

KOHL'S ANCHORED PAD SITE

Mishawaka, IN 46545 | 4410 Grape Road | Grape Road & Day Road | # 259



- Prominent +/- .5 Acre Outlot Parcel available fronting Kohl's in the highly desired South Bend / Mishawaka Regional Trade Area
- Over 54,000 vehicles passing the shopping center daily along Grape Road, Main Street, & Day Road
- Over 134,000 residents with Average Household Income of \$81,000 living within 3 miles of this site
- Daytime population over 32,000 within 3 miles of the site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 POPULATION	9,223	70,523	165,799
2019 DAYTIME POPULATION	14,710	59,539	106,553
2019 AVERAGE HH INCOME	\$52,886	\$67,790	\$73,176
2019 MEDIAN HH INCOME	\$37,873	\$46,533	\$49,984

TRAFFIC COUNTS	
GRAPE ROAD	25,556 ADT
NORTH MAIN STREET	23,416 ADT
DAY ROAD	7,898 ADT

AVAILABLE SF:
APPROX 0.5 ACRES

GROUND LEASE:
CALL FOR INFO

ZONING:
COMMERCIAL

USE RESTRICTIONS:
CALL FOR DETAILS

AREA ANCHORS



Stan Johnson Co.

VERITAS REALTY FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT:
JOHN HOLLOWAY • john@veritasrealty.com • 317.472.1800 SETH BIGGERSTAFF • seth@veritasrealty.com • 317.472.1800

CHAINLINKS
RETAIL ADVISORS

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