

FOR SALE OR BTS – 1.25 AC OR UP TO 15,000 SF MISHAWAKA INDIANA

VERITAS
REALTY

5603 Grape Rd, Mishawaka, IN 46545



PROPERTY HIGHLIGHTS:

- Located in one of Northern Indiana's largest regional trade areas with a retail draw of over 245,000 and 367,000 in 20 - 30 minute drive times.
- Area includes the University Park Mall, Target, Whole Foods, Costco, Sam's Club, Walmart, Meijer, Home Depot and more.
- Site has new construction Valvoline and Taco Bell
- Visible and accessible to 38,000 cars per day along Grape Rd. and Douglas Rd.
- Minutes from Notre Dame's campus with over 14,000 students & staff and St. Joseph Regional Medical Center with 250 beds and 3,200 Employees.



CONTACT:

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**FOR
SALE**

www.VeritasRealty.com

MARKET AERIAL

University Center
five BELOW ROSS
DRESS FOR LESS
Olive Garden LONGHORN
BEST BUY

Heritage Square
CVS Pharmacy Martin's
COUNT ON US!

University Crossings
Marshall's dressbarn
Target petco
DOLLAR TREE

University Park Mall
Apple Store COACH AÉROPOSTALE
SEPHORA AMERICAN EAGLE
OUTFITTERS BARNES & NOBLE
CHAMP'S macy's JCPenney

University City Center
VCF VALUE CITY FURNITURE
Ollie's Outlet
GOOD STUFF CHEAP

Wilshire Plaza
HOBBY LOBBY FRESH THyme
ULTA DSW JOANN
Durlington SKY ZONE HomeGoods

Princess City Plaza
DICK'S SPORTING GOODS KOHL'S PETSMART
Logan's ROADHOUSE CARRABBA'S
OLD NAVY SHOE CARNIVAL
WHOLE FOODS MARKET

Indian Ridge Plaza
Party City TJ-MAXX
Ashley HOMESTORE BED BATH & BEYOND

St. Joseph Hospital
3,200 Employees and 250 Beds

meijer

LOWE'S

OUTBACK STEAKHOUSE

Red Lobster Red Robin
COUNTRY BURGERS TO REMEMBER

HUNTERS IHOP

CINEMARK

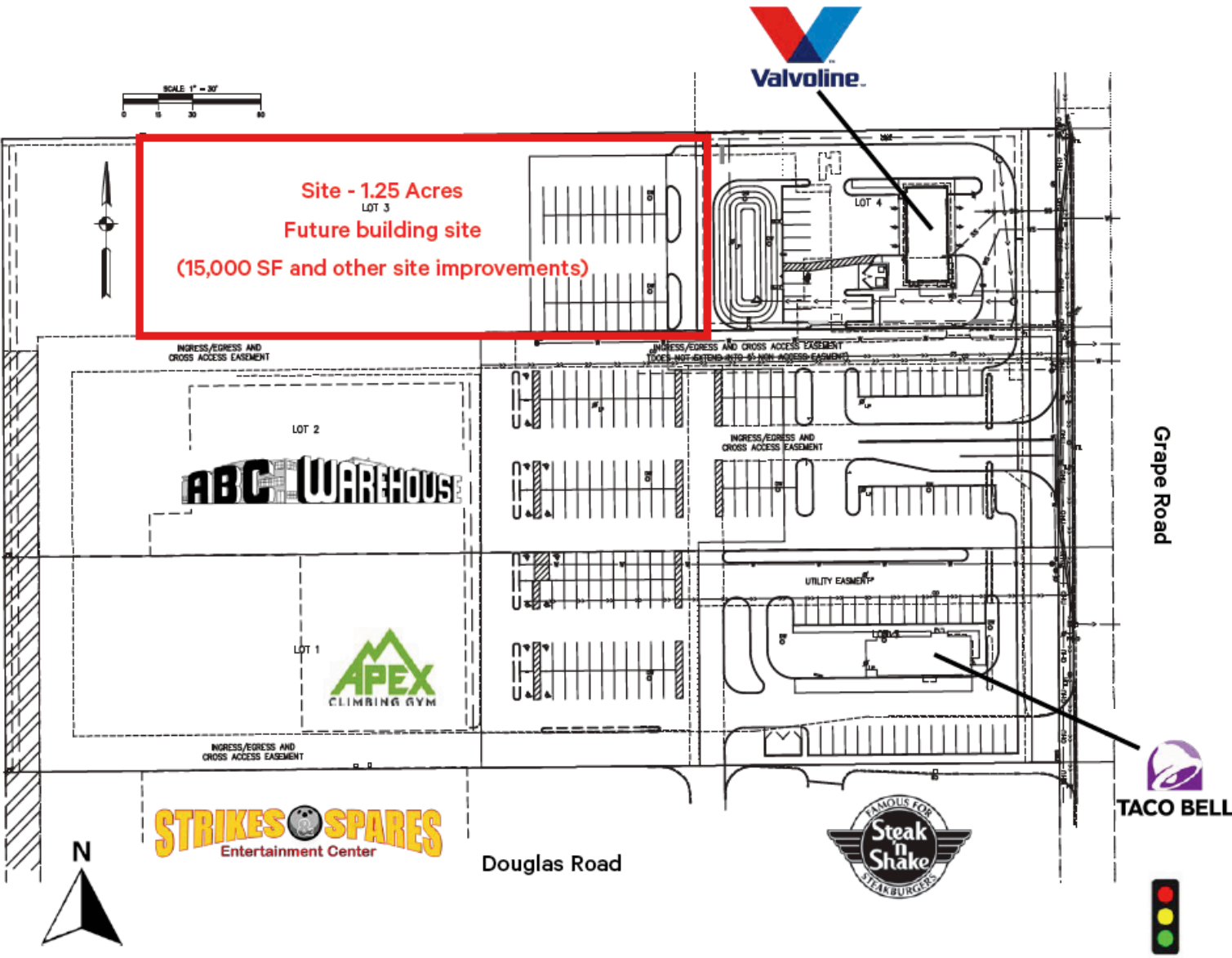
Buffalo Wild Wings

Notre Dame 2 Miles West
12,809 Students

Major Roads:
CLEVELAND RD - 18,300 VPD
MAIN ST - 22,059 VPD
DOUGLAS RD - 17,175 VPD
EDISON LAKE PKWY
E DAY RD - 10,961 VPD
GRAPE RD - 20,825 VPD

Interstate 90

North Arrow



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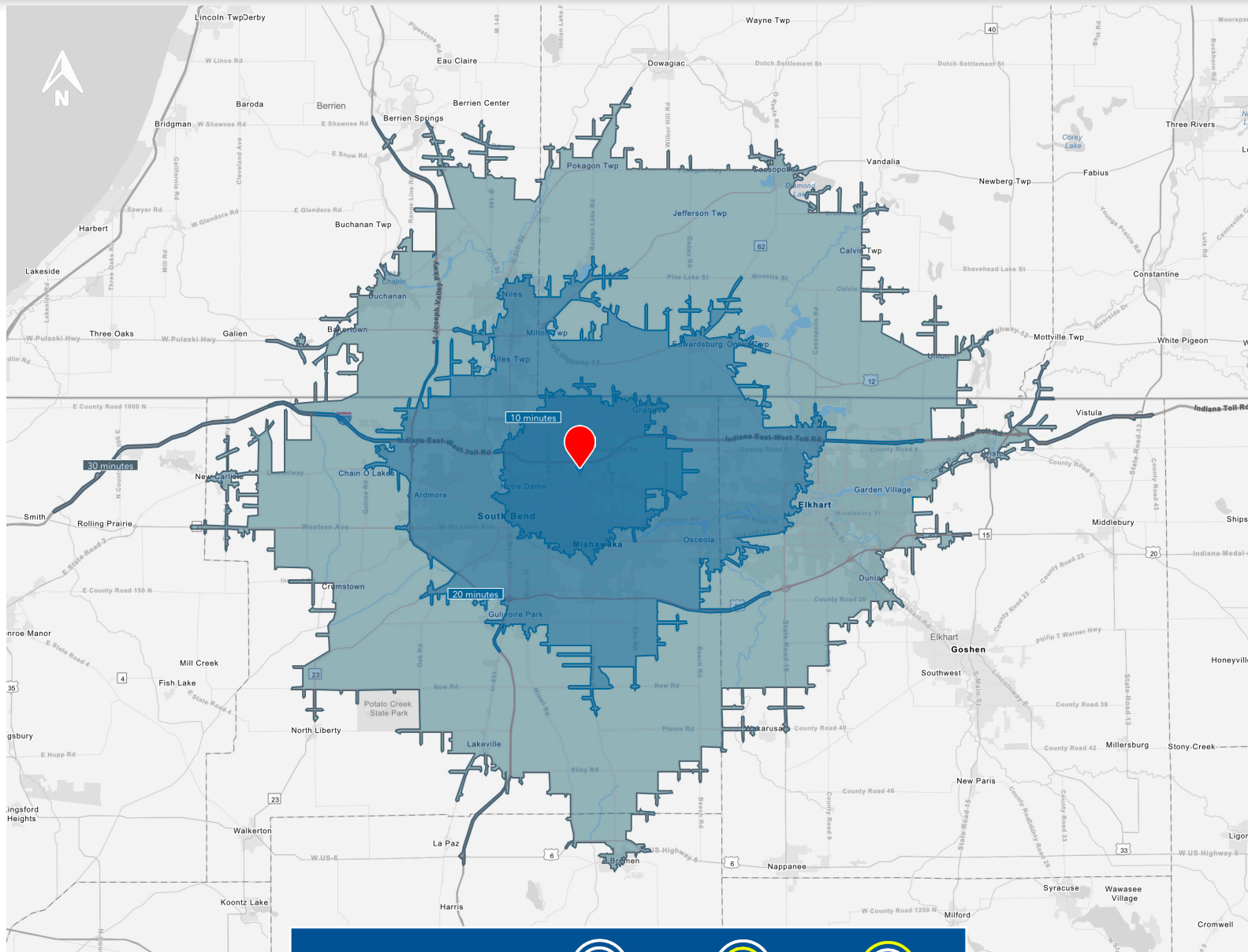
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DEMOS



DEMOGRAPHICS



10 MIN



20 MIN



30 MIN

Population:	76,173	245,775	367,600
Households:	30,430	96,519	144,203
Avg. HH Income:	\$79,419	\$78,428	\$76,829
Daytime Pop:	41,711	119,860	184,040

CHAINLINKS
RETAIL ADVISORS

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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