



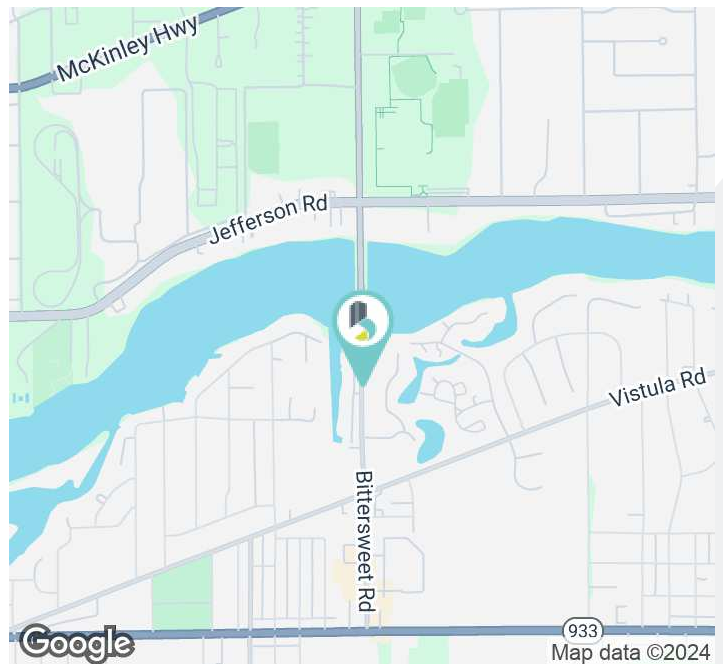
# 324 N Bittersweet Road

Mishawaka, IN 46544

Lease Rate:	\$12.00 - 16.00 SF/yr (NNN; Ground)
Available SF:	1,300 - 17,424 SF
Lot Size:	9.5 Acres
Building Size:	92,295 SF

## Property Highlights

- Rare 3,750 SF second-generation restaurant suite featuring a full hood system and walk-in coolers that can be demised to a smaller footprint.
- Join Martin's Supermarket, Walgreens, Arby's, PNC Bank, Papa John's, Great Clips, Paw Mart, H&R Block and more in a stabilized neighborhood shopping center.
- The anchor of a growing trade on the south side of Mishawaka, Bittersweet Plaza features excellent access and visibility at the high-traffic intersection (25,231 ADT) of Lincolnway West and Bittersweet Road.
- Close proximity to Penn High School, AM General manufacturing plant and dense single family neighborhoods.
- Approximately 0.40-acre pad site with excellent frontage on Bittersweet Road available for ground lease.



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### Lease Information

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	1,300 - 17,424 SF	Lease Rate:	\$12.00 - \$16.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 316	Available	8,000 SF	NNN	\$12.00 - 16.00 SF/yr
Suite 326-328	Available	1,300 - 3,750 SF	NNN	\$16.00 SF/yr
Pad A	Available	0.4 Acres	Ground Lease	Negotiable
Suite 321A	Available	4,200 SF	NNN	\$16.00 SF/yr



 Demographics	1 Mile	5 Miles	10 Miles
Total population	2,997	73,005	296,470
Total households	1,149	28,510	111,912
Average HH income	\$71,823	\$62,871	\$60,757

