



# St. Andrews Plaza

620 W. Edison, Mishawaka, IN 46545

## Property Overview

St. Andrews Plaza is a 50,000 SF multi-tenant retail center located on Edison Road offering unmatched visibility and traffic counts. Tenants include Bonefish Grill, Cold Stone Creamery and Indiana PT.

## Property Highlights

- **Versatile Space:** 8,000 SF currently configured for office use, adaptable for a wide range of medical, office, or retail uses.
- **Flexible Footprint:** Can be demised to approximately 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.

### LEASE RATE

**\$6.00 - 16.00 SF/YR (NNN)**

Available SF:	1,955 - 8,000 SF
Lot Size:	6.62 Acres
Building Size:	52,154 SF
Traffic Count:	ADT 20,755 Edison Rd.

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

*Note: Suite 132-B is for storage space only and has no frontage along Edison Rd.*

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