

LEASE

RETAIL



OUTPOST CENTER



3602 GRAPE RD, MISHAWAKA, IN 46545

PROPERTY HIGHLIGHTS

- **Prime Retail Location:** Discover the ideal retail spaces at 3602 Grape Road in Mishawaka, IN, situated in the #2 retail corridor in the state of Indiana, ensuring maximum exposure to a high-traffic area.
- **Versatile Space Options:** With one available space, including a generous 13,000 - 18,000 SF endcap (can be demised); the retail center accommodates a wide range of businesses and sizes.
- **Unbeatable Visibility:** Gain a competitive edge with excellent visibility along Grape Road, ensuring that your business is easily spotted by passing motorists and pedestrians.
- **Community Engagement:** Join a thriving retail community and take advantage of the center's weekly Volleyball tournaments, which draw in customers regionally and create a vibrant, active atmosphere.
- **Regional Attraction:** With its strategic location and unique events, 3602 Grape Road is a magnet for shoppers from the surrounding areas, making it an appealing choice for businesses looking to tap into a broader customer base.

LEASE RATE	\$11.50 - 14.75 SF/YR (NNN)
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Suite 17:	13,000 - 18,000 SF
Lot Size:	0.07 Acres
Building Size:	24,190 SF



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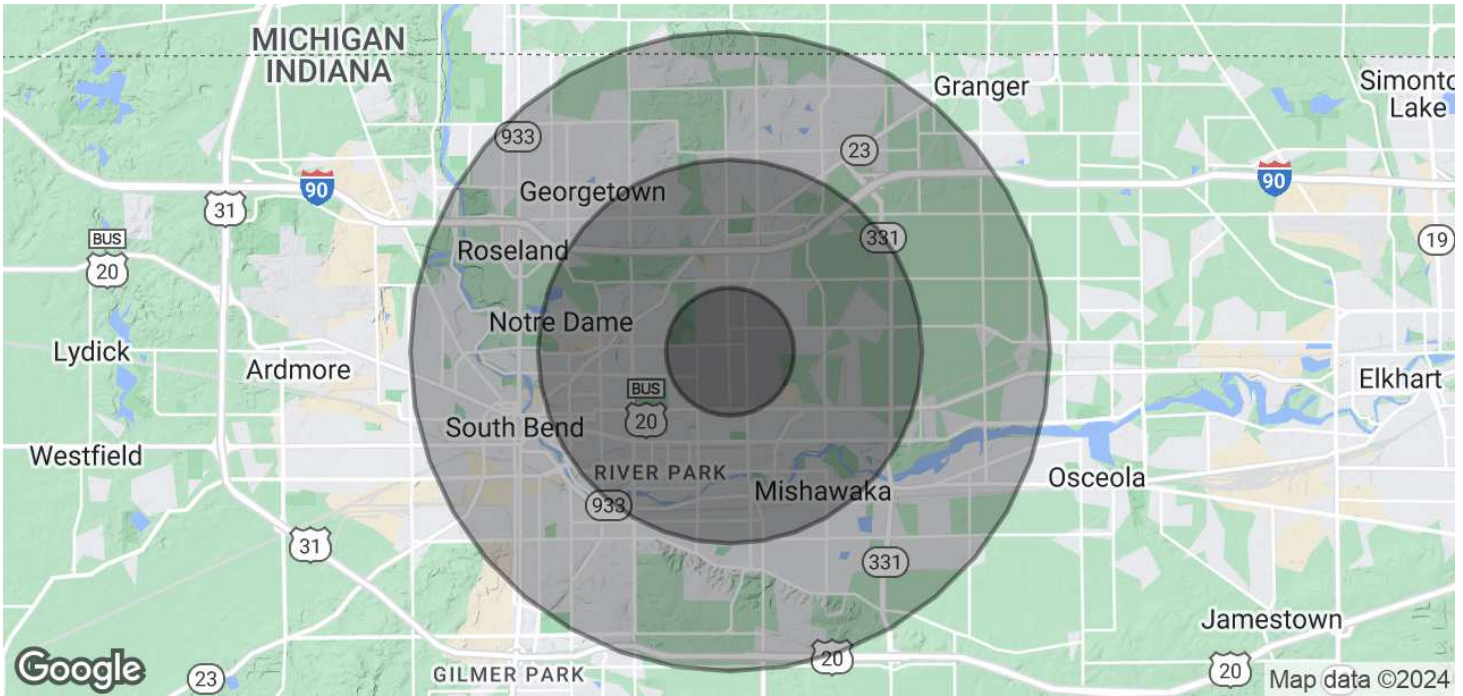


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,203	74,050	168,623
Average Age	39.1	36.3	36.8
Average Age (Male)	34.3	34.3	35.3
Average Age (Female)	43.1	37.6	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,231	34,748	75,047
# of Persons per HH	1.6	2.1	2.2
Average HH Income	\$37,488	\$55,280	\$64,937
Average House Value	\$79,047	\$107,264	\$122,477

* Demographic data derived from 2020 ACS - US Census

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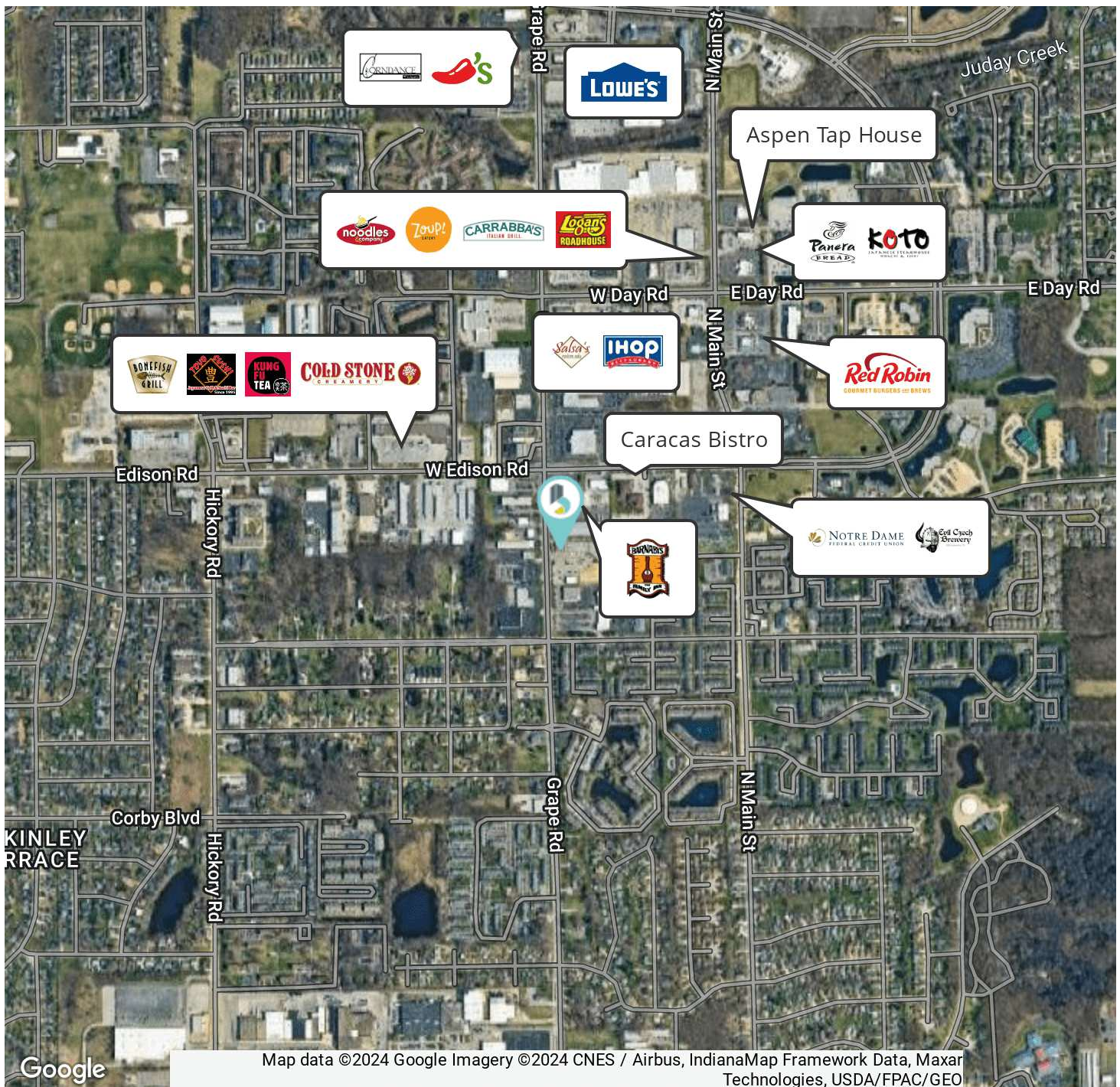
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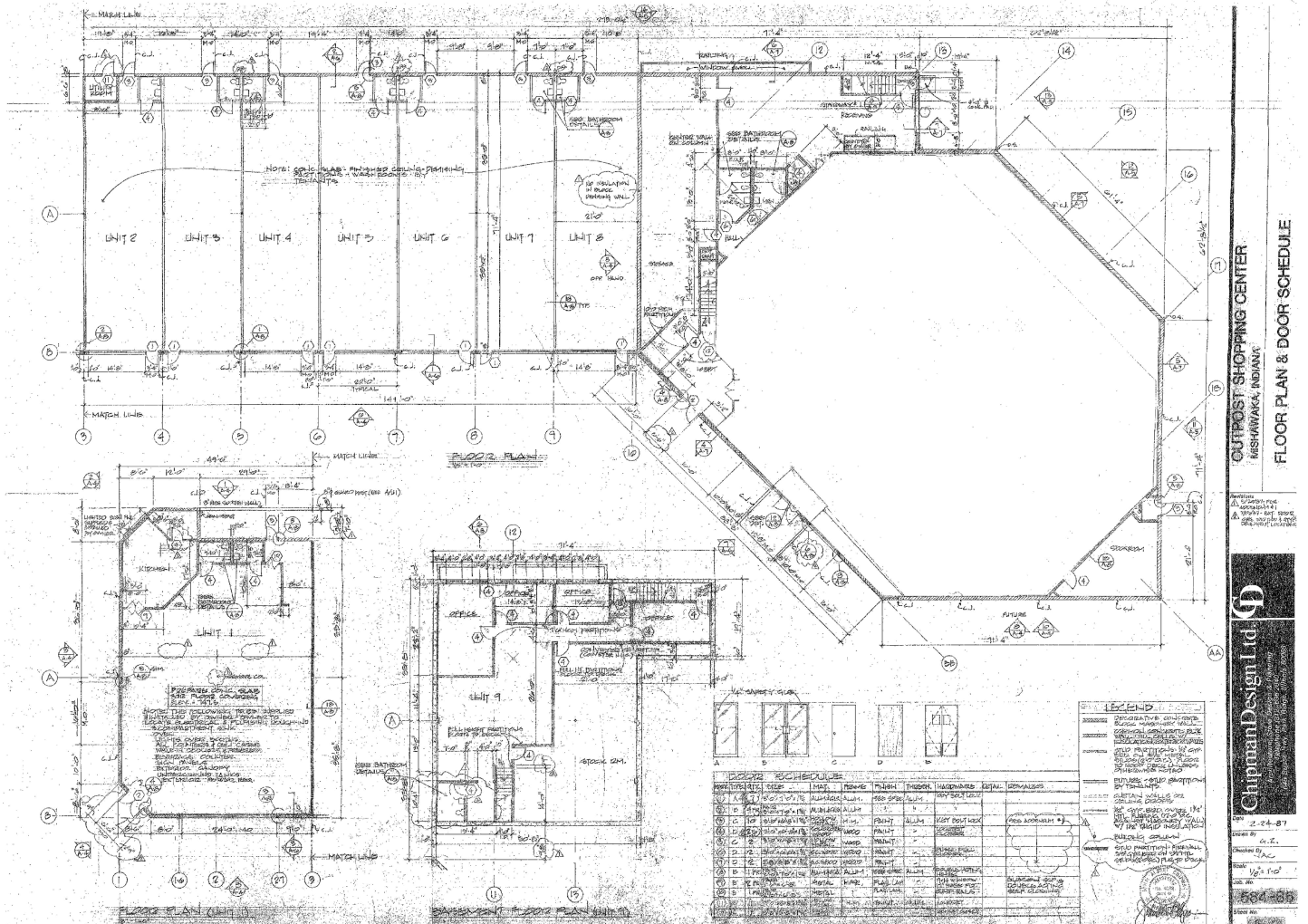
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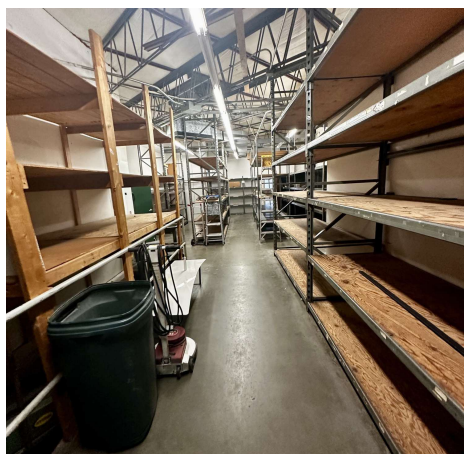
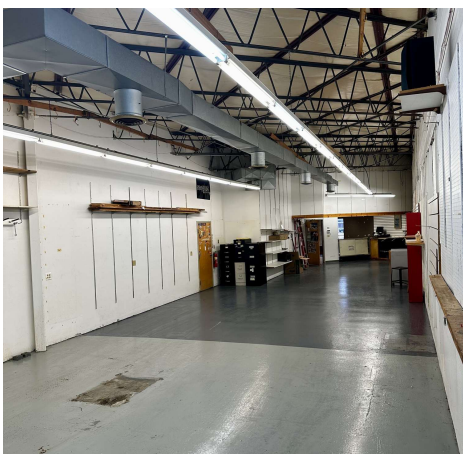
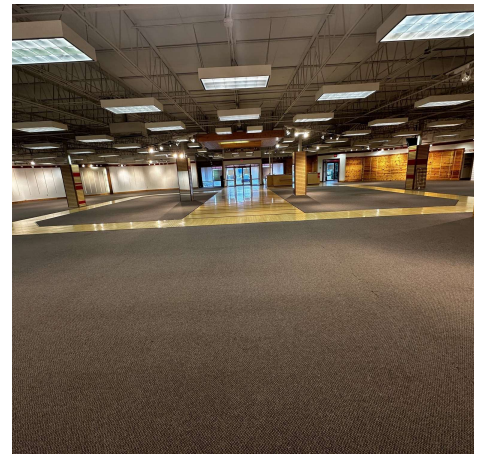
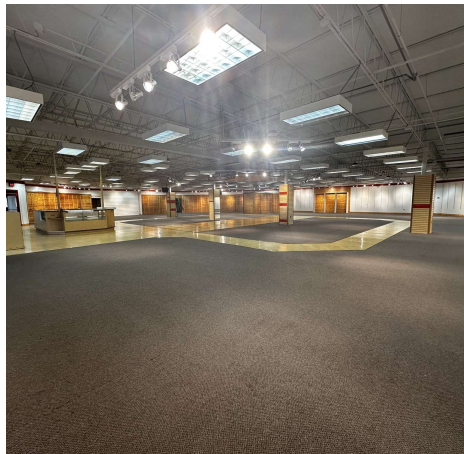
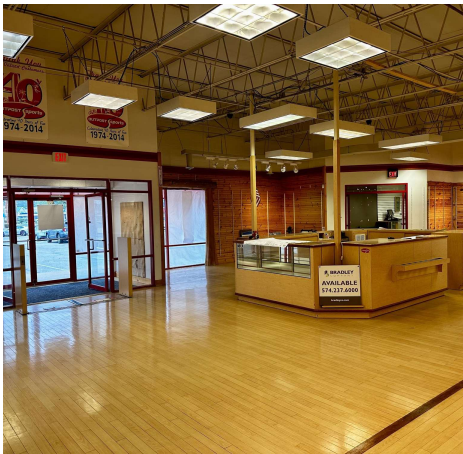
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