

Retail Space For Lease

Hickory Crossing
3601 Edison Road

South Bend, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Former Liquor Store - 2 Coolers Included, Open Floorplan



Snapshot

Building:	38,000 SF
Available:	Suite E - 1,250 SF
Land:	2.62 Acres
Year Built:	2002
Signage:	Suite Signage & Pylon
Zoning:	C-Commercial
Utilities:	Municipal
HVAC:	Gas Forced Air & Central Air
Lease Rate:	\$12.00 - \$14.00 PSF NNN

Property Details

The proposed space is a former liquor store located in Hickory Crossing retail center west of the Grape Road corridor. The intersection of Hickory and Edison Road enjoys some of the highest traffic counts in the South Bend/Mishawaka retail corridor. Tenants include St. Clair's Butcher Shoppe (2021) Aaron's Rent to Own, Family Dollar, Little Caesars and Happy Nails. The space has pylon signage, great visibility with abundant on-site surface parking. Open floor plan with two beverage Coolers (may be removed) and one restroom.

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNT
POPULATION	12,026	82,895	177,680	19,953 average daily traffic count on Edison Road
NUMBER OF HOUSEHOLDS	5,799	33,946	70,174	
AVERAGE HOUSEHOLD INCOME	\$49,841	\$63,943	\$72,180	

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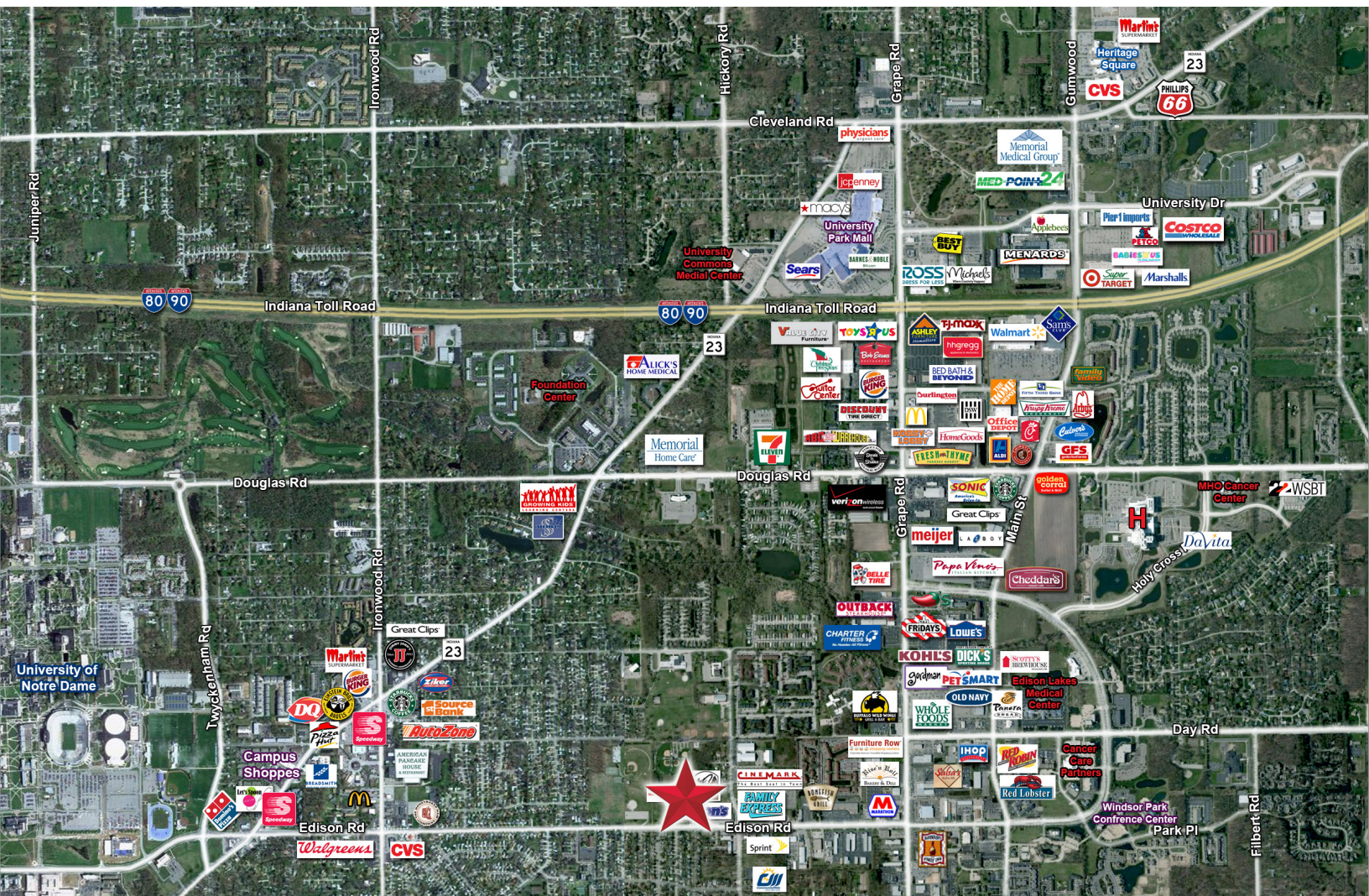
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Strong Demographic Trade Area



Location

Hickory Crossing is located in the University Park Trade Area, encompassing over 6 million square feet anchored by the University Park Mall and many big-box stores including Meijer, Wal-Mart, Sam's Club, Kohls, Super Target, Home Depot, Lowe's and Best Buy, as well as many national retailers, restaurants and banks. The property is less than one mile from Edison Lakes Corporate Park which consists of a 700-acre mixed-use development combining residential, hotel and convention center elements, plus more than 700,000 SF of Class A office space. Additionally, the \$355 million Saint Joseph Health System Mishawaka campus is less than a mile away. Strong demographic trade with 170,206 residents with an average household income of \$58,397 within a five mile radius. Hickory Crossing has excellent accessibility to the surrounding communities with over 25,705 cars on Edison Road (west of Grape Road) daily.

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