

Retail Space for Lease

Grape & Day Shopping Center  
4110 - 4150 Grape Road  
Mishawaka, Indiana



Three Suites Available for Lease at the Corner of Grape and Day Roads



Snapshot

Building Size: 30,000 SF  
Available: Suite 4110A - 6,000 SF End Cap (Can be demised)  
Suite 4110B - 3,500 SF  
Suite 4110C - 5,000 SF  
Suites can be combined.  
Land: 3.24 Acres  
Zoning: Commercial  
Parking: 321 On-site parking spaces  
Signage: 25' Lighted Pylon  
Lease Rate: \$12.00 PSF NNN

Property Details

30,000 SF retail shopping center. High profile, investment retail property. Storefront multi-tenant buildings with windows, signage, strong retail demographics and high traffic count (32,559 ADT), abundant on site parking. 6,000 SF end cap can be demised, or combined with adjacent suites up to 14,500 SF. Co-tenants include Aspen Dental, AT&T Wireless, Anytime Fitness, and CSL Plasma.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,339	69,900	165,018
NUMBER OF HOUSEHOLDS	3,987	29,405	67,247
AVERAGE HOUSEHOLD INCOME	\$48,979	\$62,407	\$67,330

4100 Edison Lakes Parkway, Suite 350  
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Property Photos



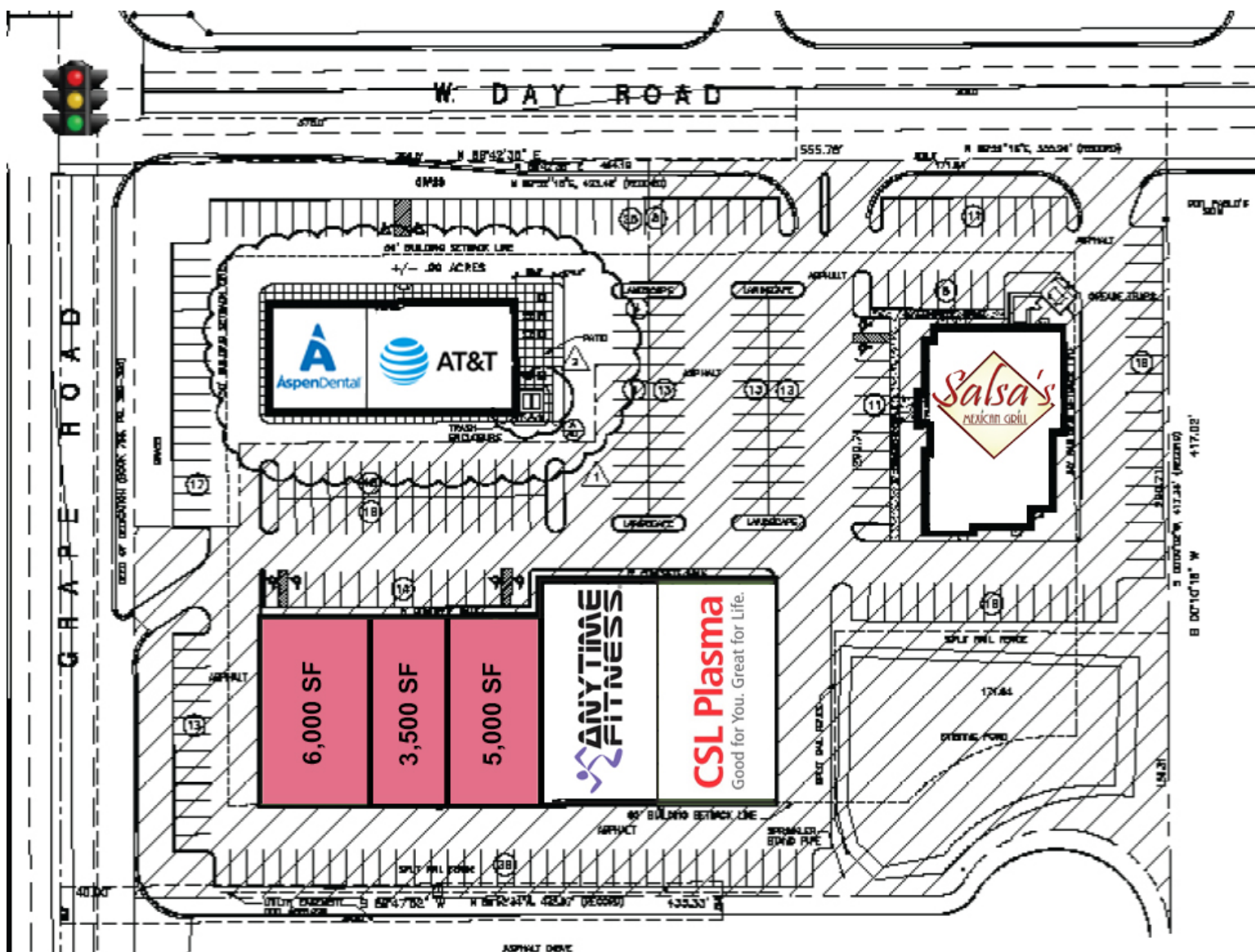
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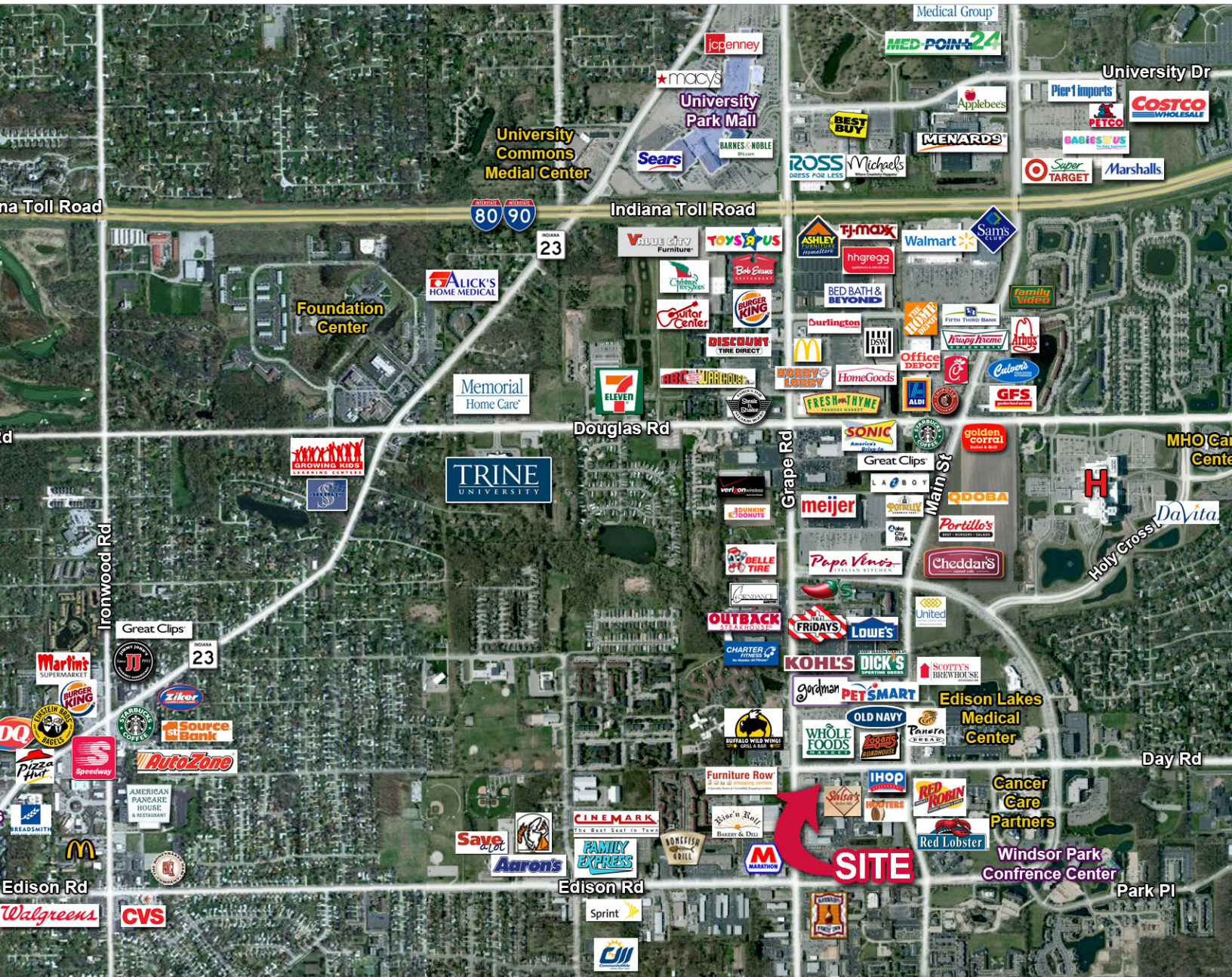
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Located in the University Park Trade Area | 32,559 Average Daily Traffic Count



## Location

Located in the heart of the University Park Trade area near Edison Lakes and the new St. Joseph Regional Medical Center. Excellent location at lighted intersection across from Kohl's, Old Navy, Pet Smart, Bed, Bath & Beyond and more. This property has great visibility from Grape Road and is near a 700,000 SF Class A Office Park as well as a State-of-the-Art St. Joseph Regional Medical Center.

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