

LEASE

RETAIL/OFFICE



ST. ANDREWS PLAZA



620 W. EDISON, MISHAWAKA, IN 46545

PROPERTY OVERVIEW

St. Andrews Plaza is a 50,000 SF multi-tenant retail center located on Edison Road offering unmatched visibility and traffic counts. Tenants include Bonefish Grill, Toyo Grill, Cold Stone Creamery and The Waypoint VRCAde.

OFFERING SUMMARY

Lease Rate:	\$15.75 SF/yr (NNN)
Available SF:	1,480 SF
Lot Size:	6.62 Acres
Building Size:	52,154 SF

PROPERTY HIGHLIGHTS

- 1,480 SF retail/office space available for lease
- Traffic Counts on Edison Road exceed 21,000 vehicles per day
- Close proximity to the University of Notre Dame, the Main & Grape retail corridor, and many residential neighborhoods and apartment complexes
- Estimated Operating expenses = \$4.69/SF

SPACES	LEASE RATE	SPACE SIZE
128	\$15.75 SF/yr	1,480 SF

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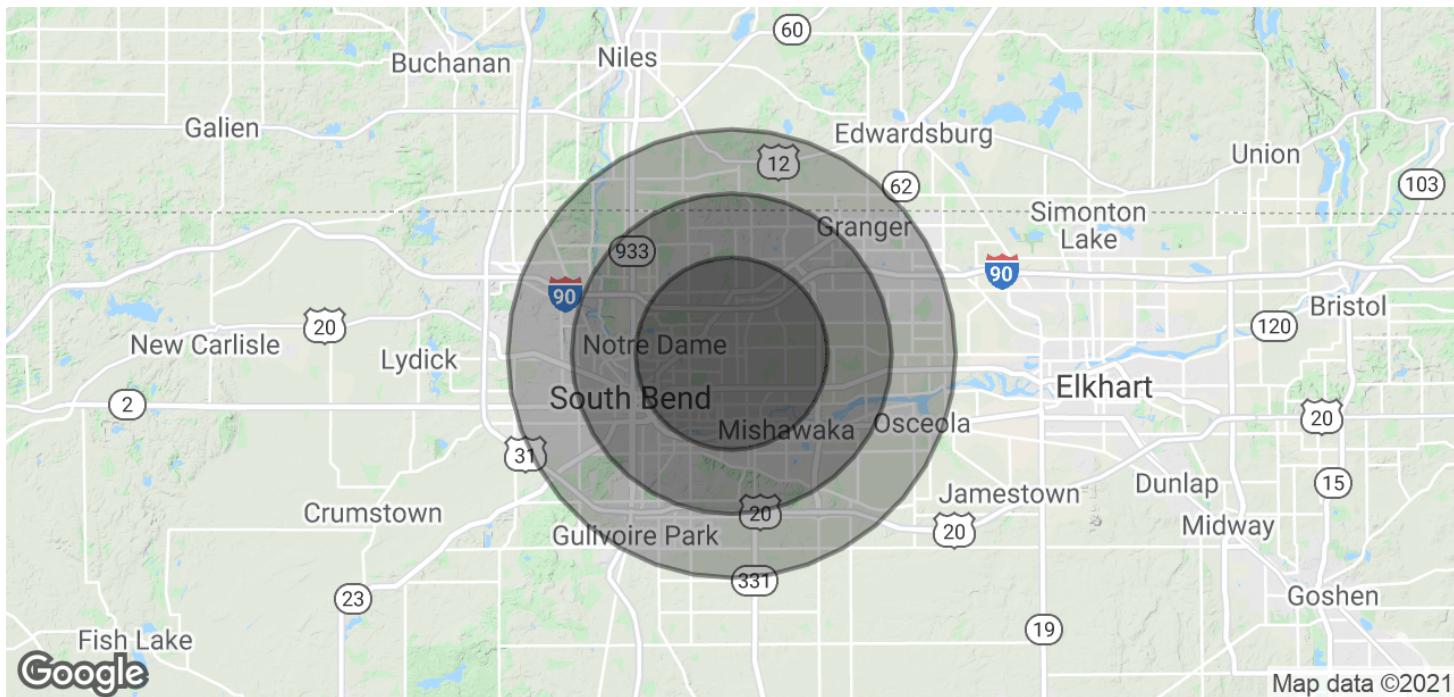
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**POPULATION**

	3 MILES	5 MILES	7 MILES
Total Population	78,218	175,982	242,063
Average age	34.2	36.1	36.9
Average age (Male)	33.8	34.1	34.3
Average age (Female)	36.4	36.6	36.9

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total households	32,046	68,947	93,778
# of persons per HH	2.26	2.40	2.46
Average HH income	\$64,661	\$69,411	\$70,534
Average house value	\$130,605	\$155,206	\$157,021

** Demographic data derived from 2020 US Census***JOHN JESSEN**Managing Director
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ADDITIONAL PHOTOS

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Broker Disclosure: A real estate licensee holds a beneficial interest in this property

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