

# BUILDING SPACE FOR LEASE

3601 Edison Rd. | South Bend, IN 46615



## High Traffic Visibility on Edison Road with Ample Surface Parking

**Building Size:** 38,000 SF  
**Available:** 1,250 SF  
**Land:** 2.62 Acre  
**Zoning:** C - Commercial  
**Built:** 2002  
**Parking:** Ample Surface Parking  
**Lease Rate:** \$14.00 PSF / YR NNN

[VIEW PROPERTY ONLINE](#)

### Details:

New on the market is this 1,250 sq. ft. suite 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 International Fresh Market, Aaron's Rent to Own, Family Dollar, Little Caesars, Right at Home, Elwood Staffing, Boost Mobile and Happy Nails. The space has pylon signage, great visibility with abundant on-site surface parking and can be reconfigured for a variety of uses.



# NAI Cressy

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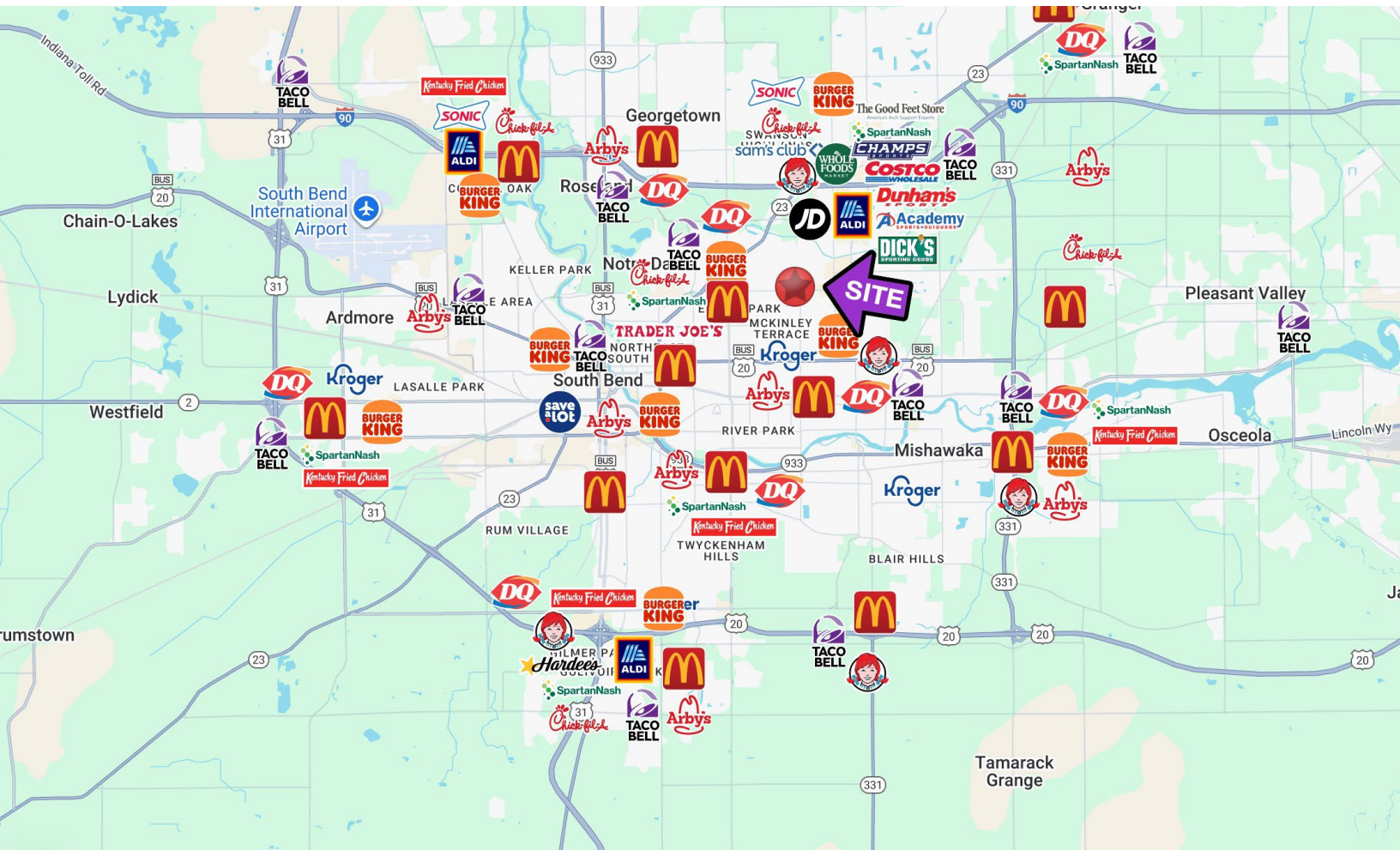




# LOCATION OVERVIEW

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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.

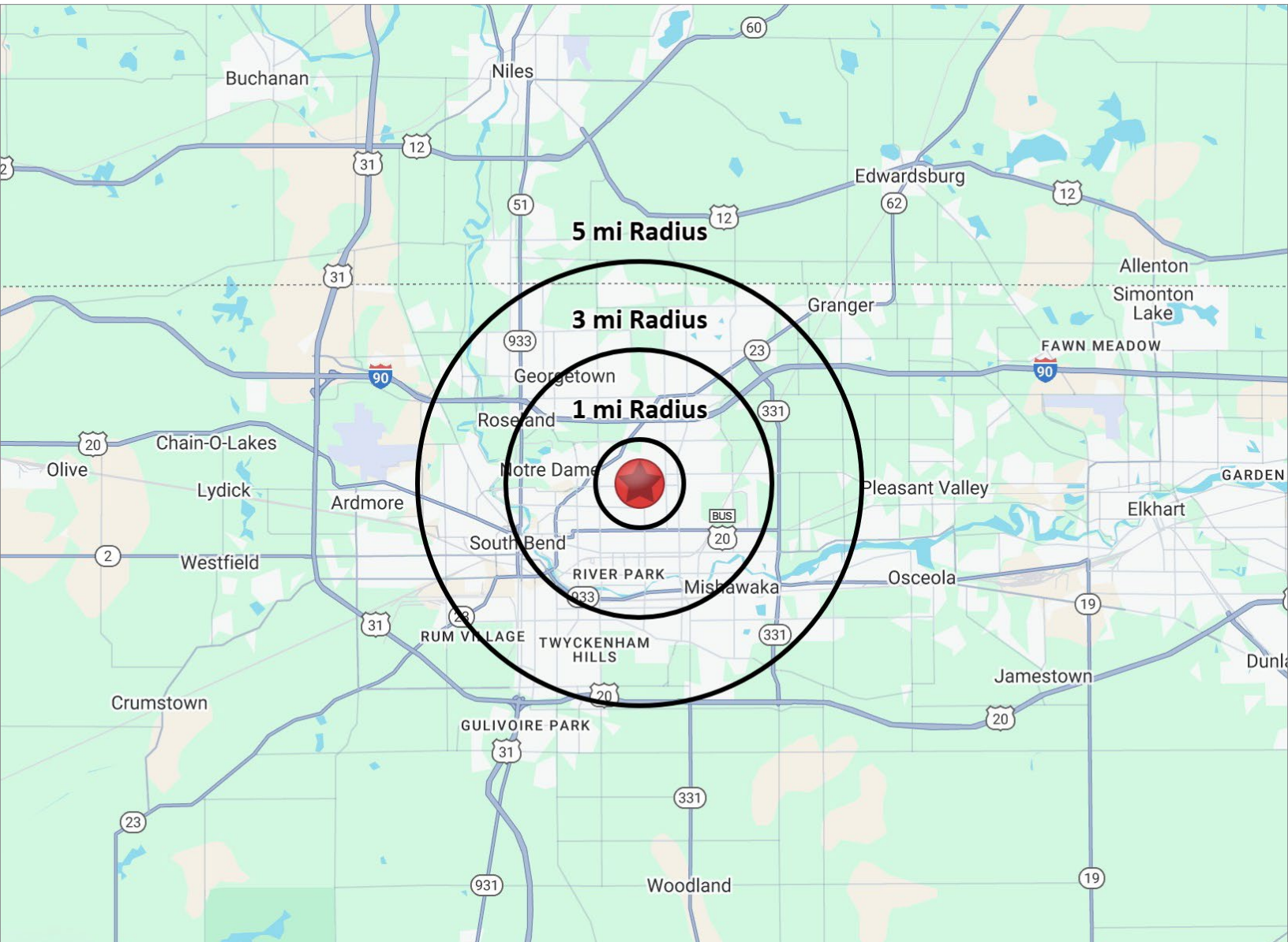




# 2025 DEMOGRAPHICS

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### POPULATION

1 MILE	11,321
3 MILE	86,922
5 MILE	182,714



### NUMBER OF HOUSEHOLDS

1 MILE	2,330
3 MILE	18,314
5 MILE	42,267



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$59,390
3 MILE	\$86,490
5 MILE	\$93,648



### MEDIAN HOME VALUE

1 MILE	\$153,905
3 MILE	\$200,522
5 MILE	\$204,591



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