

**FOR LEASE**

**RETAIL PROPERTY**



## 1315 MILBURN AVE.

MISHAWAKA, IN 46544

### PROPERTY HIGHLIGHTS

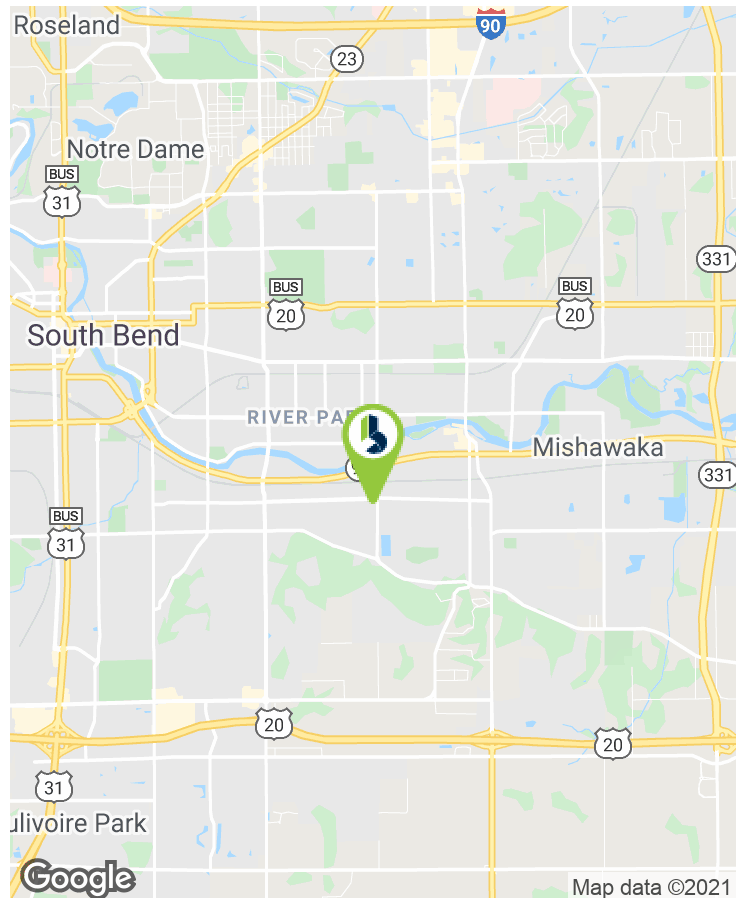
- 1,200 - 6,398 SF of retail space available for lease
- Located on the highly visible corner of Milburn Blvd. & Logan St.
- Plentiful parking with 5.5 spaces per 1,000 SF
- Located in the heart of a dense residential population

### LEASE RATE

**\$16.00 SF/YR (NNN)**

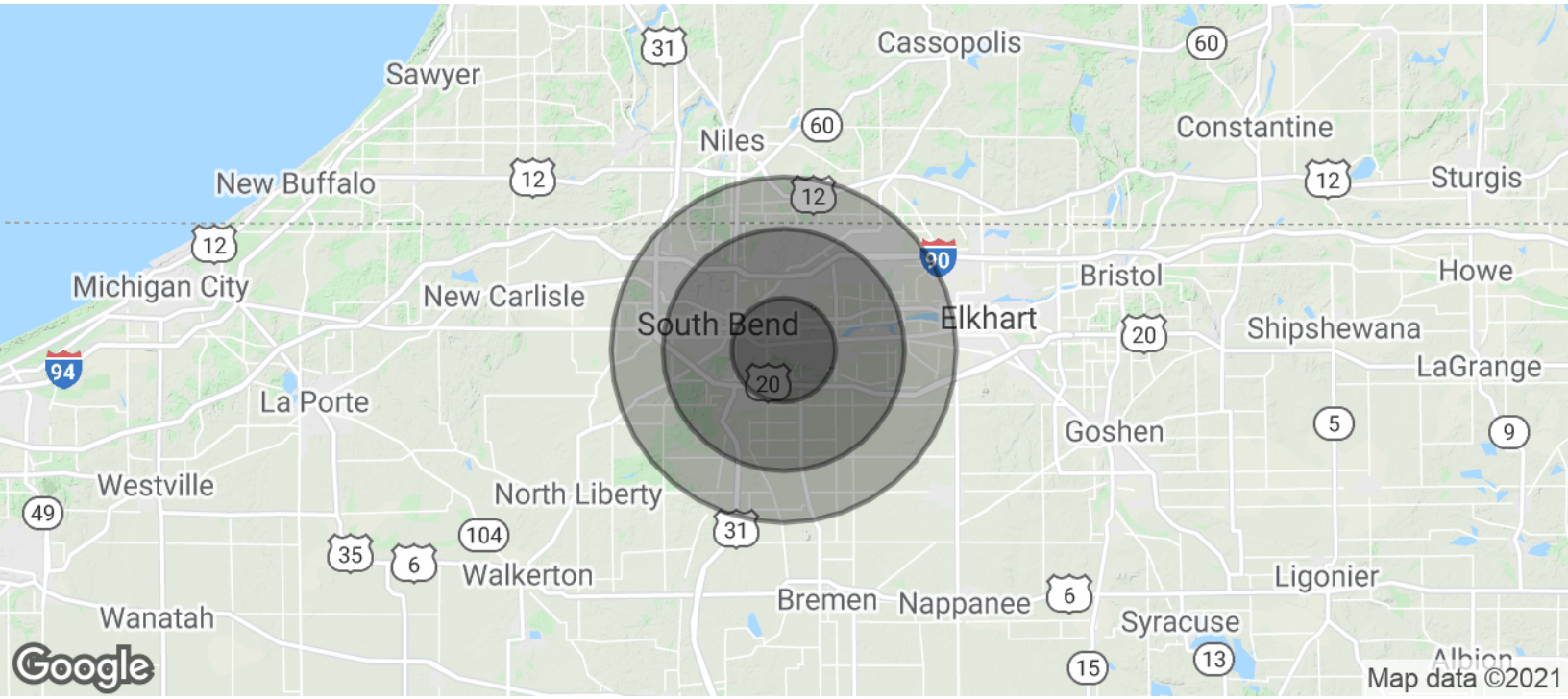
### OFFERING SUMMARY

Available SF:	6,189 SF
Building Size:	8,637 SF
Property Type:	Commercial/Retail
Market:	St. Joseph County
Traffic Counts	
Miburn Boulevard	+/- 5,863 ADT
Logan Street	+/- 4,463 ADT



# DEMOGRAPHICS MAP & REPORT

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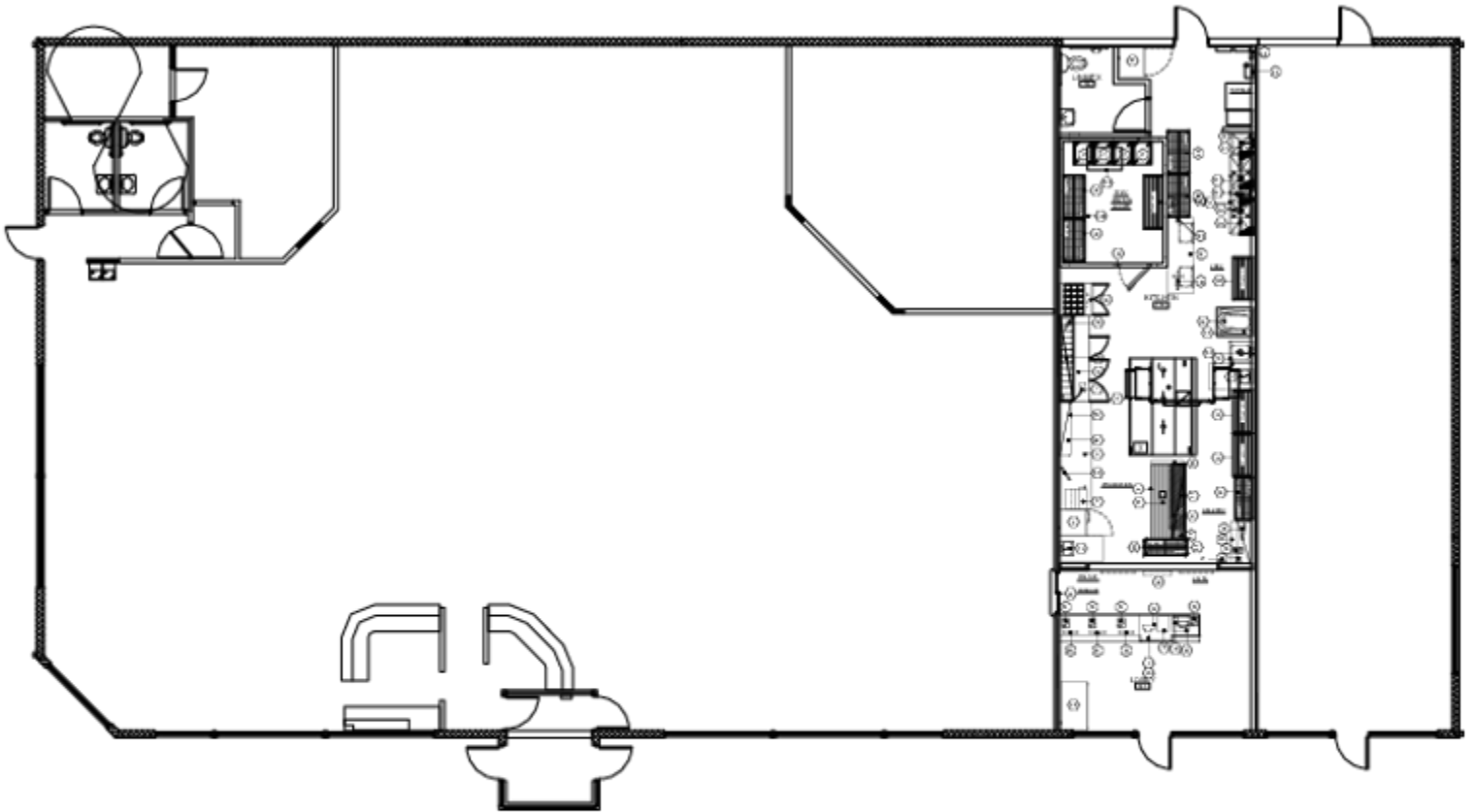


<b>POPULATION</b>	<b>3 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
Total Population	84,275	222,521	285,116
Average age	37.0	36.5	37.8
Average age (Male)	35.5	35.2	36.7
Average age (Female)	38.4	37.8	38.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
Total households	35,695	86,807	109,975
# of persons per HH	2.31	2.44	2.49
Average HH income	\$59,863	\$68,798	\$73,185

\* Demographic data derived from esri 2020

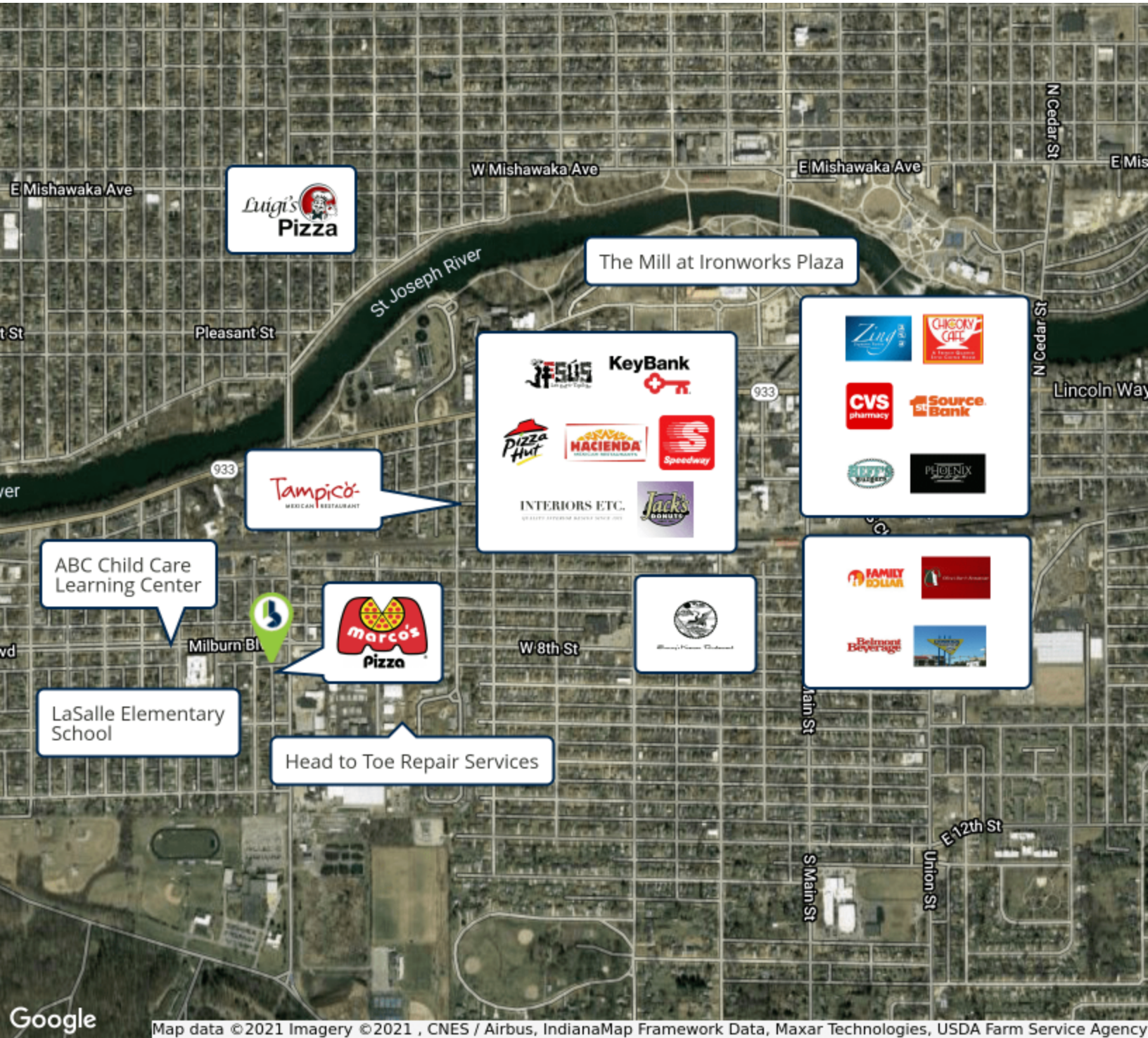
# FLOOR PLAN

1315 MILBURN AVE., MISHAWAKA, IN 46544 | FOR LEASE



# RETAILER MAP

1315 MILBURN AVE., MISHAWAKA, IN 46544 | FOR LEASE



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