

LEASE



RETAIL/OFFICE/MEDICAL

GRAPE & DAY SHOPPING CENTER



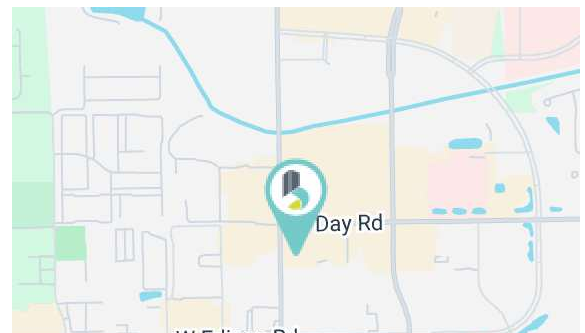
4110 GRAPE RD. MISHAWAKA, IN 46545

PROPERTY HIGHLIGHTS

- 30,000 SF shopping center nestled in the heart of the region's largest retail customer base and surrounded by a myriad of shopping, dining, nightlife and upscale residential developments.
- In addition to the robust surrounding University Park trade area, the property sits 2.3 miles from the University of Notre Dame and less than one mile from the Saint Joseph Regional Medical campus.
- Join co-tenants Aspen Dental, AT&T Wireless, Anytime Fitness and CSL Plasma.
- Suite 4110A - 6,000 SF End Cap (Can be demised), Suite 4110B - 3,500 SF, Suite 4110C - 5,000 SF, Suites can be combined for 14,500 SF of contiguous space.
- A pylon sign is located on the corner of Grape and Day.

LEASE RATE	\$12.00 - 18.00 SF/YR (NNN)
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Available SF:	3,500 - 14,500 SF
Lot Size:	2.34 Acres
Building Size:	30,000 SF
Traffic Count Grape Rd:	23,500 VPD
Traffic Count Day Rd:	8,000 VPD



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MISHAWAKA AREA AMENITIES

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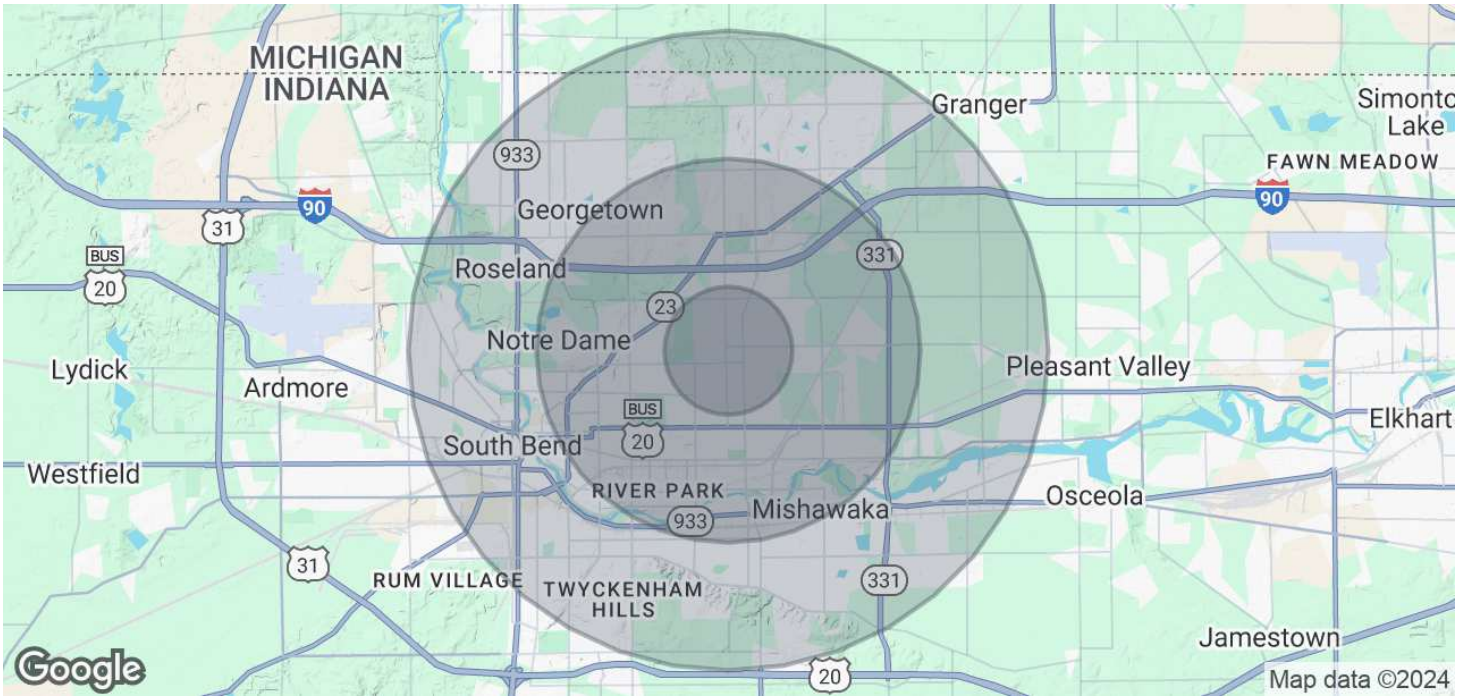
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RETAIL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,953	70,782	166,071
Average Age	38.8	36.7	36.9
Average Age (Male)	34.4	34.8	35.3
Average Age (Female)	42.6	38.2	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,528	33,235	73,698
# of Persons per HH	1.6	2.1	2.3
Average HH Income	\$39,285	\$57,257	\$65,816
Average House Value	\$75,199	\$111,882	\$125,280

* Demographic data derived from 2020 ACS - US Census

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