

Office/Retail For Lease



St. Andrews Plaza

620 W. Edison Rd. Mishawaka, IN 46545

Property Highlights

- **Versatile Space:** 8,000 SF currently configured for office use, adaptable for a range of medical, office or retail uses. Can be demised to a smaller footprint of 5,500 SF to accommodate your operational needs.
- **Highly Visible Location:** Positioned in the University Park Trade Area, surrounded by national retailers, restaurants, and service providers.
- **Built for Business:** Existing office infrastructure includes private offices, open work areas, and conference space—ready for immediate occupancy or easy reconfiguration.
- **Strong Accessibility:** Convenient access from major thoroughfares, ensuring smooth customer and employee traffic flow.
- **Available Storage Suite:** 1,995 SF located at the rear of the retail center, ideal for inventory overflow or as standalone storage space.
- **New Availability:** 15,000 SF open floor plan retail space now available—ideal for large-format users seeking maximum layout flexibility.

Lease Rate \$6.00 - 16.00 (NNN)

Traffic Count ADT 20,755 (Edison Rd.)

Operating Expenses \$ 6.20/SF

Suite	Lease Rate	Size
108	\$16/SF/Year/NNN	4,000 SF
110	\$12/SF/Year/NNN	8,000 SF
132-B Storage	\$6/SF/Year/NNN	1,955 SF
140	\$12/SF/Year/NNN	15,000 SF

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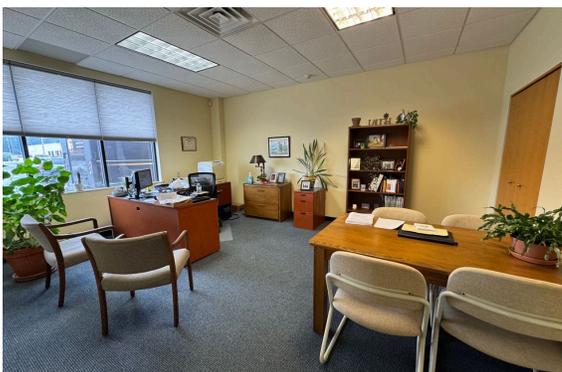
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Additional Photos

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Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Population	78,218	175,982	242,063
Total Population	32,046	68,947	93,778
Average HH Income	\$64,661	\$69,411	\$70,534