

Retail Space for Lease

3602 Grape Road
Mishawaka, Indiana



1,200 SF - 2,800 SF Available for Lease in the Outpost Sports Center



Snapshot

Building Size:	19,220 SF
Available:	1,200 SF - 2,800 SF
Land:	2.45 Acres
Zoning:	C2 - Shopping Center
Year Built:	1987
Parking:	70,030 SF Paved Spaces
CAM:	\$2.79 PSF
Lease Rate:	\$12.00 PSF NNN

Property Details

Now available for lease is 2,800 SF retail suite located within the Outpost Sports center and 1,200 SF available in the Fleet Feet building. This space is adjacent to Subway and includes a wide open showroom area, and one restroom. The 2,800 SF suite is divisible to 1,400 SF.

The Outpost Sports center has multiple fitness related tenants and has high vehicular traffic generated from the Phillips 66 Gas Station / Subway as well as the sand volleyball courts which attract heavy foot traffic in the spring, summer & early fall months.

The space is available for \$12.00 SF NNN. Common Area Maintenance (CAM) is estimated to be \$2.79 SF for 2018.



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located in the Grape Road Retail Corridor



Location

Outpost Sports Center is located within the Grape Road Retail Corridor just south of Edison Rd. with traffic counts at 18,680 AADT.

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
POPULATION	10,738	78,048	170,887
NUMBER OF HOUSEHOLDS	5,525	32,249	68,852
AVERAGE HOUSEHOLD INCOME	\$44,576	\$56,349	\$66,691

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