

Retail Space for Lease

Martin's Bittersweet Plaza  
306 N Bittersweet Rd  
Mishawaka, Indiana



**835 SF - 8,000 SF Available for Lease | Outlot for Sale or Build-to-Suit**



### Snapshot

- Building Size: 92,295 SF
- Occupancy: 90%
- Available: 835 SF - 8,000 SF
- Land: 10 Acres
- Zoning: C2 - Shopping Center
- Year Built: 1992
- Parking: 450 +/- Paved Spaces
- Traffic Counts: 27,000 Combined
- CAM: \$3.51 PSF (2018 estimate)
- Lease Rate: \$10.00 - \$18.00 PSF NNN



### Property Details

High traffic neighborhood shopping center anchored by Martin's Super Market consisting of 92,295 SF. Suites available ranging from 835 SF to 8,000 SF with asking rates between \$12.00 and \$18.00 PSF NNN. Tenants include Martin's Super Market (and Martin's Fuel), Papa John's Pizza, Sophia Nails, H&R Block, Empire Express, Anytime Fitness, Tiki Tan, Great Clips and Martin's Paw Mart. Property Video: <https://youtu.be/cymDx0LsQQA>

**Rent abatement and TI packages available, subject to terms.**

SUITE	SF	LEASE RATE
SUITE 316	8,000 SF (Divisible to 4,000 SF)	\$10.00 PSF NNN
SUITE 326*	1,250 SF	\$18.00 PSF NNN
SUITE 328*	2,400 SF	\$18.00 PSF NNN
SUITE 334	835 SF	\$18.00 PSF NNN

\*Suites 326 and 328 can be combined for a total 3,750 SF.

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

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Photos



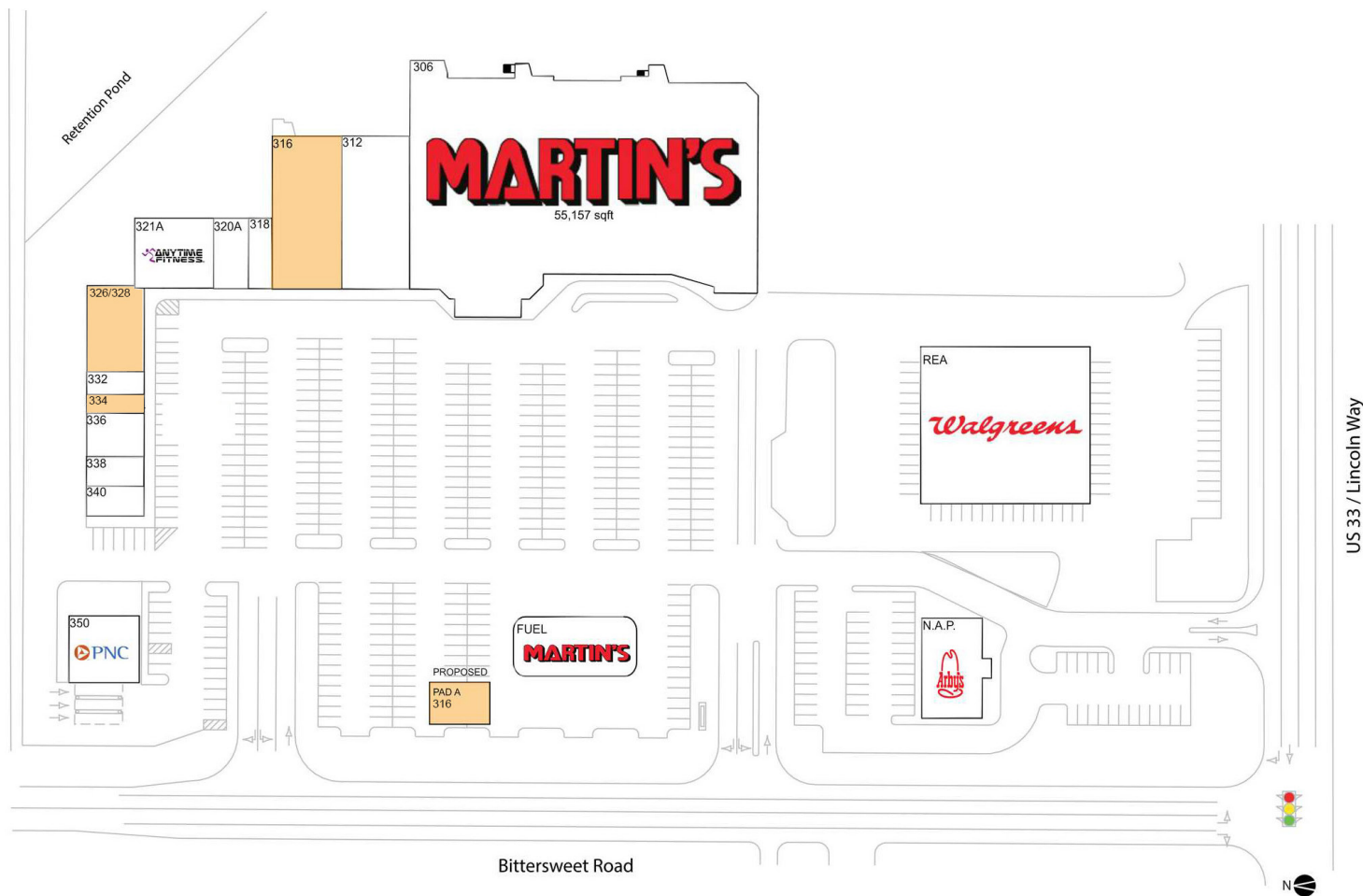
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**CURRENT RETAILERS**

FUEL	Martin's Fuel Station	321 A	Anytime Fitness
N.A.P.	Arby's	<b>326/328</b>	<b>AVAILABLE</b>
REA	Walgreens	332	H&R Block
306	Martin's Supermarket	<b>334</b>	<b>AVAILABLE</b>
312	Paw Mart	336	Sophia Nails
318	Great Clips	338	Papa John's Pizza
<b>316</b>	<b>(PAD A) AVAILABLE</b>	340	Ziker Cleaners
320 A	Tiki Tan	350	PNC Bank

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**Outlot Available**



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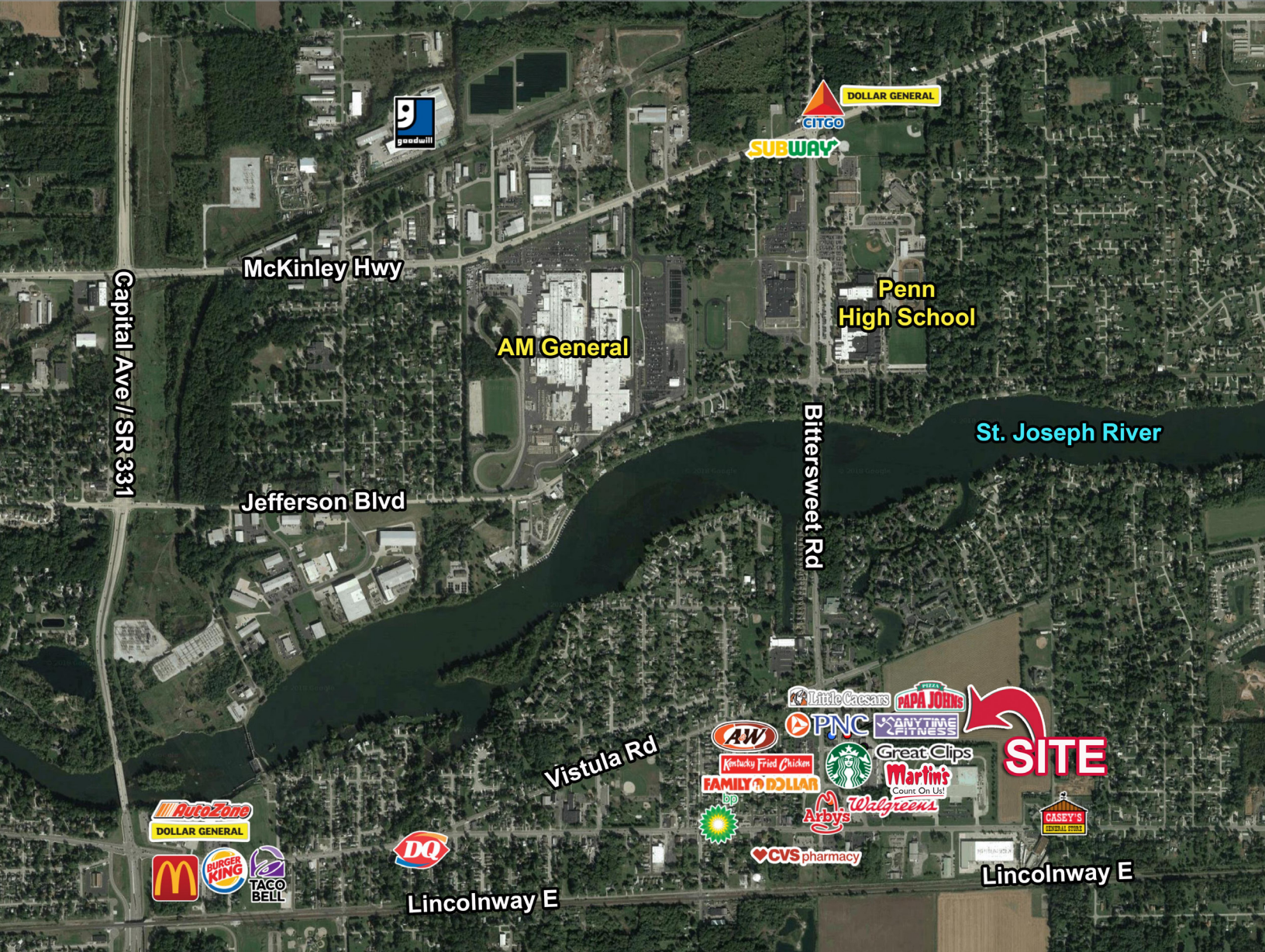
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located in Heavy Populated Neighborhood Area



## Location

Located on NE corner of Bittersweet Rd and Lincolnway E (Rte 933), this center is just south of Penn High School with a student population in excess of 3,300, the AM General manufacturing facility, home of the "Hummer", and dense single family roof tops.

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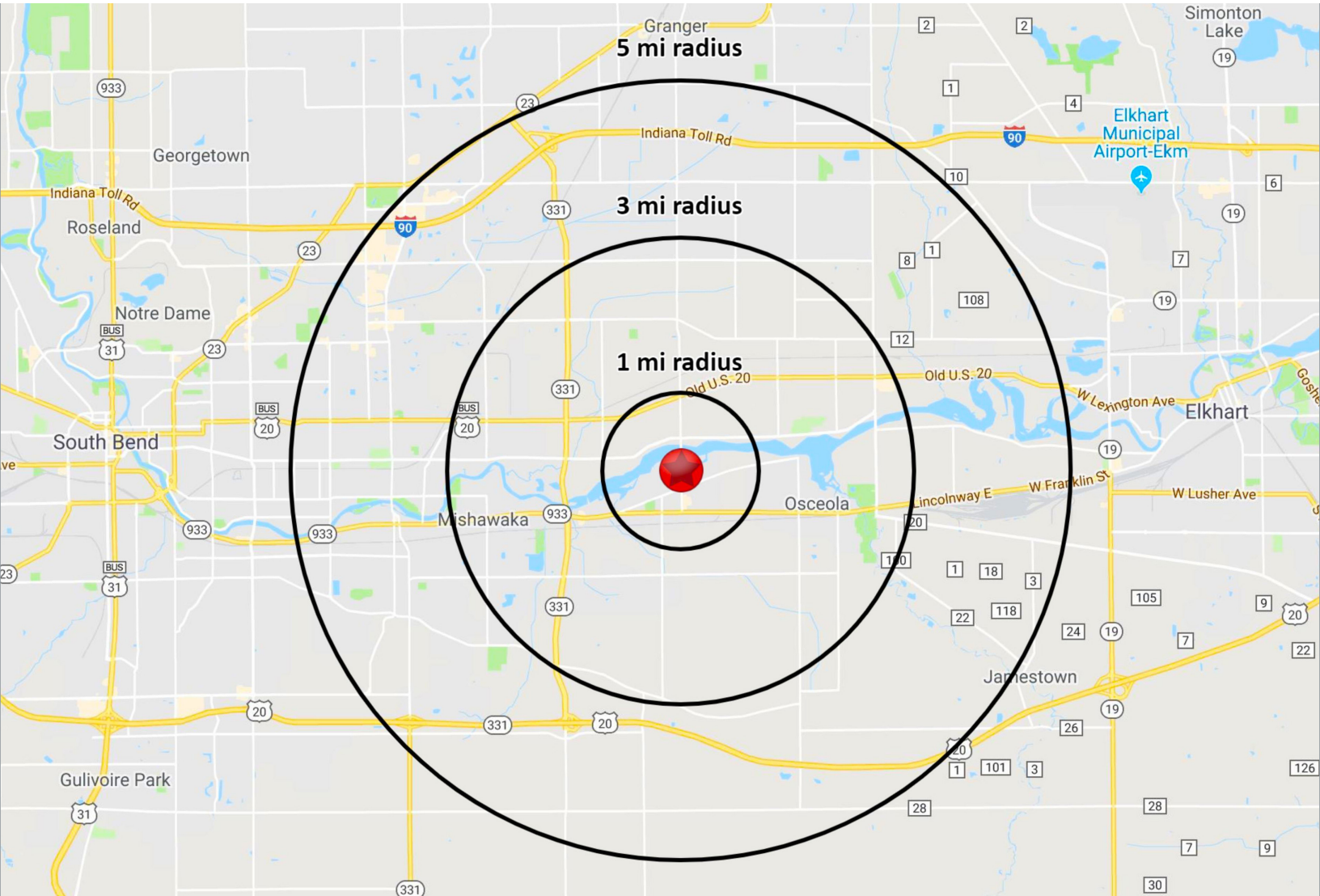
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Located Between South Bend and Elkhart, IN with High Traffic Count



2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNT (AADT)
POPULATION	4,537	31,504	85,753	13,456 on Bittersweet Rd. 15,167 on Lincolnway East, South of Plaza 15,317 on Vistula Rd., North of Plaza
NUMBER OF HOUSEHOLDS	1,908	12,482	36,403	
AVERAGE HOUSEHOLD INCOME	\$74,018	\$75,795	\$64,574	
MEDIAN HOME VALUE	\$139,347	\$144,900	\$137,882	

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