

CONFIDENTIAL OFFERING MEMORANDUM

BIG SANDY FURNITURE

5946 Grape Road | Mishawaka, Indiana 46545

NAI CRESSY

4100 Edison Lakes Parkway, Suite 350 | Mishawaka, IN 46545 | 574.271.4060

3502 Woodview Trace, Suite 250 | Indianapolis, IN 46268 | 317.875.8888

www.cressy.com



CONFIDENTIAL MEMORANDUM & DISCLAIMER

NAI Cressy Commercial Real Estate. (“Agent”) has been engaged as the exclusive agent for the sale of 5946 Grape Road, Mishawaka, Indiana (the “Property”), by the owner of the Property (“Seller”).

The Business is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 2022.

Prospective Purchaser: Signed Name: _____

-Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Email Address: _____

Representing Broker:

Printed Name: Tim Mehall

Title: Vice President Retail Service, Principal

Mailing Address: 4100 Edison Lakes Pkwy, Suite 350 | Mishawaka, IN 46545

Phone #: 574.271.4060 Fax #: 574.271.4292

Email Address: tmehall@cressy.com

Return to: NAI Cressy, 4100 Edison Lakes Parkway, Suite 350 | Mishawaka, IN 46545 | 574.271.4060

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EXCLUSIVE ADVISOR

TIM MEHALL

Vice President Retail Services, Principal
574.485.1516 | tmehall@cressy.com



EXECUTIVE SUMMARY

Subject building is located in the Indian Ridge Shopping Center on the east side of Grape Road at the I-80/90 Toll Road in the heart of the University Park Trade Area. The subject building was built in 1987 and contains approximately 21,896 SF and sits on 1.9 acres. Originally built as Kids R Us, the property has 1 dock door and ceiling heights of 20'. Other anchors in the center include TJ Maxx, Bed Bath & Beyond, Ashley Furniture & Gabe's.

The landlord is responsible for the roof & structure. The tenant pays all other expenses including RET, CAM & Insurance.



Property Summary

Address Big Sandy Furniture
5946 Grape Road
Mishawaka, IN 46545

Total Square Feet 21,896 SF

Parcel Size 1.97 Acres
71-04-28-401-001.000-005

Year Built 1987; Renovated 2007

Zoning C-2 Shopping Center

NOI \$201,000

CAP Rate 6.48%

List Price \$3,100,000

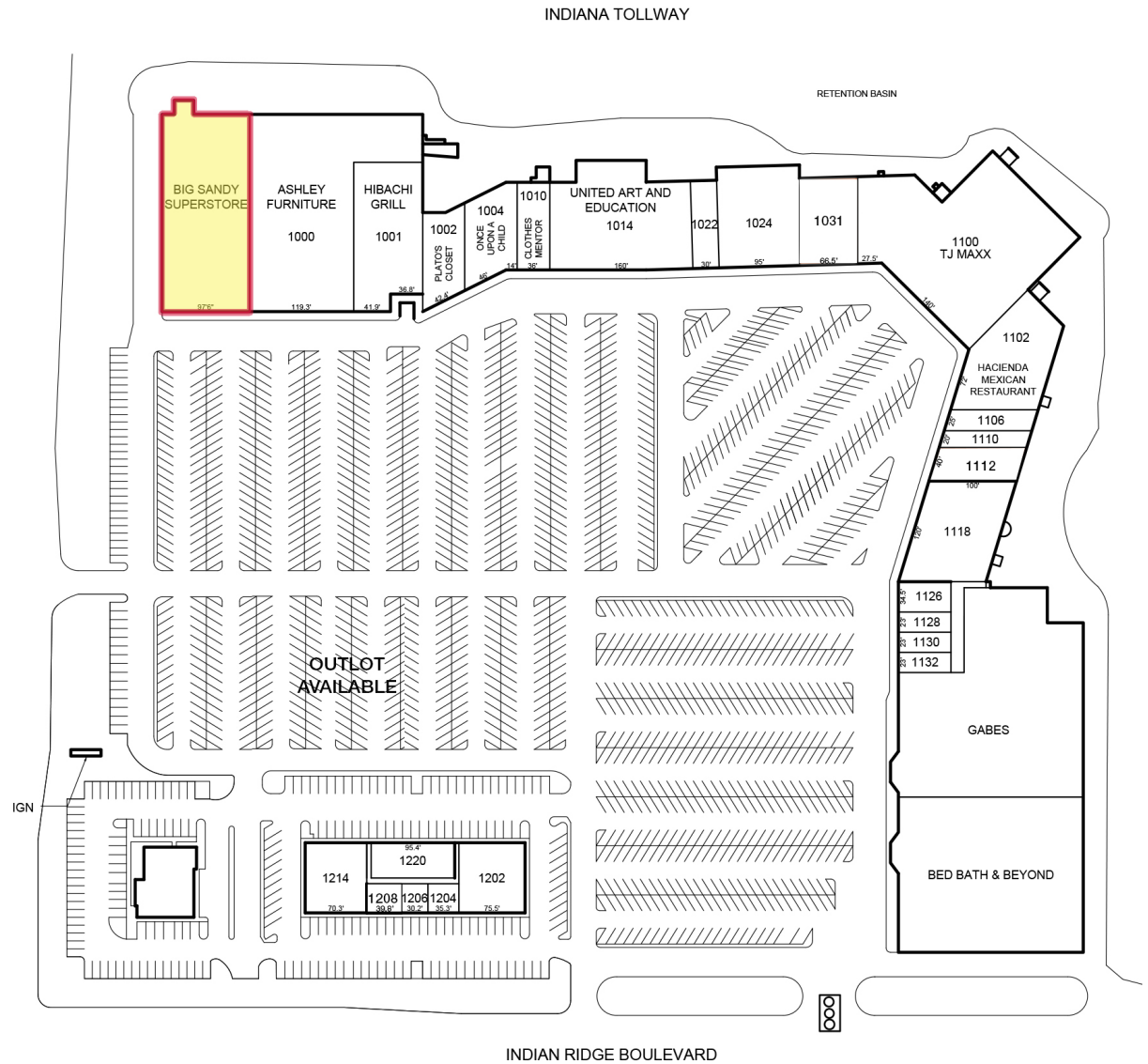
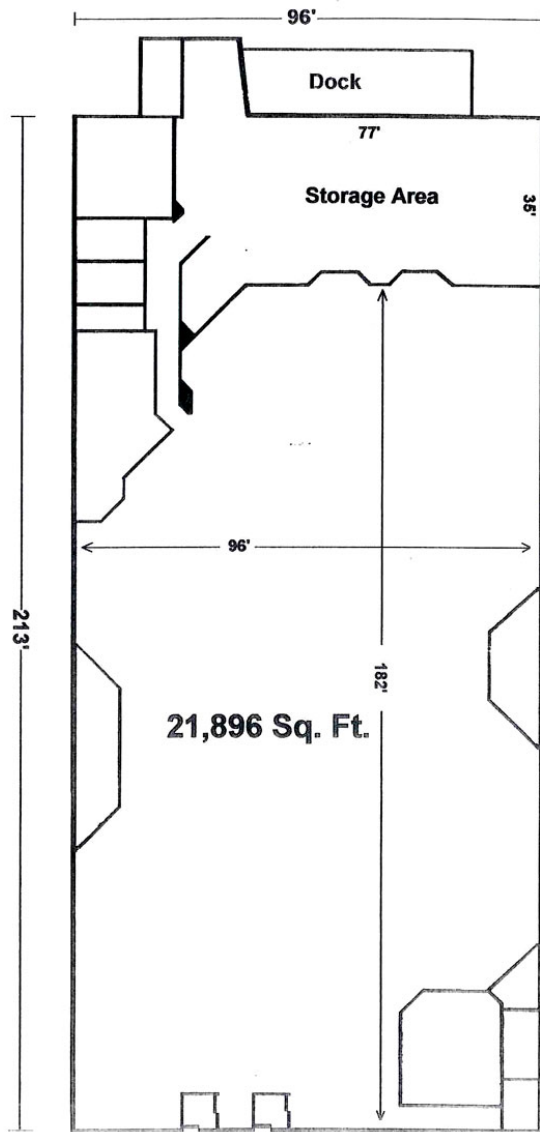
PROPERTY OVERVIEW



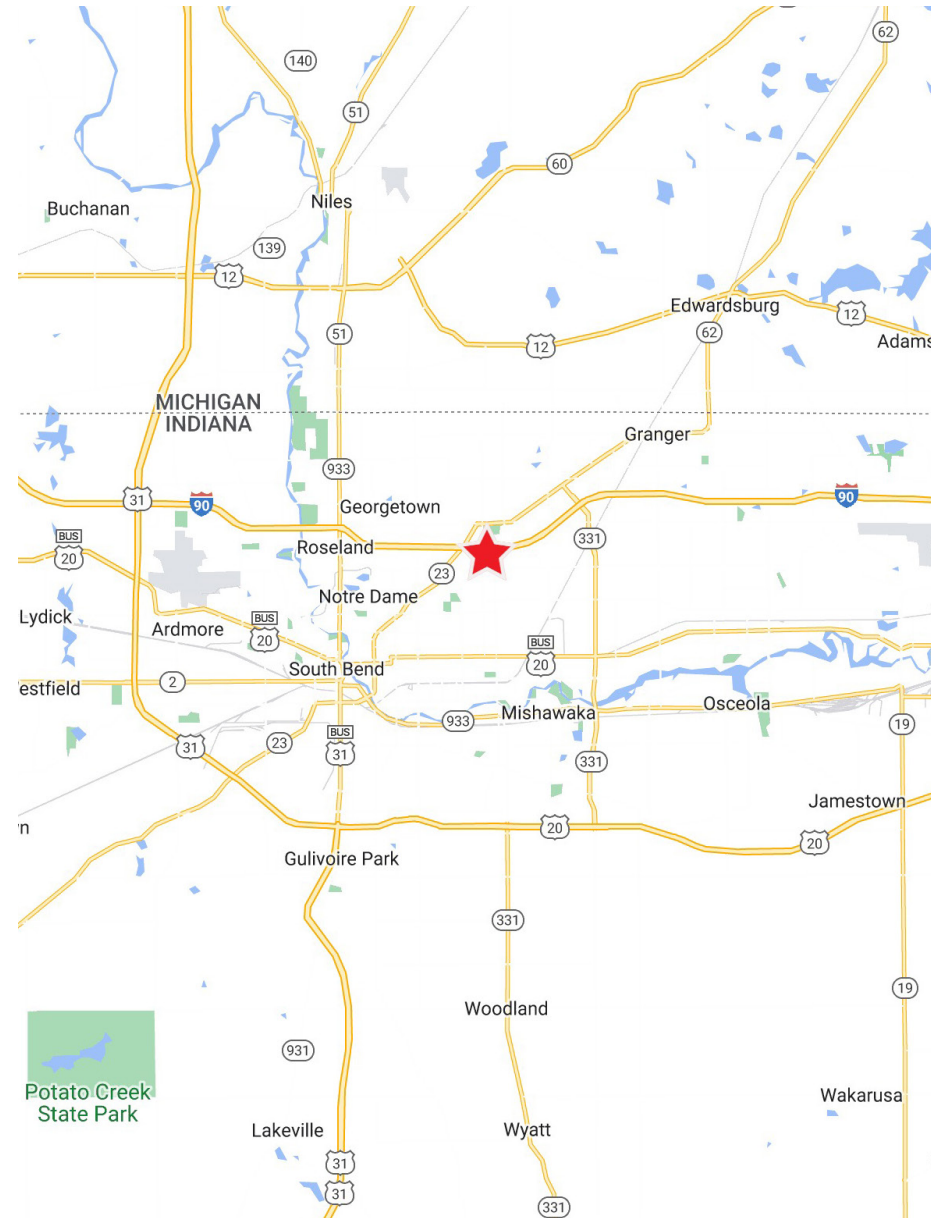
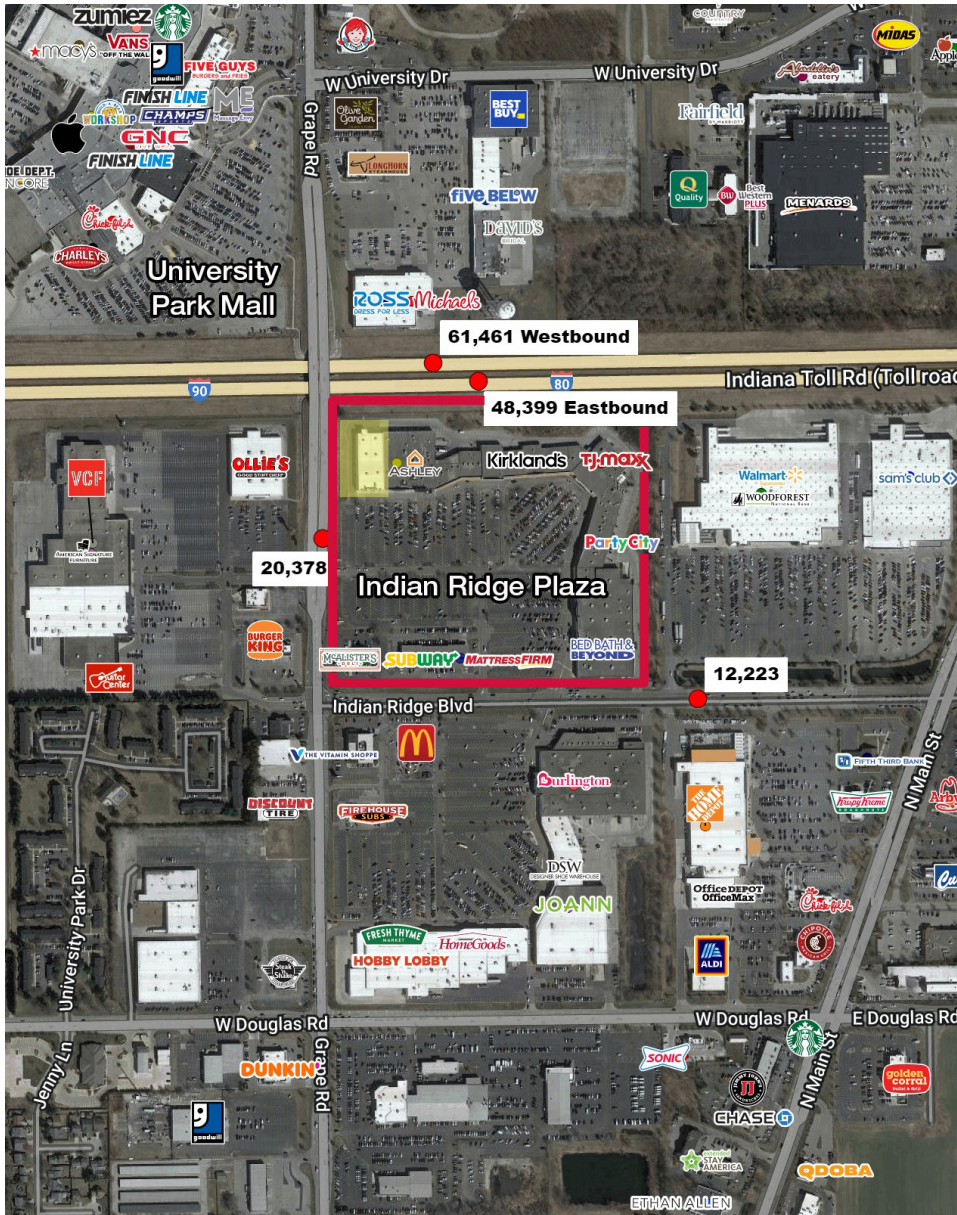
PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



LOCATION OVERVIEW

Part of The University Park Trade Area (UPTA), which is one of the most dominant retail markets in northern Indiana, and southwestern Michigan. Situated across the street from the 1 million square foot University Park Mall. Property also surrounded within 3 square miles by nearly 4 million square feet of other successful ancillary retail space including Hobby Lobby, Fresh Thyme, DSW, Best Buy, Ross Stores, Target, Marshall's, Home Depot, Wal Mart, Sam's, Costco & many others. Other draws to the area include the St. Joseph Regional Medical Center and the Edison Lakes Corporate Park with nearly 1,000,000 square feet of Class A office & medical space. The University of Notre Dame is just a few miles to the southwest.



MARKET OVERVIEW

ST. JOSEPH COUNTY, INDIANA

Activity and energy dot the city landscapes, while serenity and the quiet of rural living can be found in the county's small towns. Cities like South Bend and Mishawaka give residents the taste of mid-size city living coupled with shopping, arts and culture, sports and recreation, not to mention the benefits of having five major universities at our doorstep.

Our cities, towns and neighborhoods reflect a convergence of tradition and transformation. South Bend is the only place the University of Notre Dame has ever called home. And, this is the place where industrial manufacturing was king. While we honor the traditions and history, we're also a place on the move—where advanced manufacturing, logistics, health care and research are king.

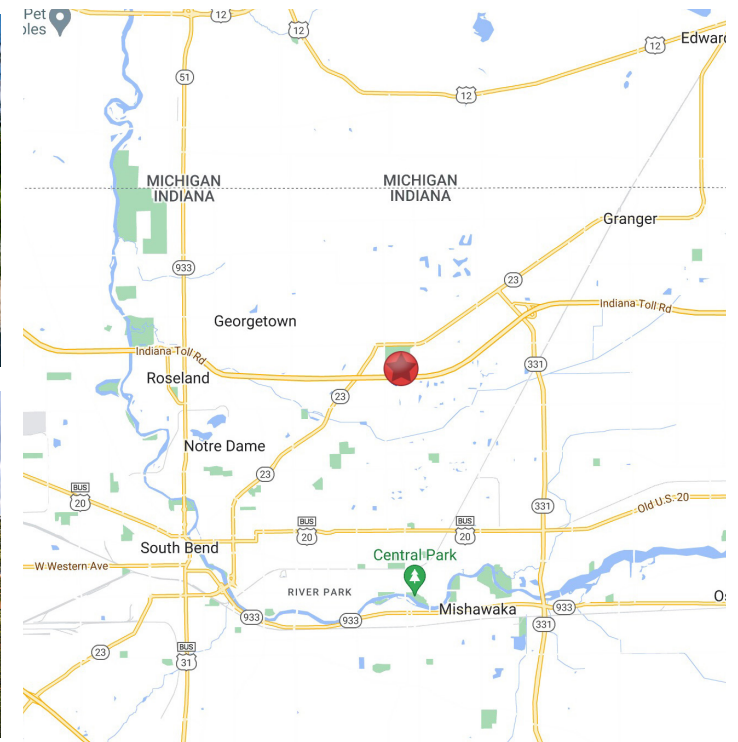
Mishawaka, the Princess City, lies nestled along the meandering path of the St. Joseph River. Population growth, business expansion and record-breaking new construction tell us that people want to live, work, raise their families and retire in Mishawaka. Community pride is an essential part of life in the Princess City. But, construction and growth are not all that make a city great. Mishawaka is home to Bethel College, AM General's Hummer Plant, a beautiful system of parks and myriad cultural opportunities.

KEY EMPLOYERS

AM General
Beacon Health System, Inc.
City of South Bend
Liberty Mutual
Martin's Super Markets Inc.
Meijer, Inc.
Quality Dining
Saint Joseph Health System
South Bend Community School Corporation
University of Notre Dame

DISTANCE TO MAJOR CITIES

Chicago, IL	95 miles
Grand Rapids, MI	115 miles
Indianapolis, IN	147 miles
Detroit, MI	218 miles



MARKET OVERVIEW

2021 Demographics	5 Miles	10 Miles	20 Miles
Population	151,926	308,802	520,130
Households	59,983	121,464	200,989
Average Household Income	\$77,337	\$75,544	\$75,783
Median Age	36.0	36.9	37.0
Average Commute Time	17.5	18.7	18.9
Total Businesses	6,314	11,274	17,902
Unemployment Rate	3.5%	3.5%	3.3%
Median Home Value	\$151,009	\$143,807	\$149,796

