

MULTI-TENANT FLEX BUILDING

3618 Grape Road | Mishawaka, IN 46545



Office/Retail Space Available for Lease

Building Size:	41,900 SF
Available:	6,400 - 8,900 SF
Land Size:	2.26 Acres
Year Built:	1979
Parking:	217 Paved Parking Spaces
Zoning:	C-2 Commercial
Lease Rate:	\$12.50 PSF NNN

Details:

Multi Tenant flex building with office/retail space available. The building was built in 1979 and has a 20,400 SF 2 level office/retail area in front and industrial warehouse space behind the office area. Significant display area available on prominent pylon sign. Traffic count on Grape Road, south of Edison: 19,797 cars daily. Traffic count on Edison Road, west of Grape: 22,288 cars daily.

[VIEW PROPERTY ONLINE](#)



P 574.271.4060 | F 574.271.4292 | CRESSY.COM
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

Connect with us! [in](#) [t](#) [f](#) [v](#)

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny
Broker
D 574.485.1517
bwozny@cressy.com

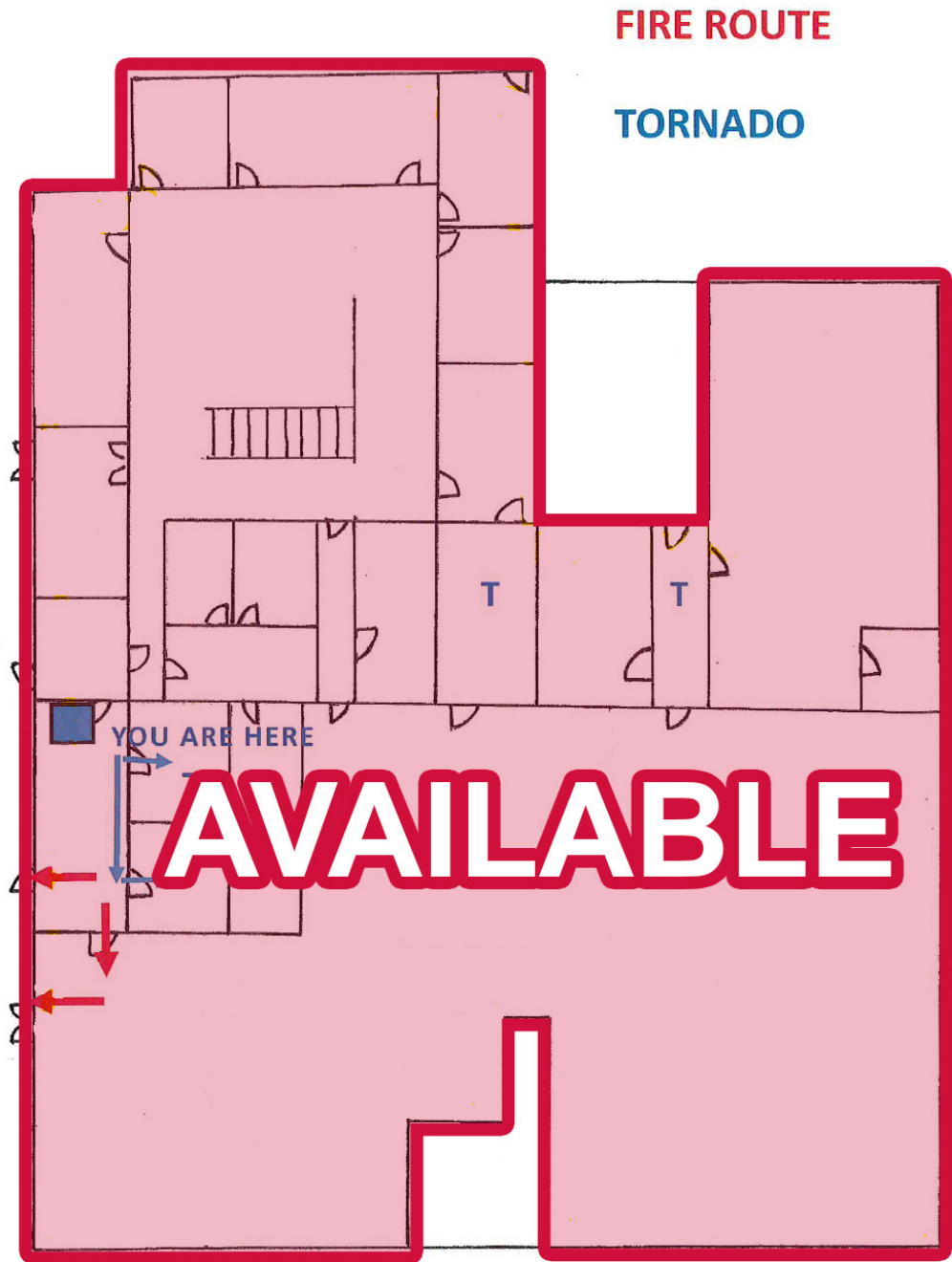
Noah Davey, CCIM
Senior Broker, Principal
D 574.485.1530
ndavey@cressy.com

Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534
cjdavey@cressy.com

Jonah Davey
Broker
D 574.485.1519
jdavey@cressy.com



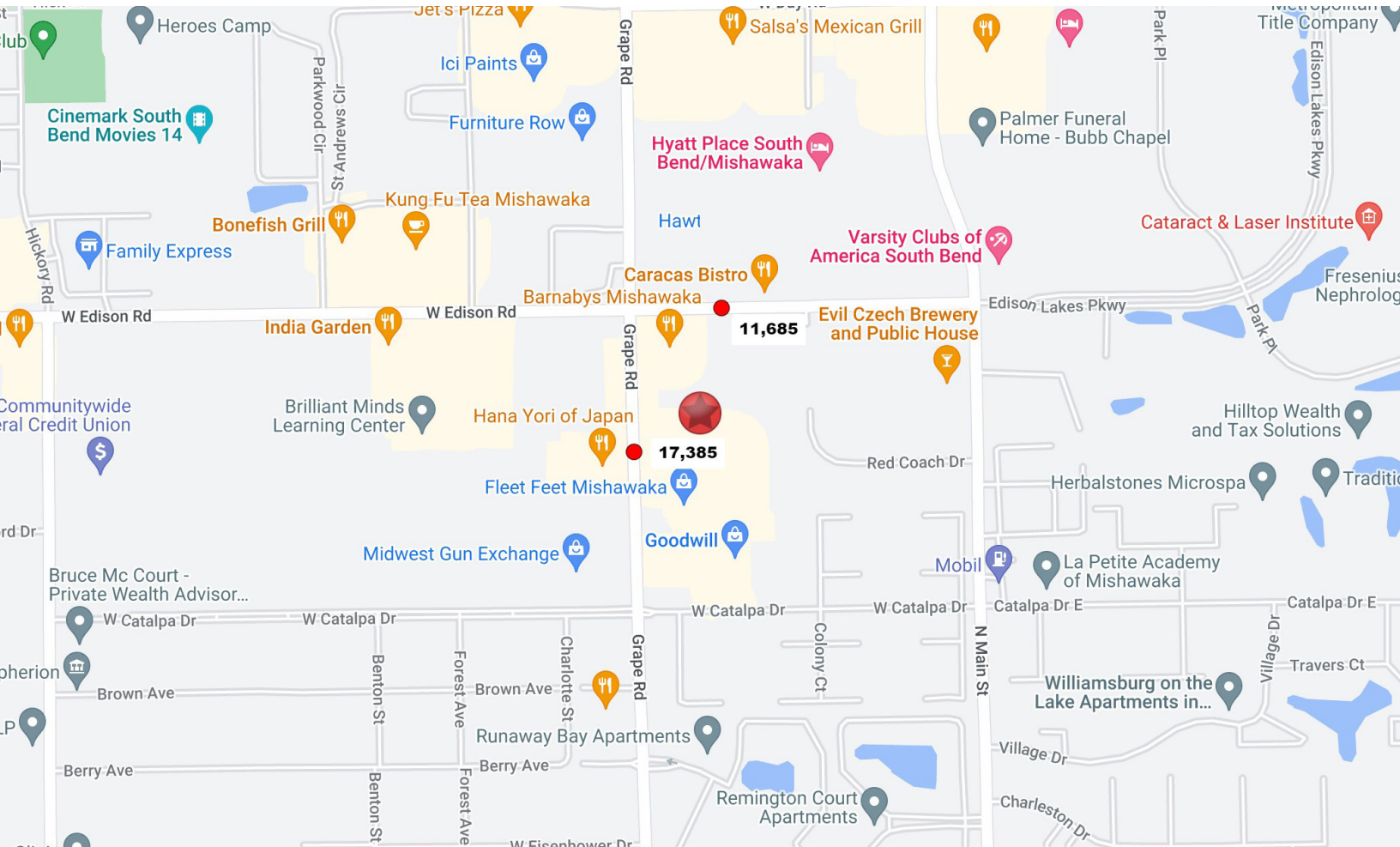
Lease Space Available



LOCATION OVERVIEW

MULTI-TENANT FLEX BUILDING

3618 Grape Road | Mishawaka, IN 46545

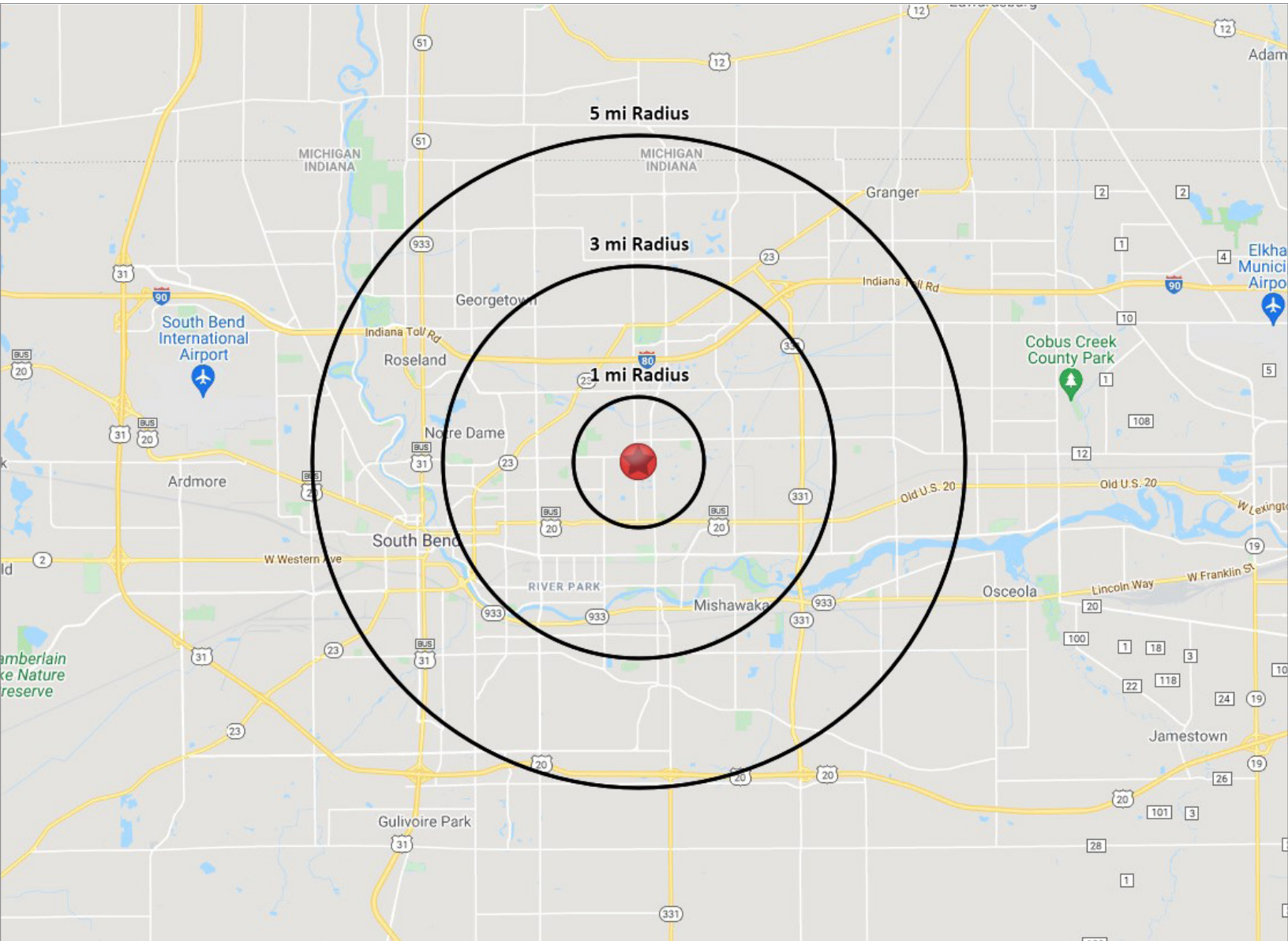


- Located in the second largest retail trade area in Indiana: University Park. Grape Road is the primary thoroughfare in University Park serving a 10 county population representing over 900,000 people with an effective buying income of \$6B.
- The property is just 2.5 miles east of the University of Notre Dame, the second largest attraction in the state, bringing \$92M of tourism trade annually. Recent developments include the addition of St. Joseph Regional Medical Center's \$350M, 270-bed hospital and medical office campus.
- Average daily traffic count of over 17,000 on Grape Rd. and 11,000 on Edison Rd.



NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny Broker D 574.485.1517 bwozny@cressy.com	Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534 cjdavey@cressy.com	Noah Davey, CCIM Senior Broker, Principal D 574.485.1530 ndavey@cressy.com	Jonah Davey Broker D 574.485.1519 jdavey@cressy.com
--	--	---	--



POPULATION

1 MILE	13,020
3 MILE	79,797
5 MILE	170,139



NUMBER OF HOUSEHOLDS

1 MILE	6,116
3 MILE	34,470
5 MILE	68,731



AVERAGE HOUSEHOLD INCOME

1 MILE	\$55,365
3 MILE	\$77,051
5 MILE	\$90,752



MEDIAN HOME VALUE

1 MILE	\$130,427
3 MILE	\$150,693
5 MILE	\$167,674