

Multi Tenant Flex Building for Sale or Lease

3618 Grape Road

Mishawaka, Indiana 46545



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Whole Building for Sale | Part of Building for Lease



Snapshot

Building Size:	41,900 SF
Available:	6,400 - 8,900 SF
Land Size:	2.26 Acres
Year Built:	1979
Parking:	217 Paved Parking Spaces
Zoning:	C-2 Commercial
Lease Rate:	\$12.50 PSF NNN
List Price:	\$1,750,000

Property Details

Multi Tenant flex building with office or retail and industrial space available. Built in 1979, this building is comprised of a 20,400 SF, two level office and retail area and a single level industrial and warehouse space. The building features two overhead doors, one dock, and 18 foot ceilings. There is a significant display area available on a prominent pylon sign. Average daily traffic along Grape Road, south of Edison, is 19,797 vehicles per day and the average daily traffic along Edison Road, west of the property, is 22,288 vehicles per day.

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

Global Brokerage Division of Cressy Commercial Real Estate

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534
cjdayey@cressy.com

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530
ndavey@cressy.com

BLAIR WOZNY
Broker
574.485.1517
bwozny@cressy.com

JONAH DAVEY
Broker
574.485.8683
jdavey@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Multi Tenant Flex Building for Sale or Lease

3618 Grape Road
Mishawaka, Indiana 46545

Property Photos



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

Global Brokerage Division of Cressy Commercial Real Estate

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534
cjdayey@cressy.com

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530
ndavey@cressy.com

BLAIR WOZNY
Broker
574.485.1517
bwozny@cressy.com

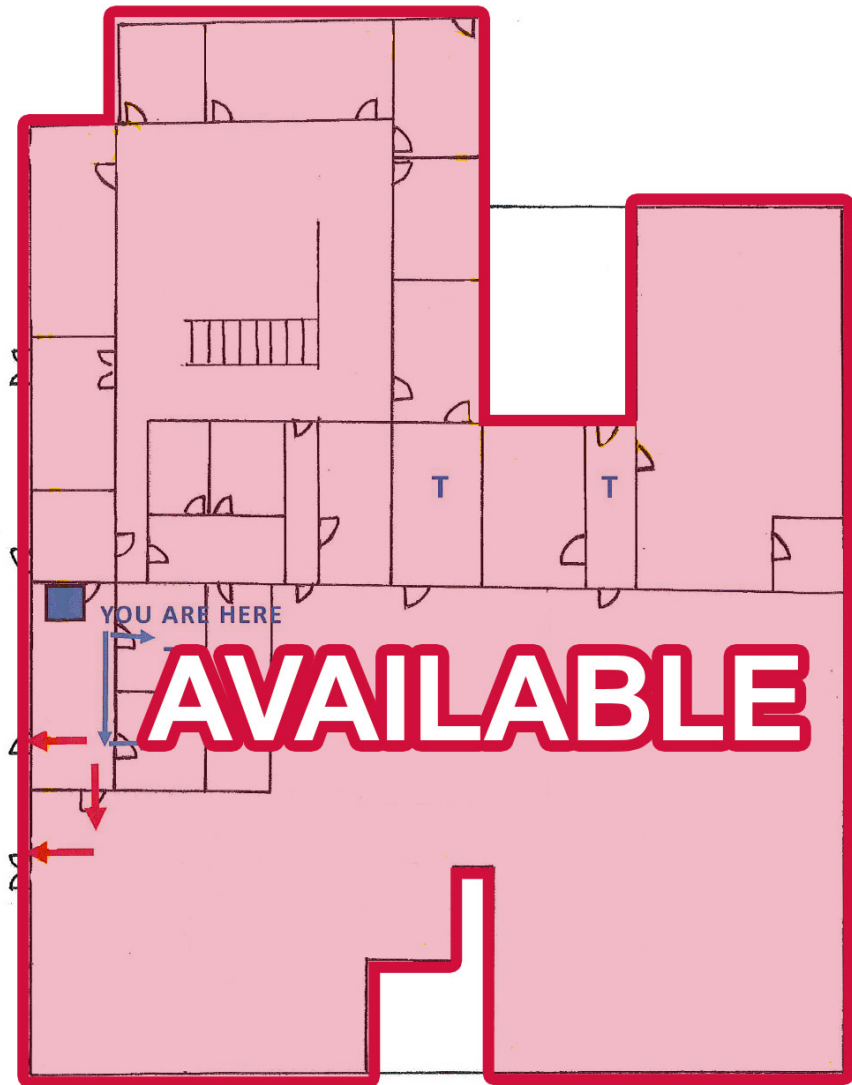
JONAH DAVEY
Broker
574.485.8683
jdavey@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Multi Tenant Flex Building for Sale or Lease

3618 Grape Road
Mishawaka, Indiana 46545

Space Available



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

Global Brokerage Division of Cressy Commercial Real Estate

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534
cjdayey@cressy.com

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530
ndavey@cressy.com

BLAIR WOZNY
Broker
574.485.1517
bwozny@cressy.com

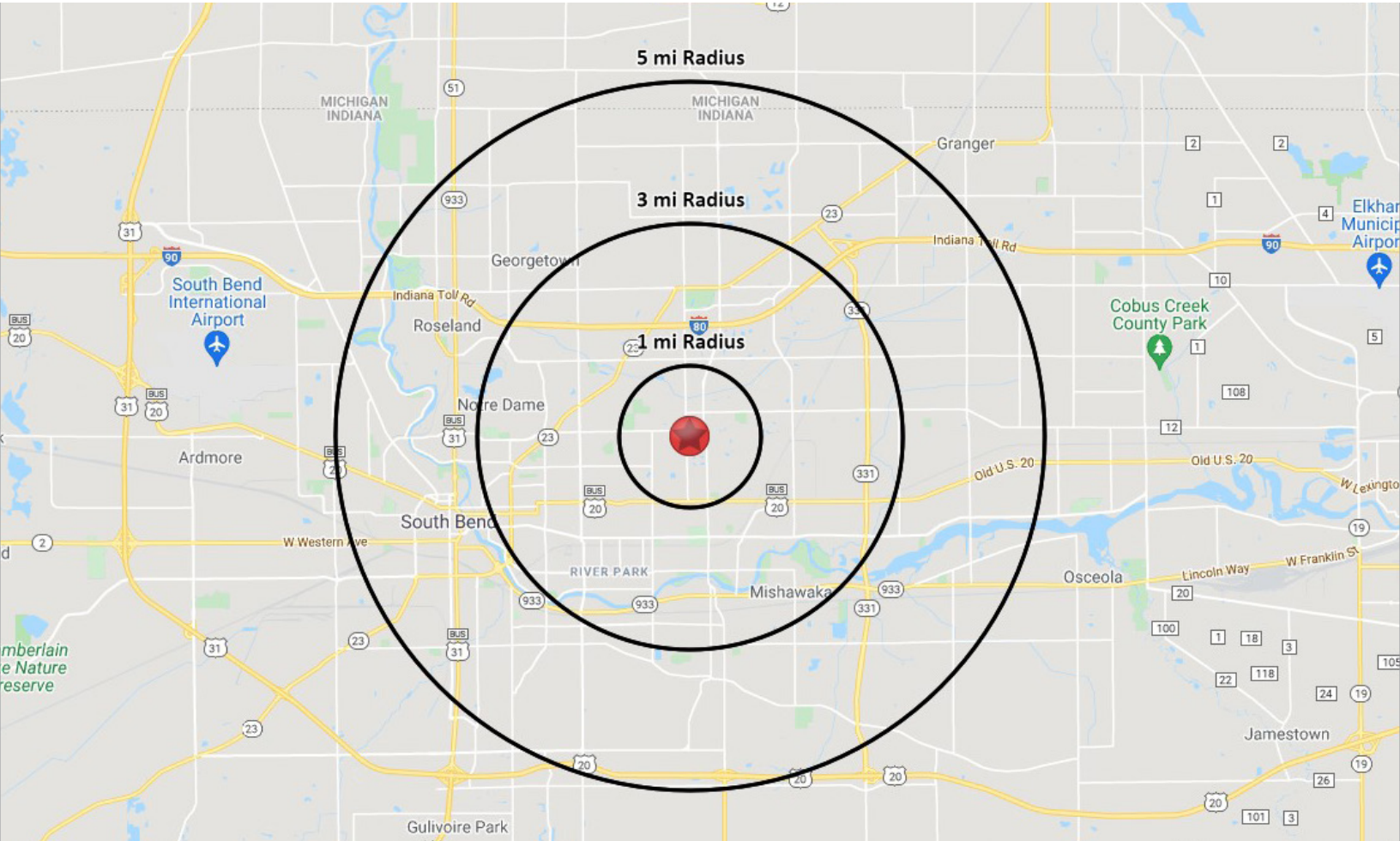
JONAH DAVEY
Broker
574.485.8683
jdavey@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Multi Tenant Flex Building for Sale or Lease

3618 Grape Road
Mishawaka, Indiana 46545

Highly Visible Location on Grape Road



Location

Located in the second largest retail trade area in Indiana: University Park. Grape Road is the primary thoroughfare in University Park serving a 10 county population representing over 900,000 people with an effective buying income of \$6B. The property is just 2.5 miles east of the University of Notre Dame, the second largest attraction in the state, bringing \$92M of tourism trade annually. Recent developments include the addition of St. Joseph Regional Medical Center’s \$350M, 270-bed hospital and medical office campus.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,095	79,010	173,211
NUMBER OF HOUSEHOLDS	5,522	31,828	68,004
AVERAGE HOUSEHOLD INCOME	\$47,404	\$62,628	\$69,942

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

Global Brokerage Division of Cressy Commercial Real Estate

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534
cjdavey@cressy.com

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530
ndavey@cressy.com

BLAIR WOZNY
Broker
574.485.1517
bwozny@cressy.com

JONAH DAVEY
Broker
574.485.8683
jdavey@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.