

LEASE

RETAIL



Pinnacle Properties

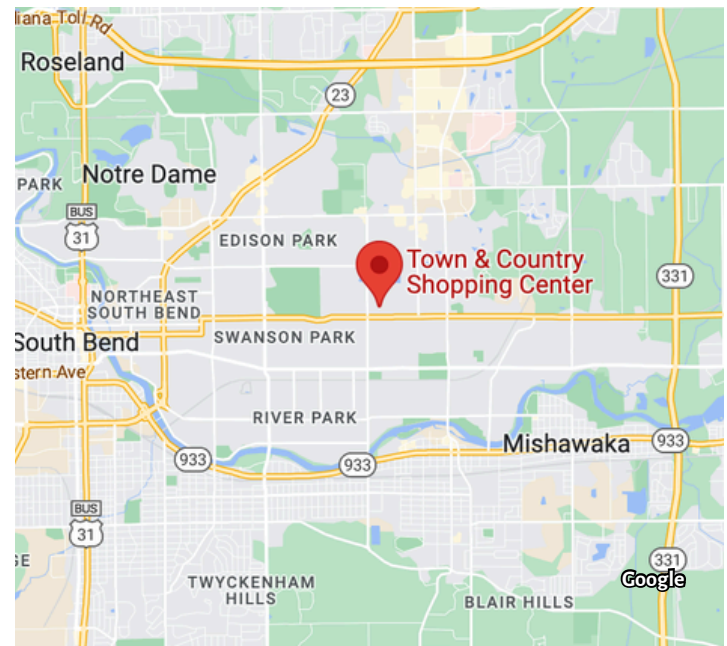
TOWN & COUNTRY



822 W. MCKINLEY AVENUE, MISHAWAKA, IN 46545

PROPERTY HIGHLIGHTS

- Join Kroger, 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 this nearly fully-leased, 382,139 SF, high-traffic power center that has been a staple of the South Bend retail scene for decades
- Located 0.2 miles from Bethel University and 4.8 miles from the University of Notre Dame with a Transpo bus stop for shopping convenience
- Situated at the intersection of McKinley Ave. & Hickory Rd. with traffic in excess of 31,000 ADT.
- Low operating costs with NNNs estimated at \$2.95/SF



LEASE RATE **\$6.00 - \$14.00 SF/YR (NNN)**

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RETAILER MAP

822 W. MCKINLEY AVENUE, MISHAWAKA, IN. 46545

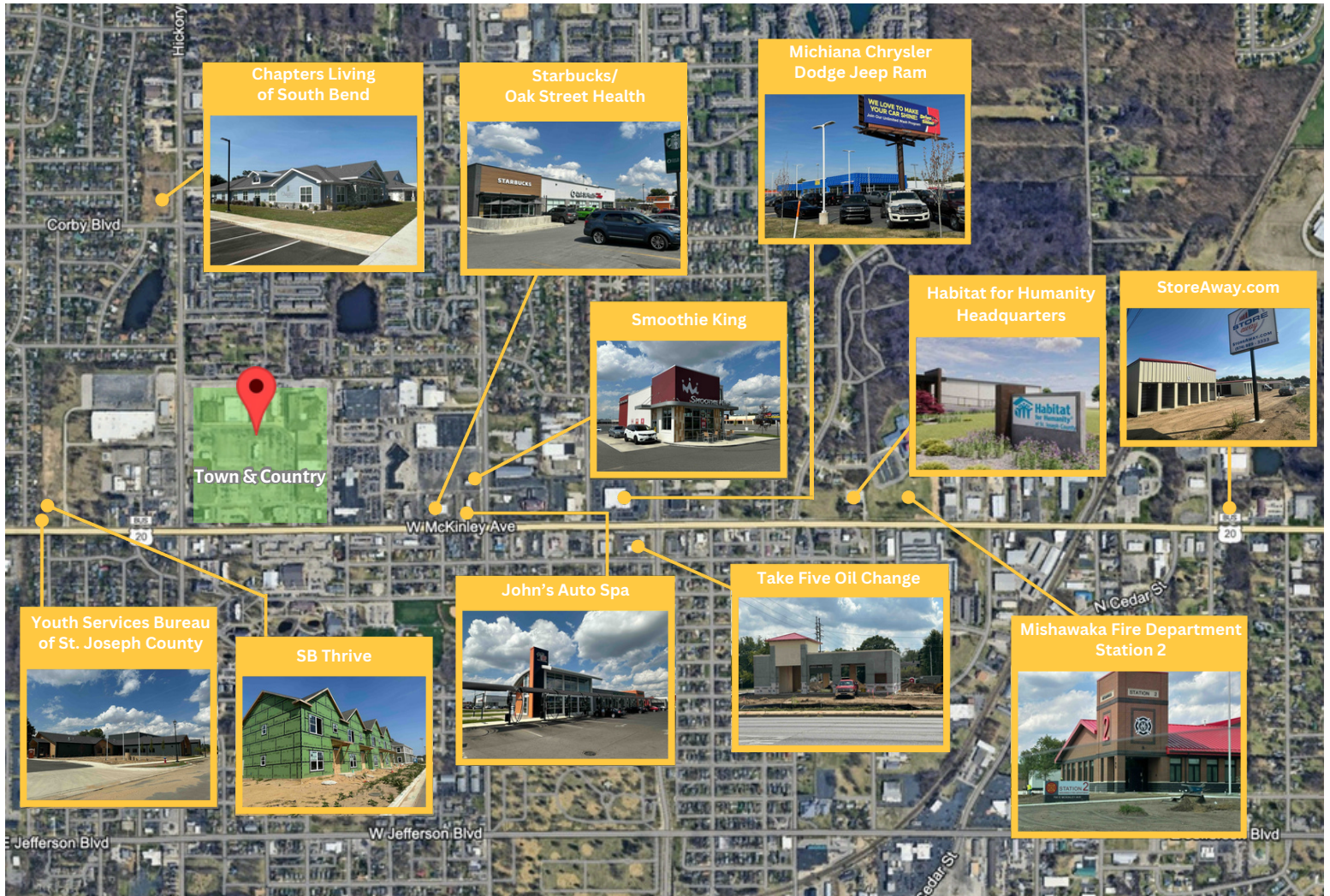




MCKINLEY CORRIDOR NEW DEVELOPMENTS

822 W. MCKINLEY AVENUE, MISHAWAKA, IN. 46545

Since 2022, the resurging McKinley corridor, anchored by the Town & Country Shopping Center, has seen over \$50 million of investments into new municipal, commercial, industrial, and retail construction and renovation projects.

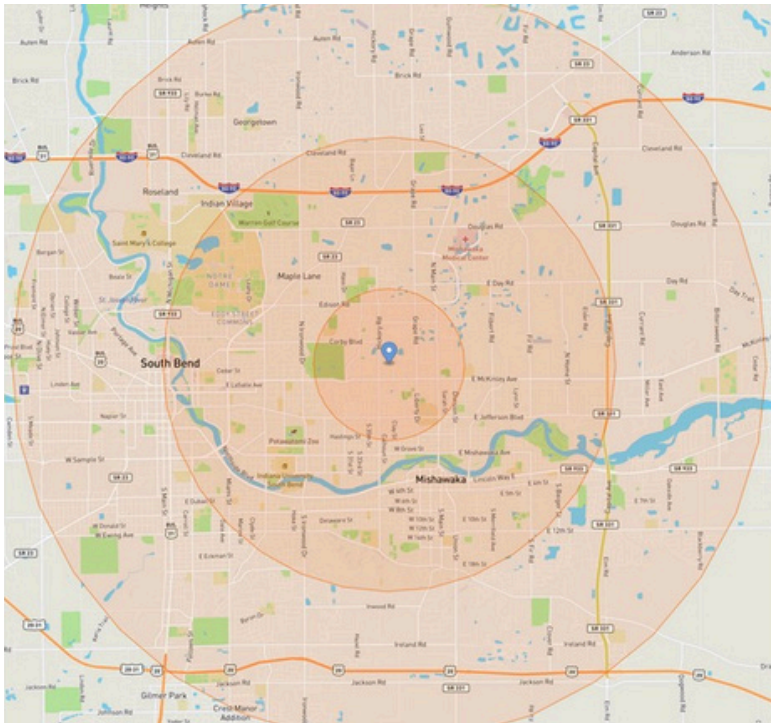


Located directly across McKinley Avenue from Town & Country, Bethel University is comprised of about 1,225 traditional and adult/graduate students from 32 states, 41 countries/territories and every continent except the Poles, with about 145 full-time employees. Bethel also hosts more than 8,000 guests annually to arts productions, 25,000 annually in conference services and many thousands of community members in support of its athletic teams, who have won 51 national championships.

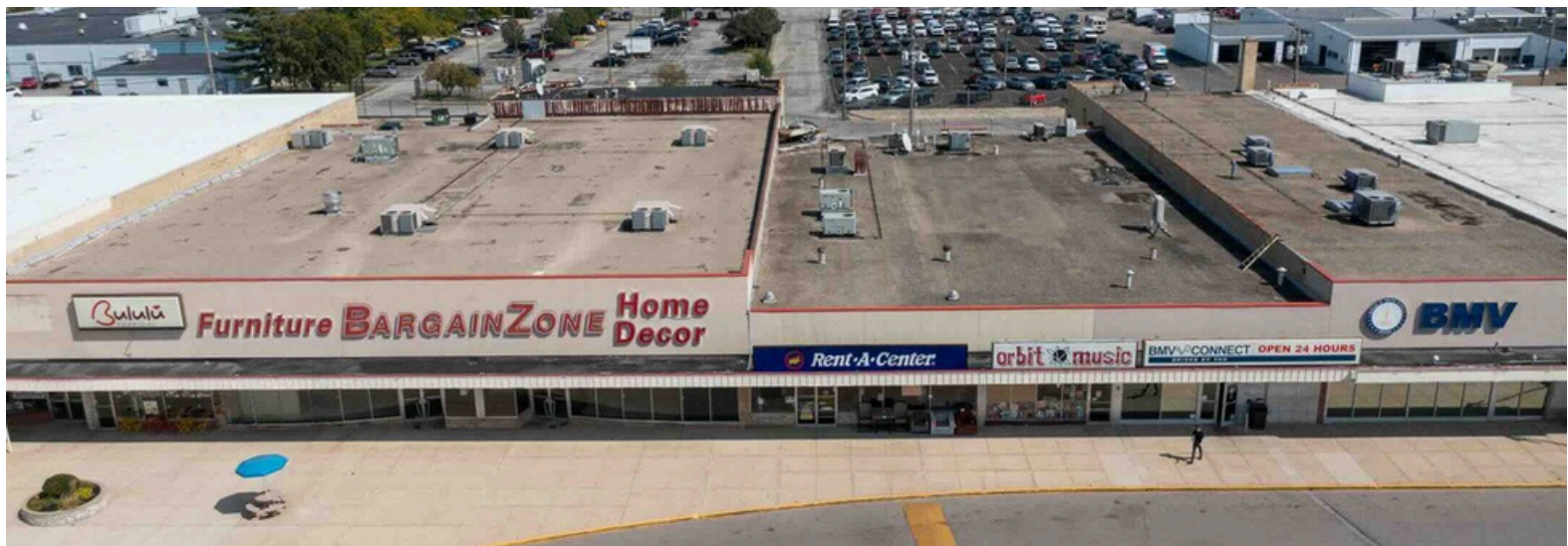


DEMOGRAPHICS

822 W. MCKINLEY AVENUE, MISHAWAKA, IN. 46545



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





ADDITIONAL PHOTOS

822 W. MCKINLEY AVENUE, MISHAWAKA, IN. 46545





AVAILABLE SPACES

822 W. MCKINLEY AVENUE, MISHAWAKA, IN. 46545

LEASE INFORMATION

Lease Type	NNN	Lease Term	Negotiable
Total Space	1,000 -65,720 SF	Lease Rate	\$6.00 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
6	Available	2,653 SF	NNN	\$13.00 SF/yr
9	Available	3,639 SF	NNN	\$12.00 SF/yr
10	Available	5,914 SF	NNN	\$7.00 SF/yr
12	Available	6,200 SF	NNN	\$12.00 SF/yr
18A, 18B, 19	Available	2,793 SF	NNN	\$13.00 SF/yr
25C	Available	740 SF	NNN	\$14.00 SF/yr
29B	Available	34,842 SF	NNN	\$7.00 SF/yr
29C	Available	24,878 SF	NNN	\$6.00 SF/yr
29D	Available	6,000 SF	NNN	Negotiable
40	Available	28,375 SF	NNN	\$8.00 SF/yr
50	Available	6,175 SF	NNN	\$14.00 SF/yr
Pad Site	Available	0.5 Acre	NNN	Negotiable



AVAILABLE SPACES

822 W. MCKINLEY AVENUE, MISHAWAKA, IN. 46545



LEGEND

Available Suites

*Available with current tenants on month-to-month leases