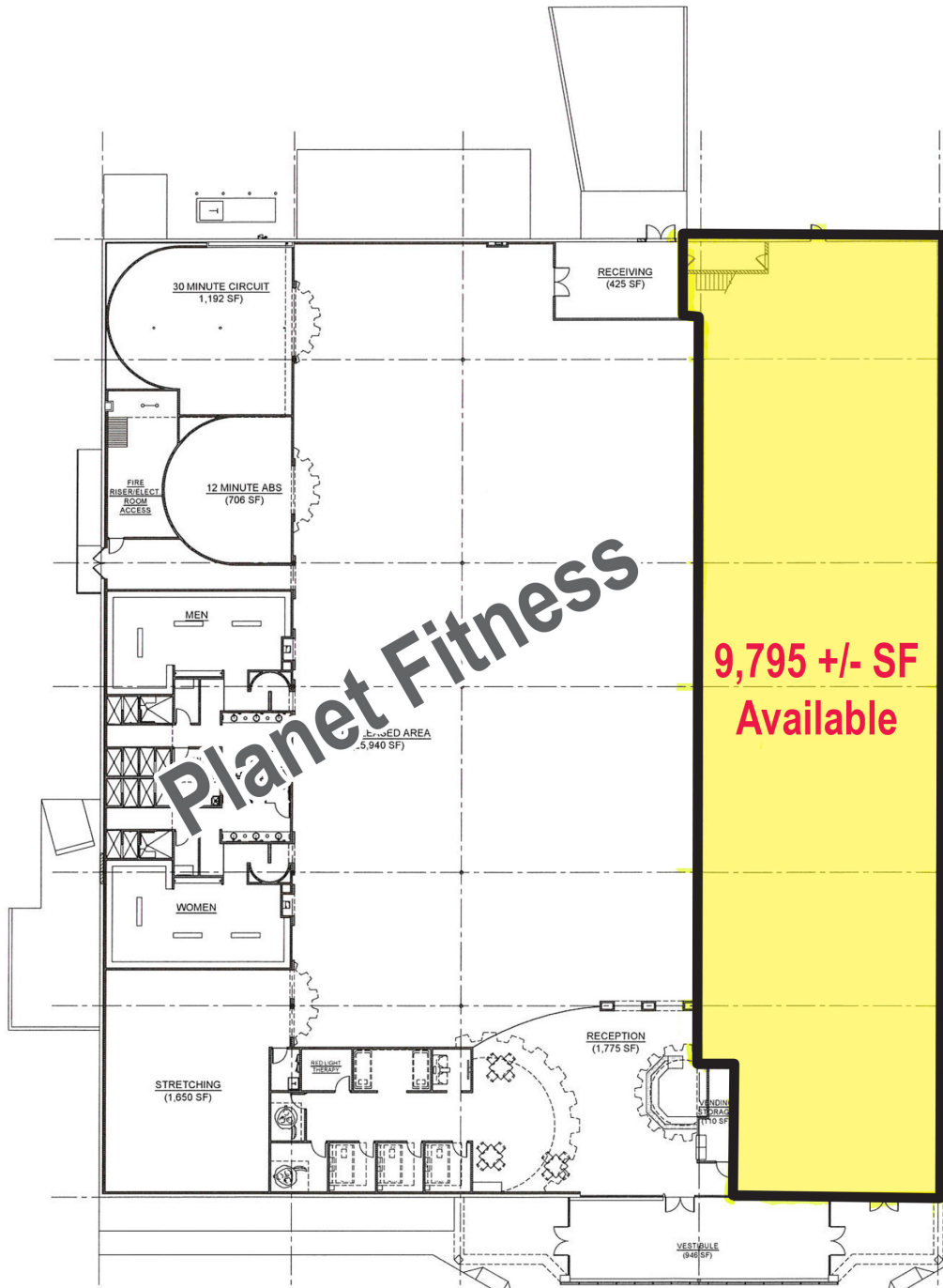
TIM MEHALL
Vice President, Retail Services
574.485.1516
tmehall@cressy.com

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Floor Plan



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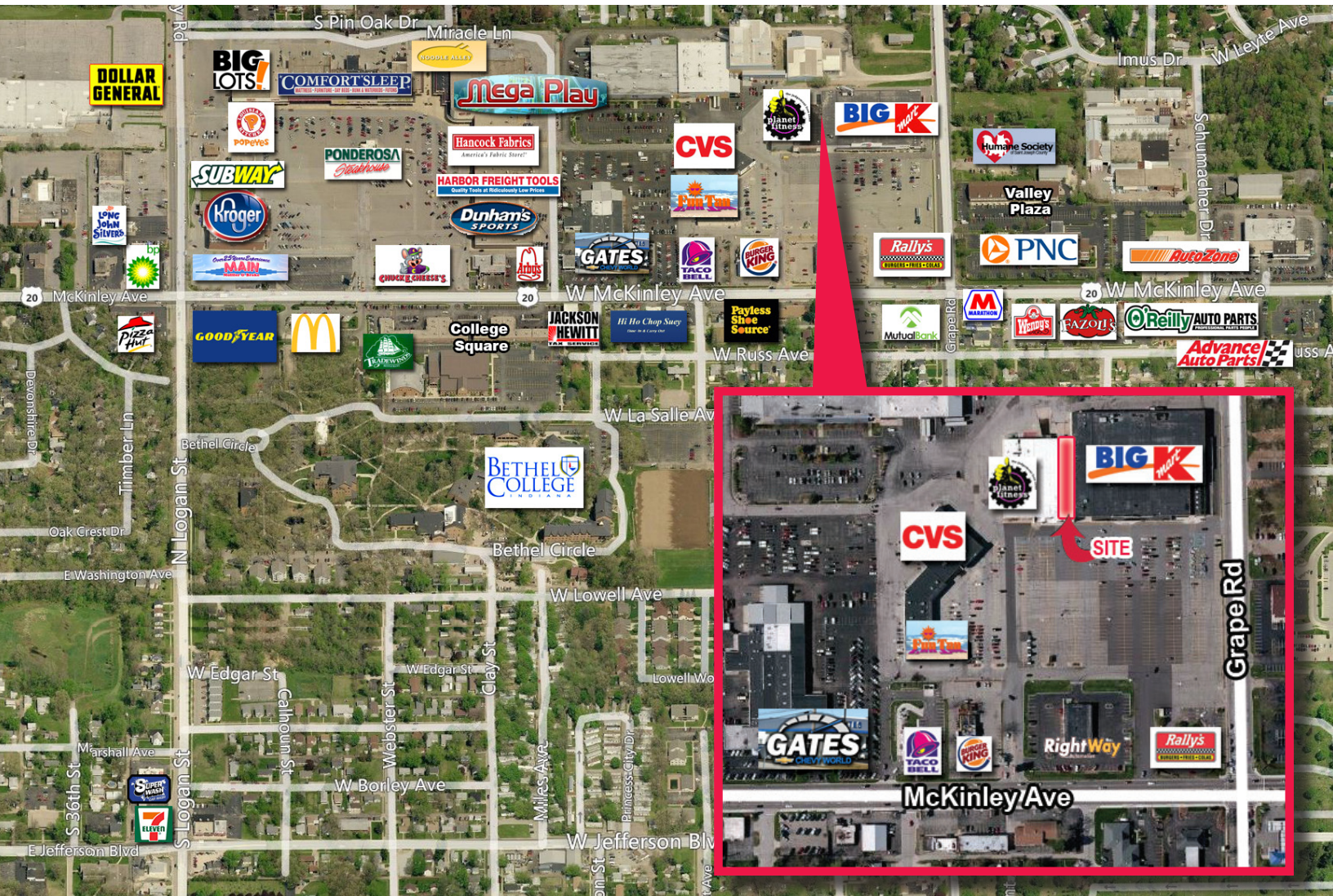
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Located Along Busy McKinley Avenue Trade Corridor



2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,866	81,530	169,820
NUMBER OF HOUSEHOLDS	6,498	34,159	69,530
AVERAGE HOUSEHOLD INCOME	\$44,288	\$53,308	\$64,204
AVERAGE DAILY TRAFFIC COUNTS	22,564: McKinley & N Main St. 17,536: Grape Rd.		

Location

The subject property is located at the corner of McKinley Avenue and Grape Road in a center anchored by Big Lots, CVS and Planet Fitness. Others close by include Kroger, Dunham's Sports, Harbor Freight Tools, Dollar General, The Dollar Tree, Walgreen's, McDonald's, Burger King, Auto Zone, Advance Auto Parts, O'Reilly Auto Parts, banking and financial centers, other local and national restaurants and food chains & auto related businesses.

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