

LEASE

RETAIL



Pinnacle
Properties

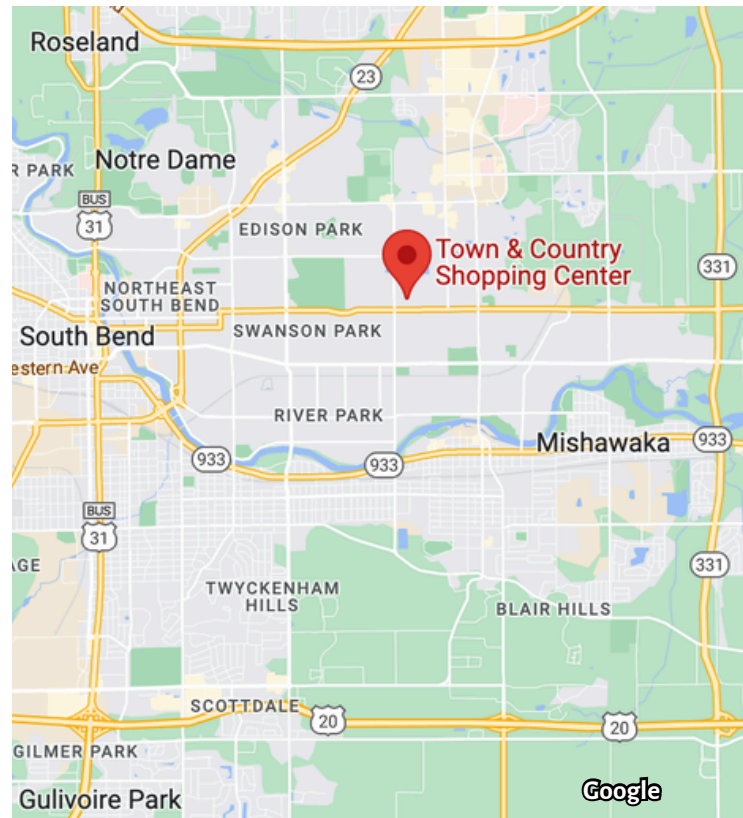
TOWN & COUNTRY



822 W. MCKINLEY AVENUE, MISHAWAKA, IN 46545

PROPERTY HIGHLIGHTS

- Join Kroger, Dunham's Sports, Chuck E. Cheese, BMV of Mishawaka, United Art & Education, Dollar Tree, Harbor Freight Tools, Arby's, Rent-A-Center, Mishawaka Furniture, Popeyes and Firestone in this nearly fully-leased, 350,000+ SF, high-traffic power center that has been a staple of the South Bend retail scene for decades
- Located 0.2 miles from Bethel University and 4.8 miles from the University of Notre Dame with a Transpo bus stop for shopping convenience
- Situated at the intersection of McKinley Ave. & Hickory Rd. with traffic in excess of 31,000 ADT.
- Low operating costs with NNNs estimated at \$2.45/SF



LEASE RATE

\$6.00 - \$17.00 SF/YR (NNN)

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Pinnacle Properties

418 S. Main Street

Elkhart, IN 46514

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RETAILER MAP

822 W. MCKINLEY AVENUE, MISHAWAKA, IN. 46545

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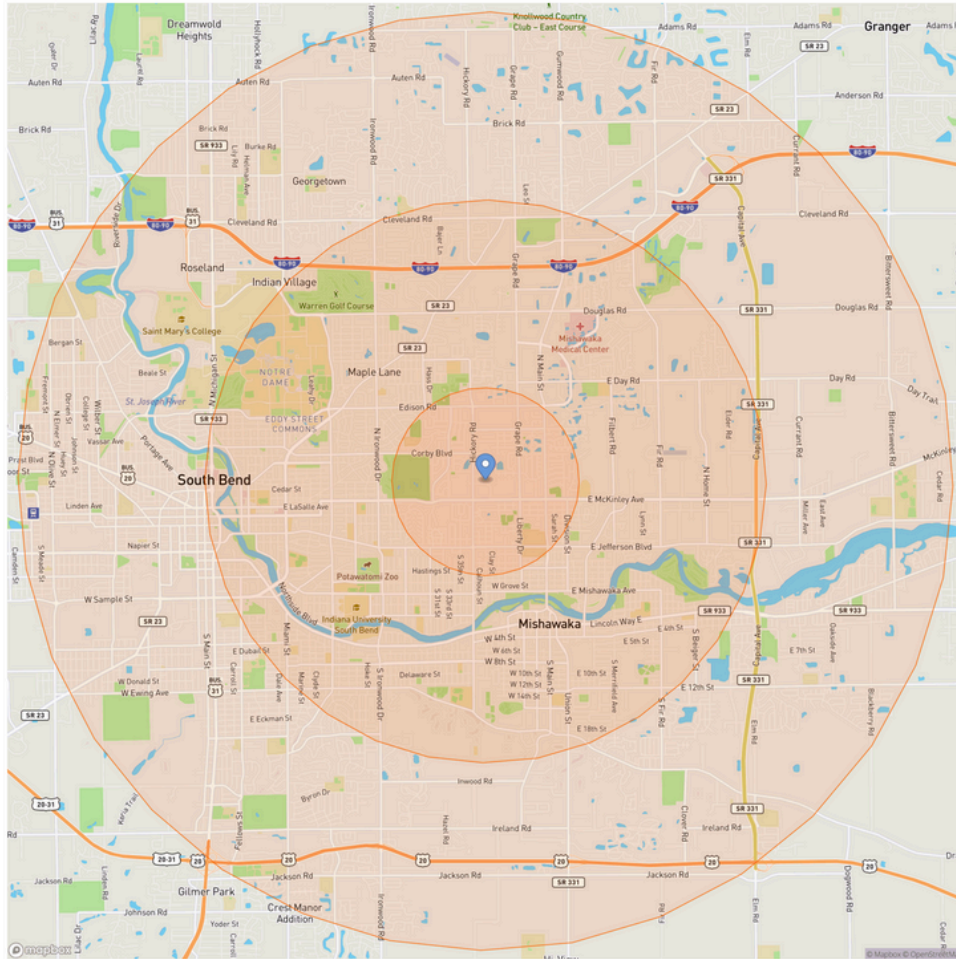


DEMOGRAPHICS

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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



ADDITIONAL PHOTOS

822 W. MCKINLEY AVENUE, MISHAWAKA, IN. 46545

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AVAILABLE SPACES

822 W. MCKINLEY AVENUE, MISHAWAKA, IN. 46545

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LEASE INFORMATION

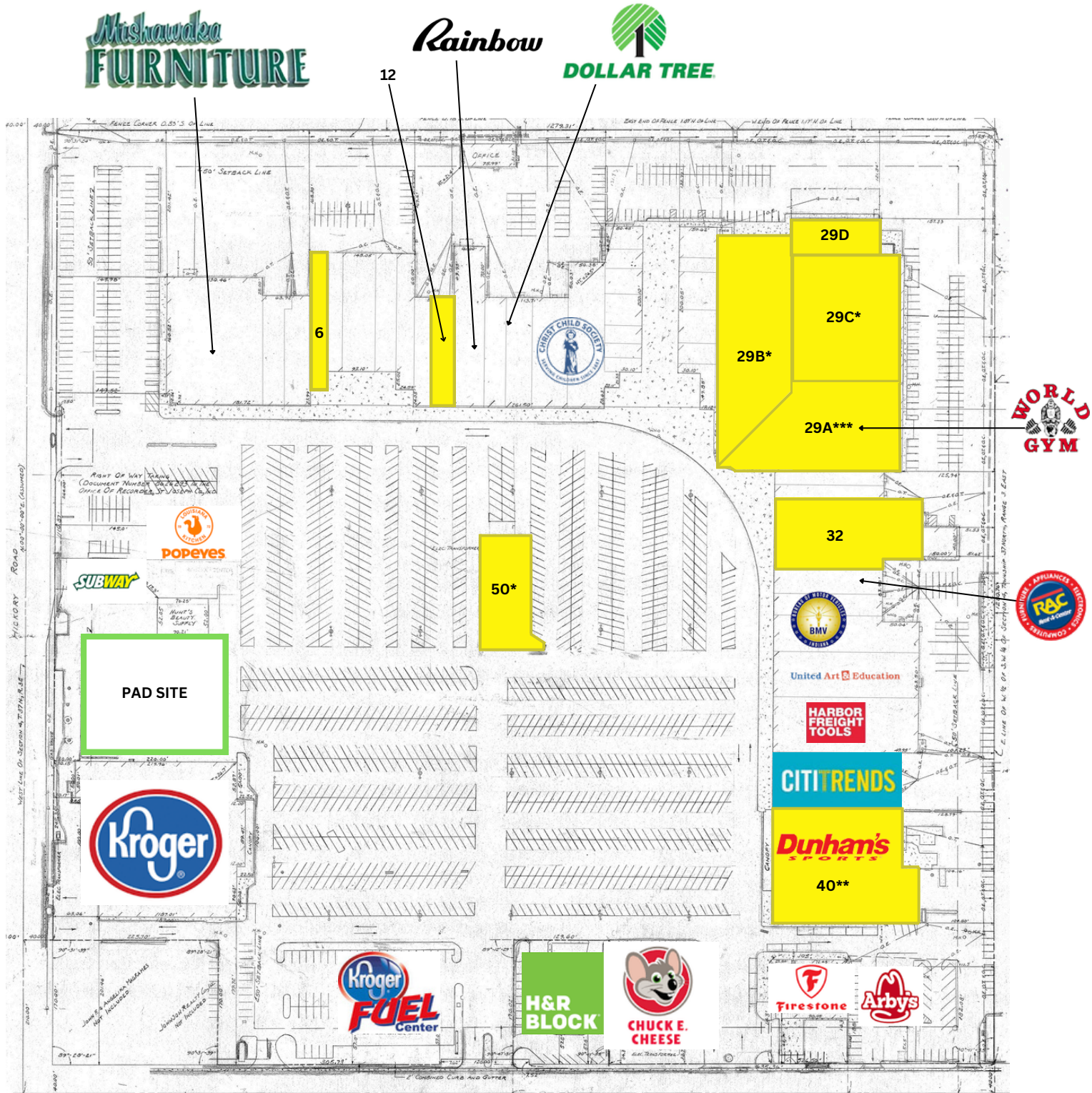
Lease Type	NNN	Lease Term	Negotiable
Total Space	1,000 - 80,000 SF	Lease Rate	\$6.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
6	Available	2,000 SF	NNN	\$12.00 SF/yr
12	Available	6,200 SF	NNN	\$12.00 SF/yr
29A	Available March 2025	20,980 SF	NNN	\$7.00 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
32	Available	16,000 SF	NNN	\$8.00 SF/yr
40	Available February 2025	28,375 SF	NNN	\$9.00 SF/yr
50	Available	6,175 SF	NNN	\$17 SF/yr
Pad Site	Available	0.5 Acre	NNN	Negotiable



AVAILABLE SPACES



LEGEND

Available Suites

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

**Available February 2025

***Available March 2025