

# Retail For Lease



## Bittersweet Plaza

324 N. Bittersweet Rd. Mishawaka, IN 46544

### Property Highlights

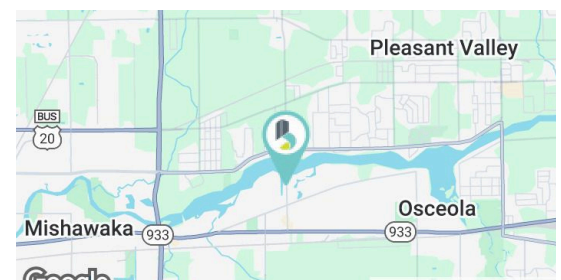
- Rare 3,750 SF second-generation restaurant suite featuring a full hood system and walk-in coolers that can be demised to a smaller footprint.
- Join Martin's Supermarket, Walgreens, Arby's, PNC Bank, Papa John's, Great Clips, Paw Mart, H&R Block and more in a stabilized neighborhood shopping center.
- 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.

Lease Rate            \$12.00 - 16.00  
                                  (NNN;Ground)

Leasable                1,300 - 17,424 SF

Building Size (SF)    92,295SF

Lot Size                 9.5 Acres



Gage Hudak, CCIM  
ghudak@bradleyco.com  
c 574.855.5706

John Jessen  
jjessen@bradleyco.com  
c 574.968.9270

Rebecca Ward  
rward@bradleyco.com  
c 574.855.5718

[www.bradleyco.com](http://www.bradleyco.com)

# Retailer Map



# Floor Plan

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Spaces	Lease Rate	Space Size	Lease Type
Suite 316	\$12-\$16/SF/Year	8,000 sqft	NNN
Suite 326-328	\$16/SF/Year	3,750 sqft	NNN
Pad A	Negotiable	0.4 ac	Ground Lease

# Additional Photos

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