

LEASE

RETAIL



TOWN & COUNTRY

822 W. MCKINLEY AVENUE, MISHAWAKA, IN 46545

NEW
OWNERSHIP /
REDEVELOPMENT



WHY TOWN & COUNTRY

- **New Ownership – Active Repositioning Underway**
Capital improvements and site enhancements planned to elevate the tenant mix and customer experience
- **Aggressive Leasing Strategy**
Ownership is highly motivated and flexible in structuring deals to attract best-in-class retailers
- **Dominant Trade Area Presence**
Long-standing retail hub with strong daily traffic (31,000+ ADT) at McKinley Ave & Hickory Rd
- **Shadow-Anchored by Kroger + Daily Needs Traffic Drivers**
Consistent foot traffic from grocery, service, and value-oriented tenants
- **Immediate Access to Dense Student & Residential Base**
Located near Bethel University and minutes from Notre Dame
- **Surging Corridor Investment**
Over \$50M in new development along McKinley corridor since 2022

An established center with daily traffic and dominant location fundamentals now entering a professionally capitalized repositioning phase.

TOWN & COUNTRY SHOPPING CENTER

A REPOSITIONING OPPORTUNITY IN THE HEART OF MISHAWAKA

Under new ownership, Town & Country Shopping Center is entering a major reinvestment and leasing initiative designed to restore the property as a leading retail destination for the South Bend-Mishawaka market.

Ownership is actively pursuing strategic capital improvements, upgraded site aesthetics, and a stronger long-term tenant mix to elevate the customer experience and drive renewed traffic growth.

Anchored by Kroger and supported by a diverse lineup of national and regional retailers, the 382,139 SF center offers exceptional visibility, established consumer traffic, and flexible leasing opportunities ranging from small shop space to anchor boxes and pad sites.

- Spaces from **740 SF - 64,000+ SF Available**
- Lease rates from **\$6.00 – \$14.00/SF NNN**
- Low operating costs with **NNNs at \$3.74/SF**
- **Pad Site Available**
- Multiple anchor and junior anchor opportunities

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COMING IMPROVEMENTS

Conceptual Redevelopment Vision



A Vision for the Future

Town & Country is being repositioned into a refreshed, community-focused shopping destination designed to better serve Mishawaka's growing consumer base.

Planned improvements include:

- updated storefronts,
- modernized facades,
- improved signage,
- enhanced landscaping,
- parking lot upgrades,
- and a refreshed merchandising strategy focused on long-term tenancy.

Now is the opportunity for retailers to secure space ahead of the center's next phase of growth.





RETAILER MAP

Surrounded by Regional & National Retail Drivers

Retail Synergy & Trade Area Strength

Town & Country Shopping Center sits within one of Mishawaka's most established retail corridors, surrounded by a strong mix of national retailers, restaurants, service providers, and daily-needs traffic generators.

The property benefits from its proximity to:

- Kroger
- Bethel University
- McKinley Highway retail corridor
- Grape Road retail district
- University Park trade area
- Dense residential neighborhoods

This strategic location creates consistent consumer traffic throughout the day, supporting a wide variety of retail, restaurant, medical, entertainment, and service-oriented uses.

With immediate access to major thoroughfares and a long-standing presence within the market, Town & Country remains a recognized retail destination in the South Bend Mishawaka region.



Trade Area Highlights

- 31,000+ Vehicles Per Day
- Dense Residential Base
- Adjacent to Bethel University
- Regional Retail Corridor
- Minutes from Notre Dame
- Strong Daily Needs Traffic



ADDITIONAL PHOTOS

An Established Center with Strong Regional Presence





AVAILABLE SPACES

Anchor, Junior Anchor & Small Shop Opportunities

LEASE INFORMATION

Lease Type	NNN	Lease Term	Negotiable
Total Space	740 SF - 65,720 SF	Lease Rate	\$6.00 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
6	Available	3,074 SF	NNN	\$13.00 SF/yr
9	Available	3,670 SF	NNN	\$12.00 SF/yr
10	Available	5,914 SF	NNN	\$7.00 SF/yr
12	Available	6,200 SF	NNN	\$12.00 SF/yr
18A, 18B, 19	Available	2,793 SF	NNN	\$13.00 SF/yr
25C	Available	740 SF	NNN	\$14.00/SF yr
29B	Available	34,842 SF	NNN	\$7.00 SF/yr
29C	Available	24,878 SF	NNN	\$6.00 SF/yr
29D	Available	6,000 SF	NNN	Negotiable
40	Available	29,020 SF	NNN	\$8.00 SF/yr
50	Available	6,175 SF	NNN	\$14.00 SF/yr
Pad Site	Available	0.5 Acre	NNN	Negotiable



AVAILABLE SPACES

Strategic Space Opportunities Throughout the Center



LEGEND

Available Suites

*Available with current tenants on month-to-month leases



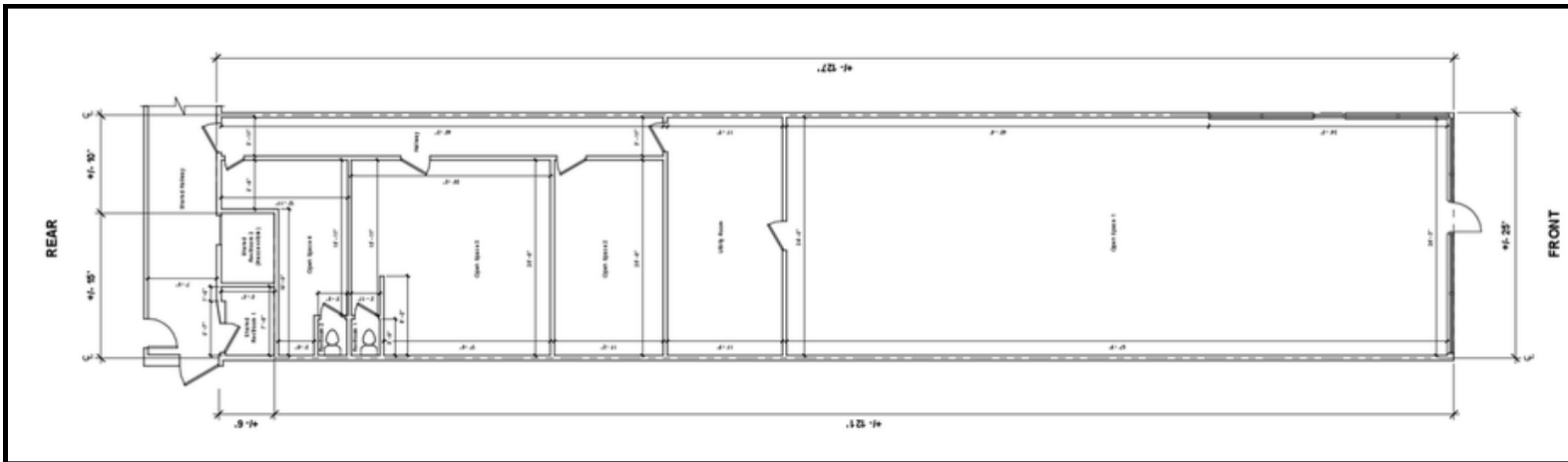
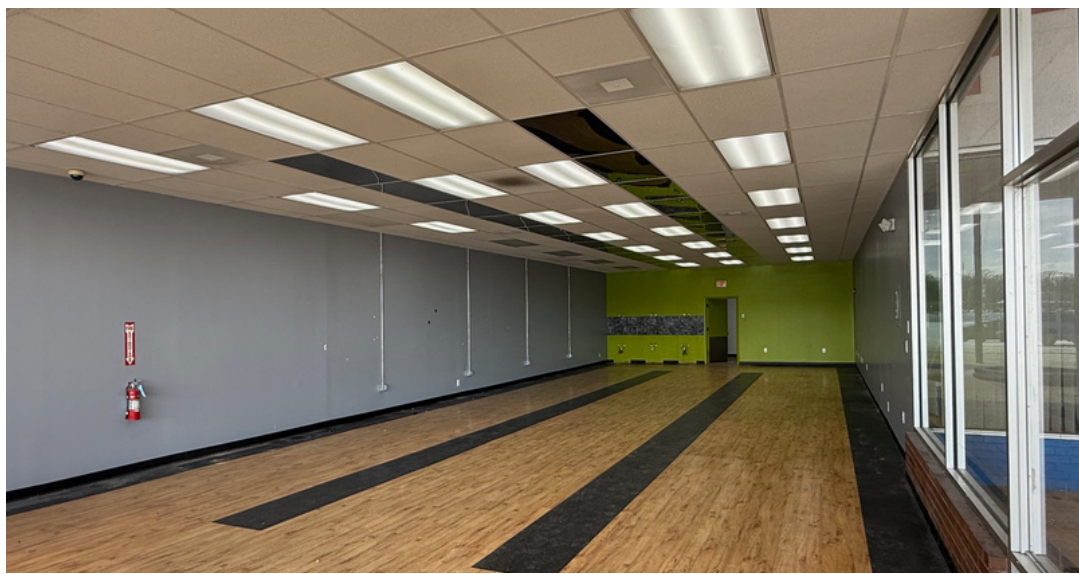
LEASE OPTIONS - Suite 6

Flexible Inline Retail Space



Property Highlights

- Size: 3,074 SF
- Price: \$13.00/SF (NNN)
- Clear Height: 9'10"





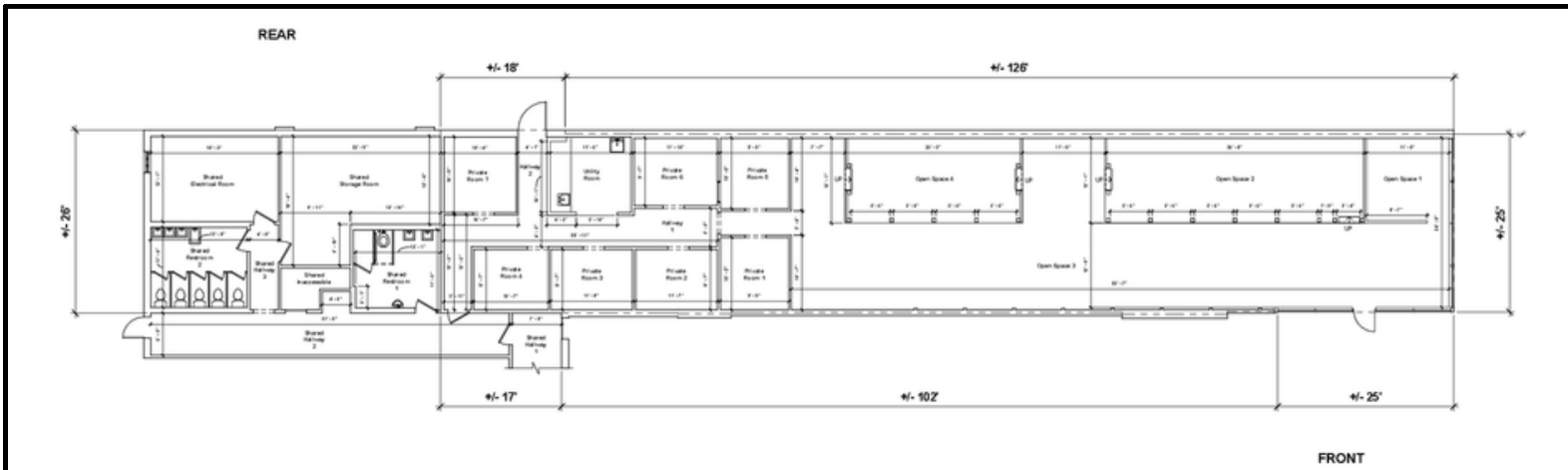
LEASE OPTIONS - Suite 9

Flexible Inline Retail Space



Property Highlights

- Size: 3,670 SF
- Price: \$12.00/SF (NNN)
- Clear Height: 7'11"





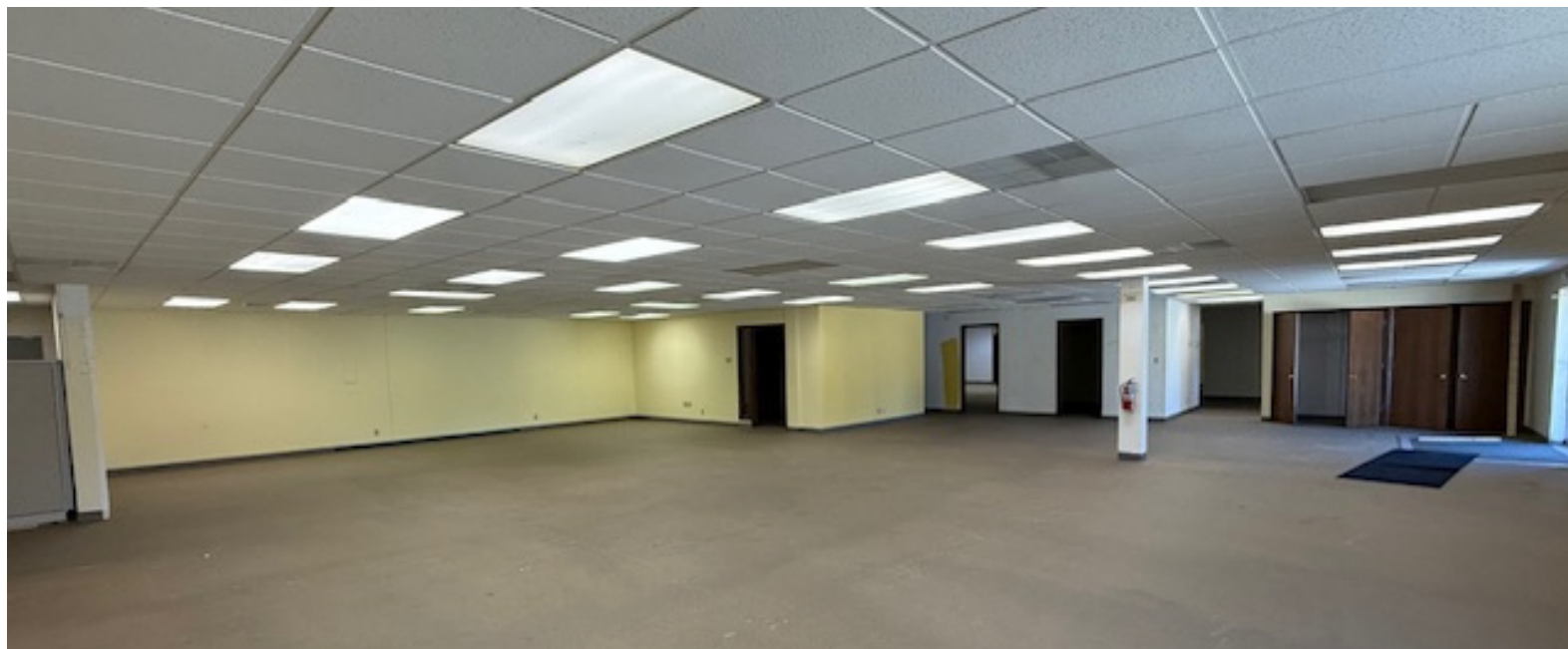
LEASE OPTIONS - Suite 10

Ideal for Office, Service or Educational Uses



Property Highlights

- Positioned on the backside of the shopping center, this spacious 5,914 SF suite features several individual offices and larger breakout rooms, multiple entrances and a kitchenette.
- Size: 5,914 SF
- Price: \$7.00/SF (NNN)





LEASE OPTIONS - Suites 18A/18B/19

Second-Generation Restaurant Opportunity



Property Highlights

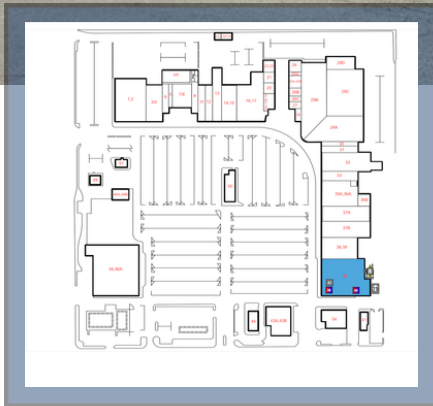
- Size: 2,793 SF
- Price: \$13.00/SF (NNN)





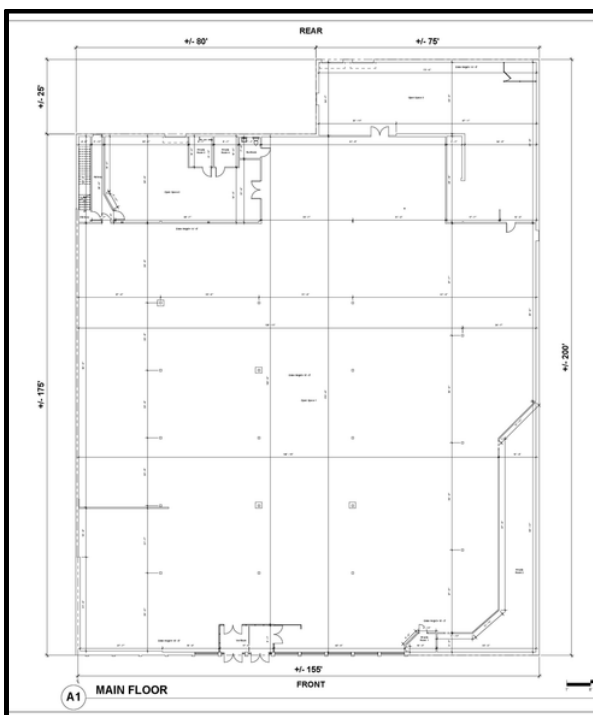
LEASE OPTIONS - Suite 40

Big Box Endcap Opportunity



Property Highlights

- Size: 29,020 SF Main Floor with 1,860 SF Mezzanine
- Price: \$8.00/SF (NNN)
- 3 Loading Docks
- Height from Floor to Bottom of Joist: Front – 16' 0"; Back – 14' 9"

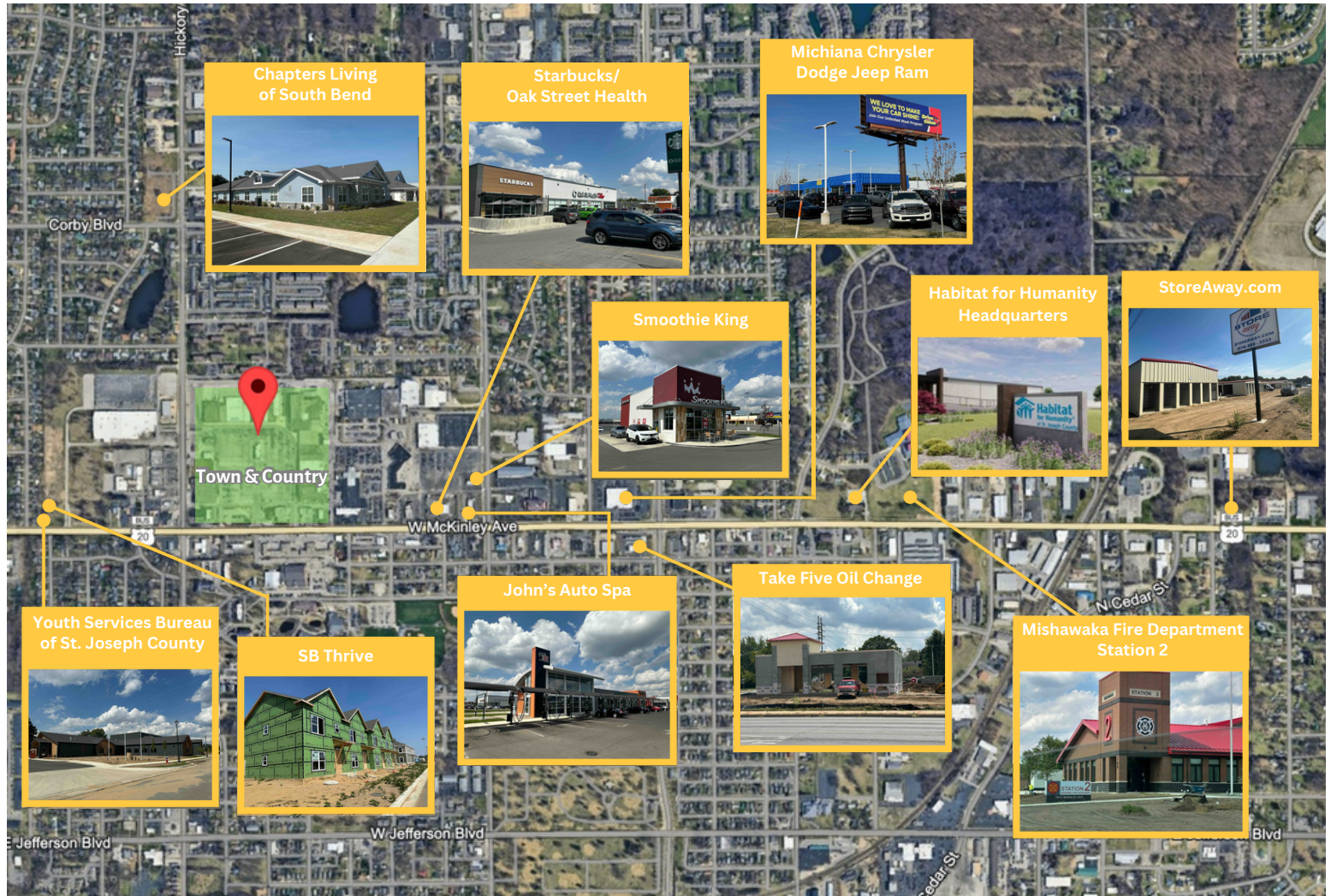




MCKINLEY CORRIDOR NEW DEVELOPMENTS

Momentum Continues Along the McKinley Corridor

Since 2022, the resurging McKinley corridor, anchored by the Town & Country Shopping Center, has seen over \$50 million of investments into new municipal, commercial, industrial, and retail construction and renovation projects.

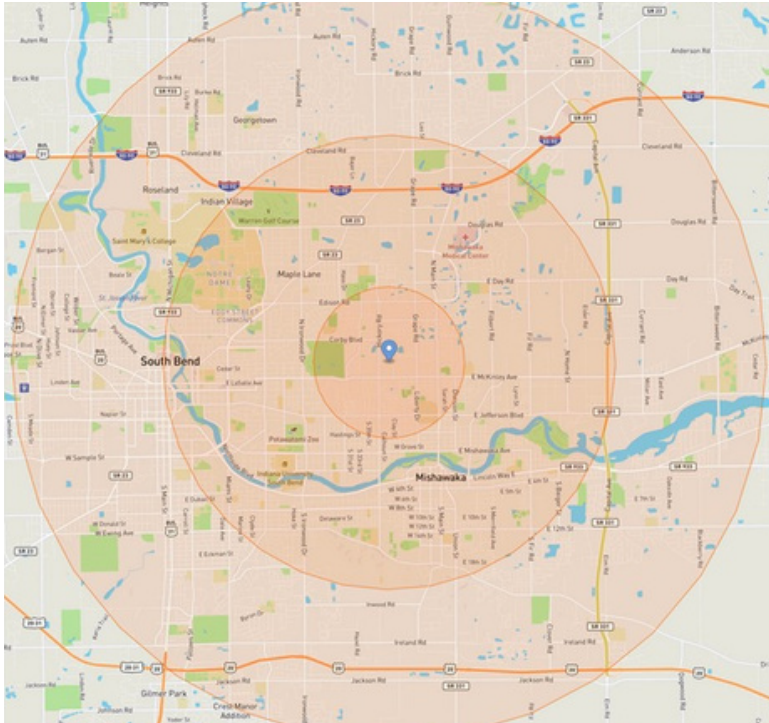


Located directly across McKinley Avenue from Town & Country, Bethel University is comprised of about 1,225 traditional and adult/graduate students from 32 states, 41 countries/territories and every continent except the Poles, with about 145 full-time employees. Bethel also hosts more than 8,000 guests annually to arts productions, 25,000 annually in conference services and many thousands of community members in support of its athletic teams, who have won 51 national championships.



DEMOGRAPHICS

Strong Demographics Supporting Long-Term Retail Success



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,182	84,344	172,406
Median Age	41	32	34
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,419	33,893	76,907
Median HH Income	\$41,953	\$48,621	\$53,988

