

University Park Mall

- macy's
- JCPenney
- SEPHORA
- COACH
- LANE BRYANT
- TORRID
- FOREVER 21
- BARNES & NOBLE
- Chick-fil-A
- AMERICAN EAGLE
- rue21
- EXPRESS
- claire's
- Foot Locker
- CHAMPS
- VICTORIA'S SECRET
- FIVE GUYS
- CHARLEY'S
- Bath & Body Works
- Apple
- Starbucks

University Center

- BEST BUY
- ROSS
- five BELOW
- Olive Garden
- LONGHORN STEAKHOUSE
- Applebee's

University Cross Shopping Center of Mishawaka

- Target
- Marshalls
- petco
- BOOT BARN

University Commons Medical Plaza of Mishawaka

- VALUE CITY Furniture
- Guitar Center
- OLLIE'S OUTLET

Indian Ridge Plaza of Mishawaka

- Ashley HOMESTORE
- Gabe's
- TJ-maxx
- Party City
- KIRKLAND'S
- BED BATH & BEYOND
- McALISTER'S DELI

Wilshire Plaza of Mishawaka

- HOBBY LOBBY
- HomeGoods
- HALF PRICE BOOKS
- Burlington carter's
- JOANN
- DSW
- ULTA BEAUTY

Saint Joseph Health System 254 Beds

Rehabilitation Hospital of Northern Indiana 40 Beds

Unity Physicians Hospital 29 Beds

Walt Disney Elementary School

Princess City Plaza

- DICK'S SPORTING GOODS
- KOHL'S
- OLD NAVY
- WHOLE FOODS MARKET
- PET SMART
- SHOE CARNIVAL
- noodles company
- J.Crew
- logan's HOUSE
- CARRABBA'S ITALIAN GRILL

SITE

FOR SALE

Lowe's Outparcel

4660 Grape Rd | Mishawaka, IN



Executive Summary

4660 Grape Rd | Mishawaka, IN 46545



FOR SALE

0.83 AC

Available

3,243 SF

Building
(conceptual plan)

46

Parking Spaces
(conceptual plan)

ABOUT THE PROPERTY

- Lowe's outparcel opportunity located on Grape Rd
- Located in the University Park Trade Area (UPTA), one of the most dominant retail markets in northern Indiana and southwestern Michigan
- Area has seen considerable development since the opening of the 1M SF University Park Mall, anchored by Sears, J.C. Penney, Barnes & Noble and Macy's
- Market is home to burgeoning Notre Dame community with 12,000 students and St. Mary's with 1,600 students
- Prominent health care location with Beacon Health Systems and St. Joseph Health
- MSA population just under 320,000

JOIN THESE RETAILERS



TRAFFIC COUNTS

Grape Rd	21,857 VPD
Edison Lakes Pkwy	4,776 VPD
Main St	22,284 VPD

Year: 2022 | Source: INDOT

Demographic Aerial

4660 Grape Rd | Mishawaka, IN 46545



Demographic Highlights

4660 Grape Rd | Mishawaka, IN 46545



DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2023 Population	9,202	71,157	166,856
2000 Population	8,344	68,777	165,493
2023-2028 Population: Annual Growth Rate	-0.05%	-0.05%	-0.03%

Daytime Population

2023 Total Daytime Population	16,794	86,183	180,279
Workers	12,741	51,238	96,826
Residents	4,053	34,945	83,453

Income

2023 Median Household Income	\$43,401	\$56,174	\$60,507
2023 Average Household Income	\$67,972	\$84,547	\$90,522

Households & Growth

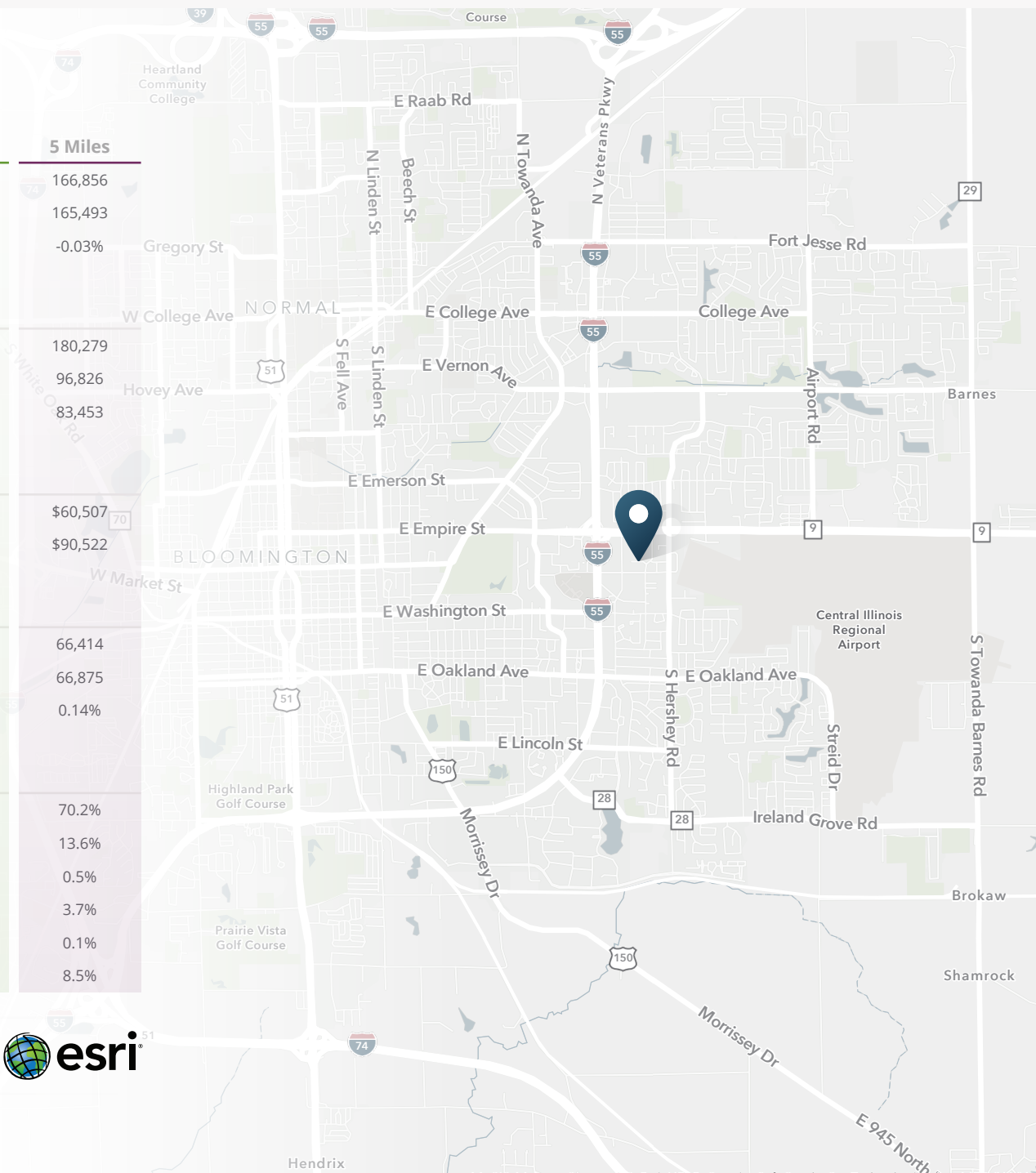
2023 Total Households	5,013	28,960	66,414
2028 Total Households	5,045	29,171	66,875
2023-2028 Households: Annual Growth Rate	0.13%	0.15%	0.14%

Race & Ethnicity

2023 White	62.7%	71.0%	70.2%
2023 Black	16.9%	12.4%	13.6%
2023 American Indian/Alaska Native	0.5%	0.5%	0.5%
2023 Asian	8.3%	4.8%	3.7%
2023 Pacific Islander	0.0%	0.1%	0.1%
2023 Hispanic Origin (Any Race)	8.5%	7.9%	8.5%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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