

NEW CONSTRUCTION ACROSS FROM MEIJER | MISHAWAKA, IN ADJACENT TO NEW WENDY'S & TACO BELL OFF LINCOLN HWY EXIT 0.84 ACRE LOT | FOR BUILD-TO-SUIT OR LEASE

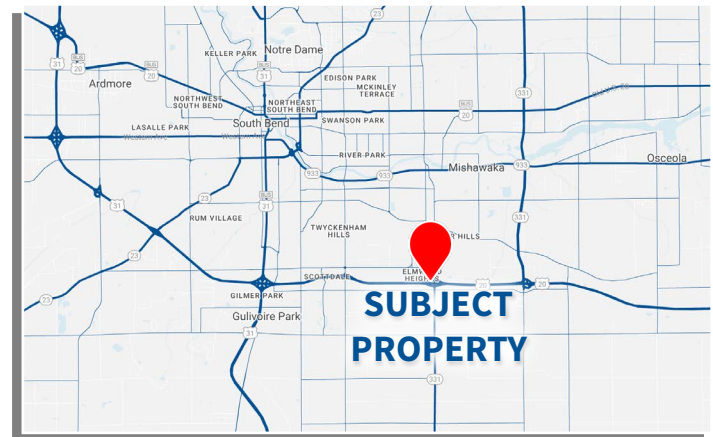
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3707 Bremen Hwy., Mishawaka, IN 46544



PROPERTY HIGHLIGHTS:

- Trade Area caters to southeastern Mishawaka residents and travelers along Lincoln Highway connecting Elkhart to South Bend and I-90
- Meijer, McDonald's, Taco Bell, Wendy's, Drive & Shine Car Wash, United Federal Credit Union have all recently chosen to locate in this submarket, creating a retail synergistic hub of activity
- Bremen Highway serves as the entryway to Mishawaka and major north/south corridor connecting Lincoln Highway to the retail and office in Mishawaka
- This site provides strong visibility from both Bremen Highway and Lincoln Highway and is an excellent opportunity to serve this newly developed submarket



CONTACT:

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**FOR BTS
OR LEASE**

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**SITE
AERIAL**

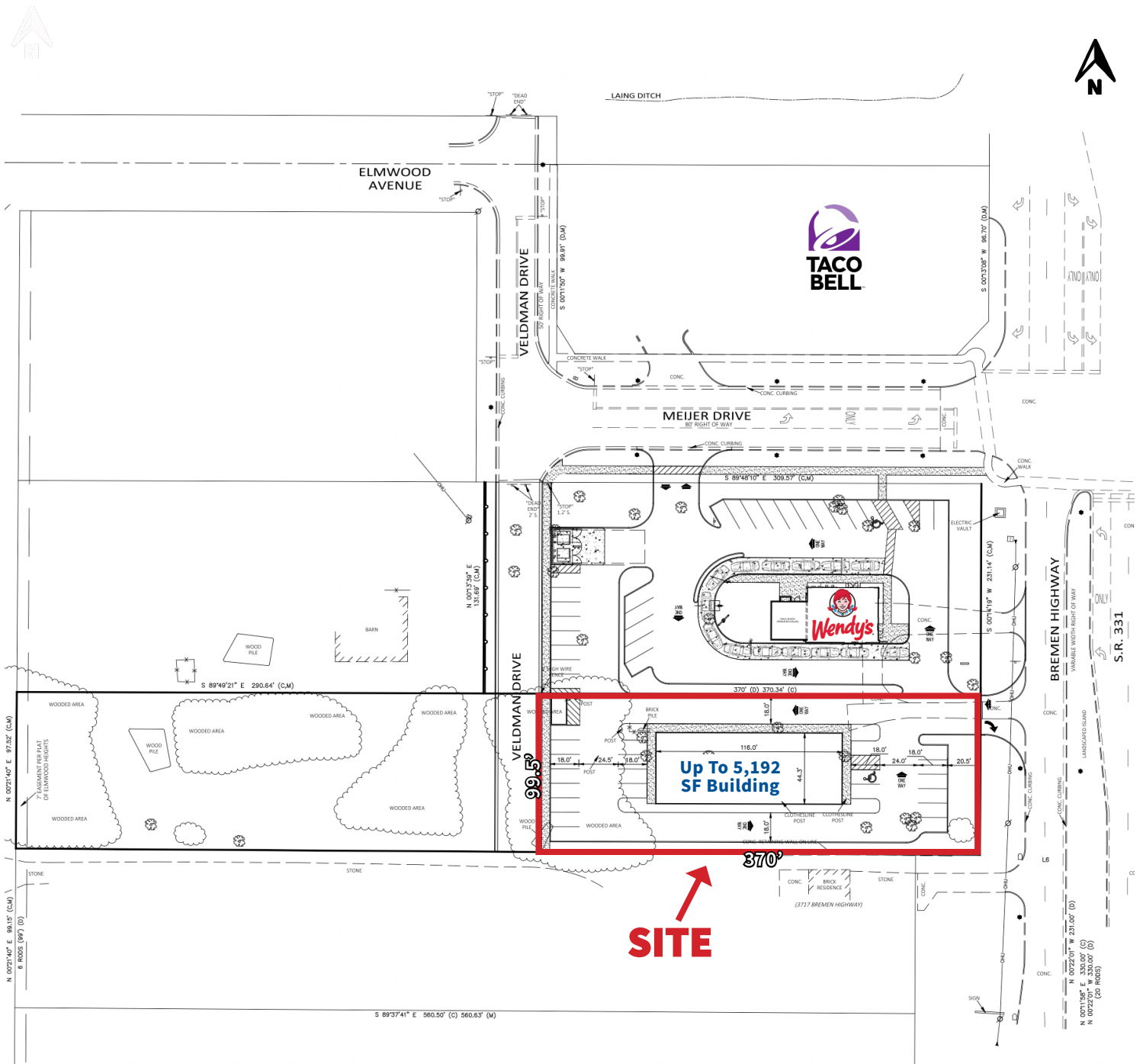


DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population:	2,774	41,185	104,155
Households:	1,419	17,914	44,371
Avg. HH Income:	\$60,181	\$64,282	\$66,880
Daytime Pop:	1,858	23,394	77,624

PROPOSED FREE-STANDING BUILDING

0.84 ACRE LOT | FOR BUILD-TO-SUIT OR LEASE

SITE PLAN



CHAINLINKS
RETAIL ADVISORS

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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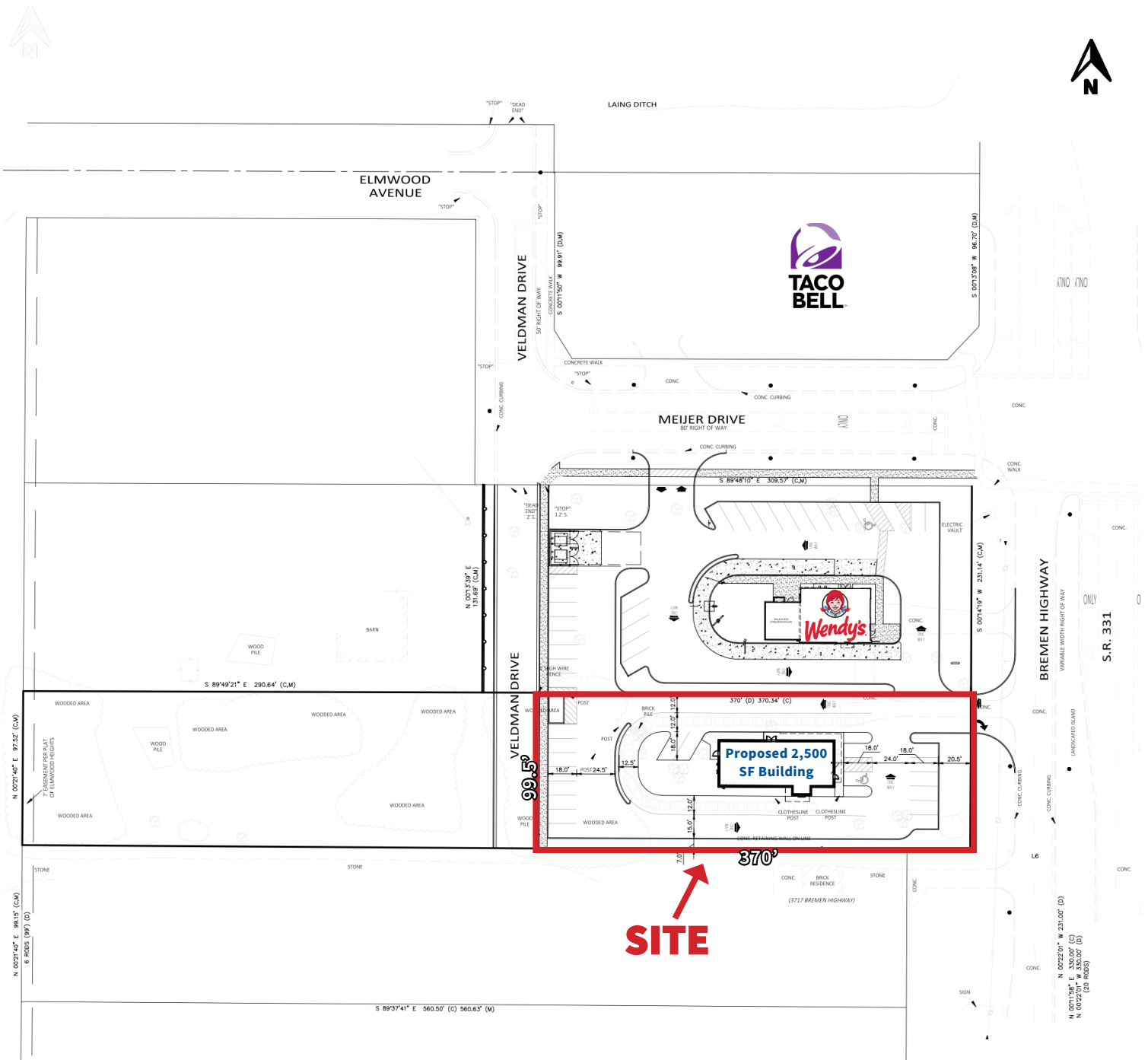
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PROPOSED DRIVE-THRU

0.84 ACRE LOT | FOR BUILD-TO-SUIT OR LEASE

SITE PLAN



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