

Retail Space for Lease

The Shoppes on Grape
5325 Grape Road
Mishawaka, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Last Suite Available | Signalized Corner Location With High Visibility and High Traffic Counts



Snapshot

Building:	10,000 SF
Available:	2,714 SF (Suite C)
Land:	1.35 Acres
Zoning:	C-1
Parking:	54 Spaces
Lease Rate:	\$29.00 PSF NNN

DAILY TRAFFIC COUNT

25,331 on Grape Road
22,454 on Douglas Road

Property Details

Prime retail development for lease in the heart of the Grape Rd Retail Corridor with excellent visibility and accessibility from Grape and Douglas Rd. This 10,000 SF multi tenant building has one suite left! 2,714 sq. ft. SF adjacent to Dunkin and Nothing Bundt Cakes. The development is located at the southwest corner of Grape and Douglas Rds. and is currently zoned C1 Commercial which allows for a variety of retail uses. Combined traffic counts in excess of 40,000 AADT.



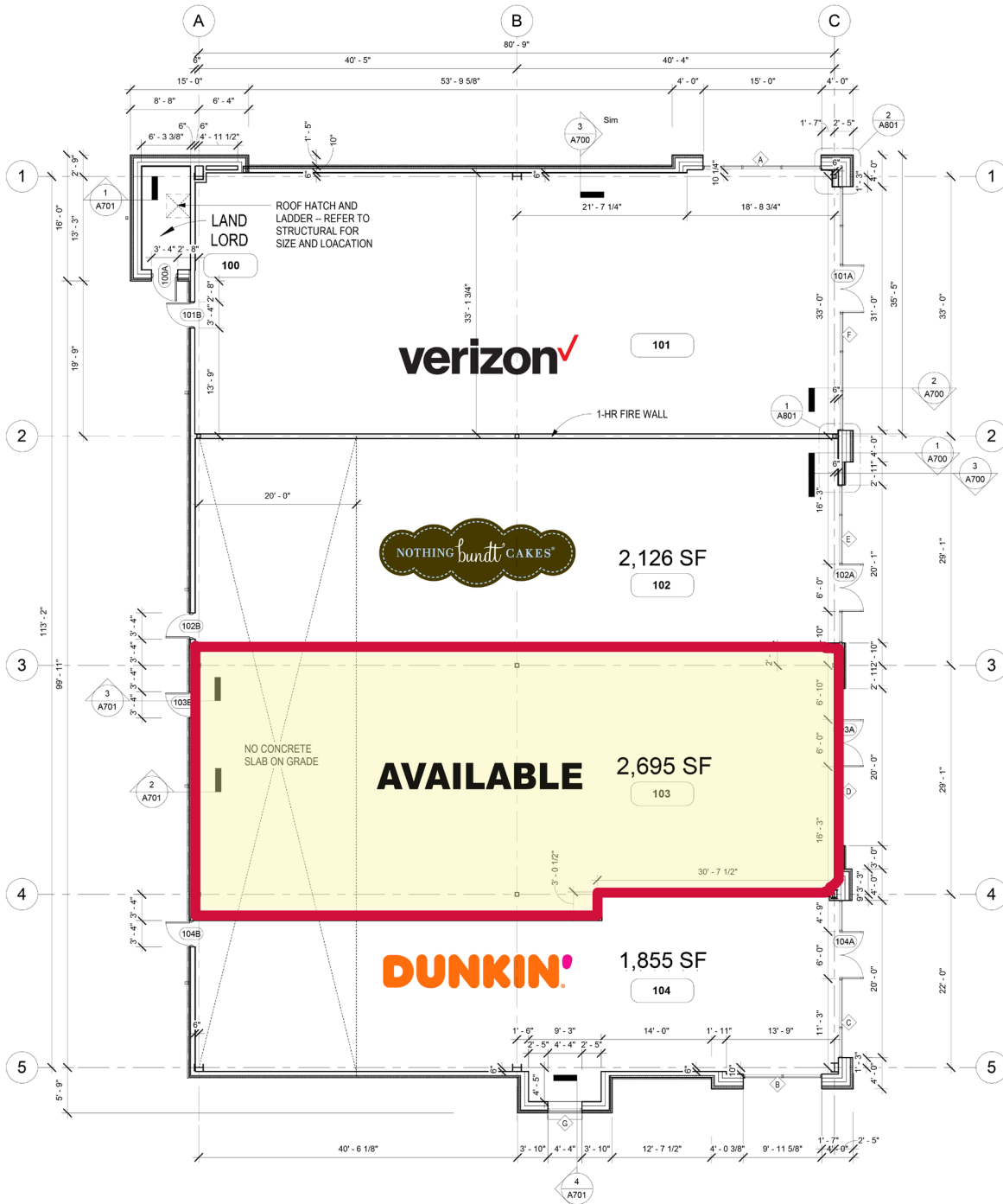
4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
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A Global Division of Cressy Commercial Real Estate

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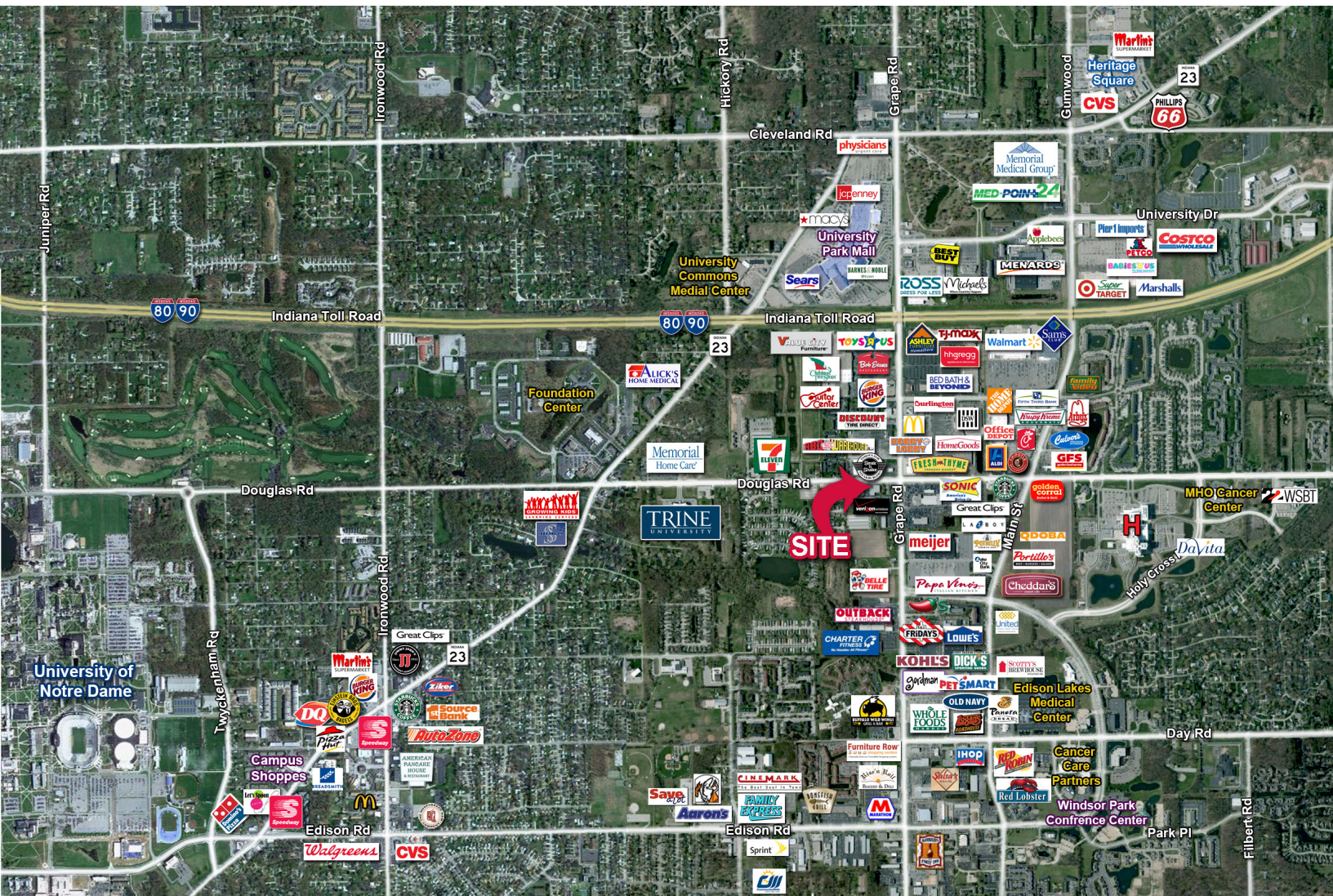
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In the Heart of the University Park Trade Area



Location

Centrally located in the heart of the Grape Road Retail Corridor, this property is minutes from the University of Notre Dame, the University Park Mall (Simon Property Group), and the St. Joseph Regional Medical center. The site is surrounded by strong demographics and many national and regional retailers including Whole Foods, Costco, Barnes and Noble, Super Target, Lowes, Menards, Hobby Lobby, Fresh Thyme and many others.

2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNT
POPULATION	8,944	70,172	183,287	25,331 on Grape Road 22,454 on Douglas Road
NUMBER OF HOUSEHOLDS	4,772	29,085	65,699	
MEDIAN HOUSEHOLD INCOME	\$39,833	\$48,448	\$65,699	

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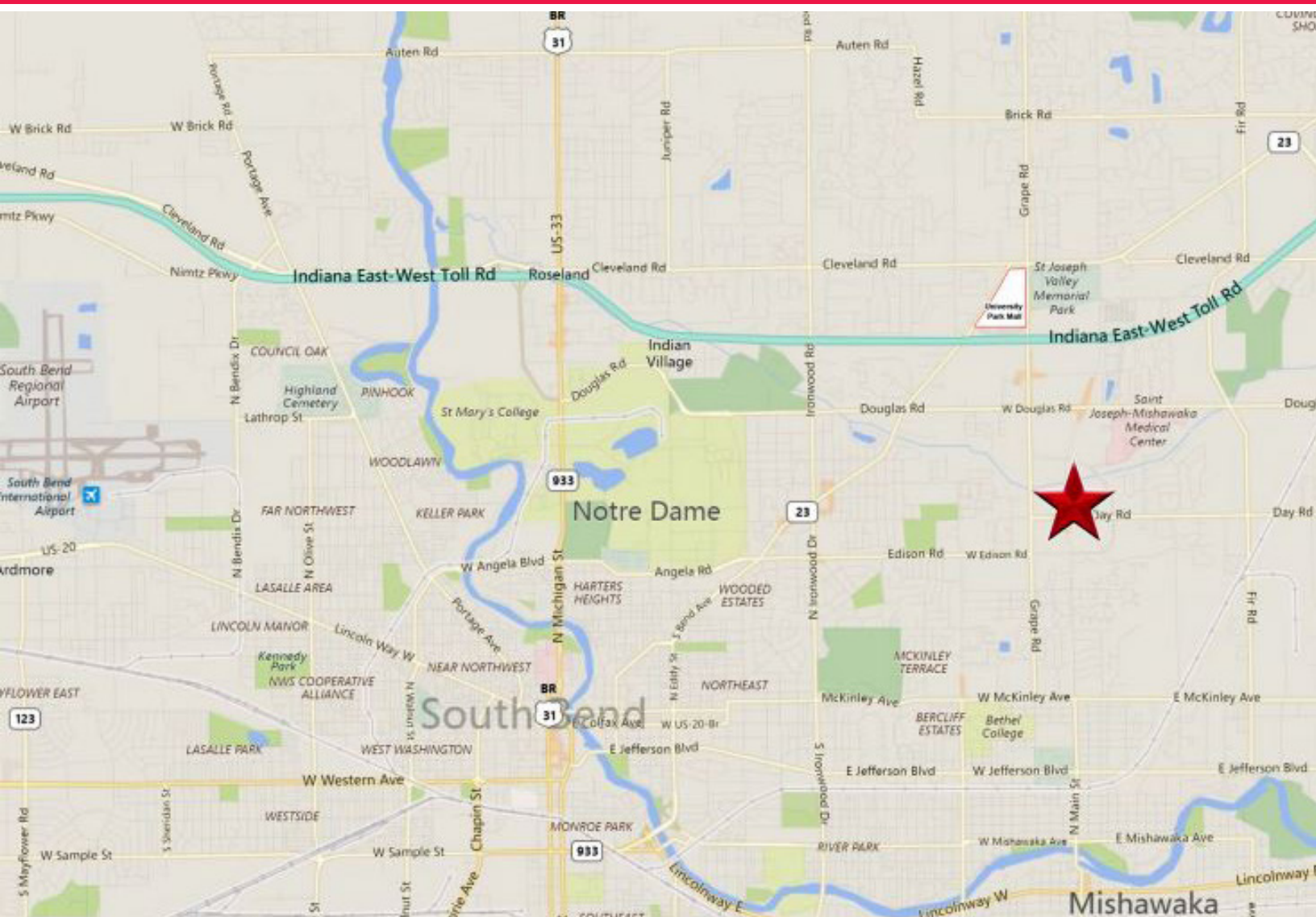
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Just Minutes from The University of Notre Dame and Downtown South Bend



Location

South Bend/Mishawaka is in St. Joseph County less than 100 miles east of Chicago and 150 miles north of Indianapolis. Mishawaka is the twin city to South Bend, located just west of the city. The South Bend MSA has over 310,000 residents.

The property is less than 3 miles from the University of Notre Dame and minutes from downtown South Bend, Saint Mary's College, Holy Cross College and Indiana University-South Bend (IUSB). Also close by is Eddy Street Commons and many other commercial, retail and residential developments.

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