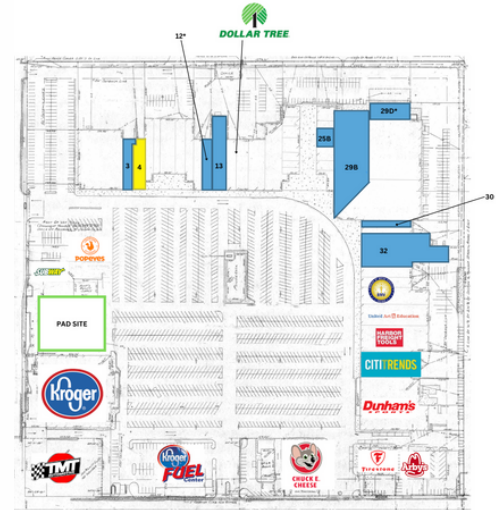


# FOR GROUND LEASE

2330 Hickory Rd, Mishawaka, IN 46545



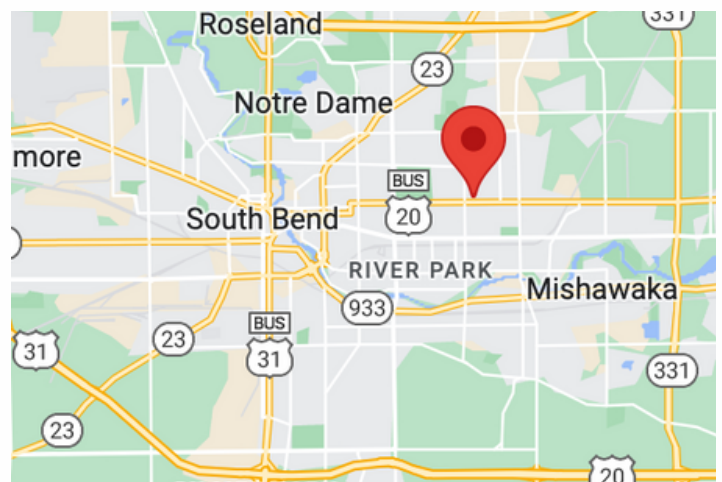
## 0.5 ACRE PAD SITE - Town & Country Shopping Center



## Lease Rate: Negotiable

### Property Highlights

- Join Kroger, Dunham's Sports, Chuck E. Cheese, BMV of Mishawaka, United Art & Education, Dollar Tree, Harbor Freight Tools, Arby's, Rent-A-Center, Mishawaka Furniture, Popeyes and Firestone in the Town & Country shopping center.
- 0.5 Acre pad site located just north of Kroger in this nearly fully-leased, 350,000+ SF power center.
- Prime location at the high traffic intersection of McKinley Ave. and Hickory Rd, just 0.2 miles from Bethel University and 4.8 miles from the University of Notre Dame.



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# Demographics

2330 HICKORY RD., MISHAWAKA, IN. 46545



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,182	84,344	172,406
Median Age	41	32	34
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,419	33,893	76,907
Median HH Income	\$41,953	\$48,621	\$53,988



## Additional Photos

2330 HICKORY RD., MISHAWAKA, IN. 46545

