

LEASE

FLEX/RETAIL



ST. ANDREWS PLAZA



620 W. EDISON, MISHAWAKA, IN 46545

PROPERTY OVERVIEW

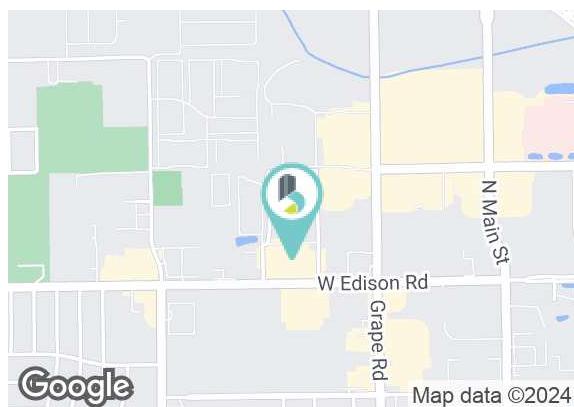
St. Andrews Plaza is a 50,000 SF multi-tenant retail center located on Edison Road offering unmatched visibility and traffic counts. Tenants include Bonefish Grill, Toyo Grill, Cold Stone Creamery and Indiana PT.

PROPERTY HIGHLIGHTS

- Flexible Space: 1,955 SF ideal for storage or other secondary uses.
- Affordable Opportunity: Space priced to reflect its unique positioning with access on the north side of the center.
- Prime Location: Situated in the heart of the University Park Trade Area, surrounded by thriving businesses.
- Convenient Access: Easy access from the main thoroughfares serving the trade area.
- Customization Potential: Space available for tenant improvements to suit specific needs.

LEASE RATE **\$6.00 SF/YR (NNN)**

Available SF:	1,955 SF
Lot Size:	6.62 Acres
Building Size:	52,154 SF



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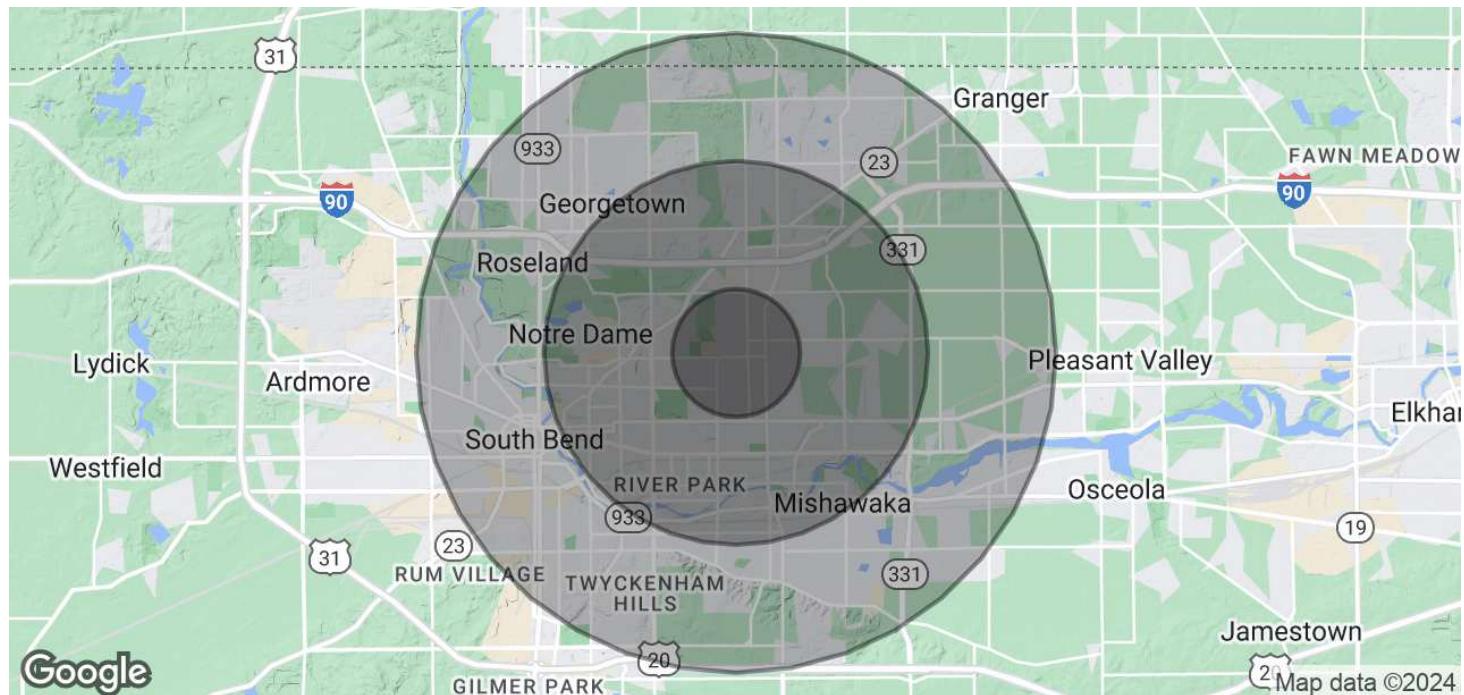
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	78,218	175,982	242,063
Average age	34.2	36.1	36.9
Average age (Male)	33.8	34.1	34.3
Average age (Female)	36.4	36.6	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	32,046	68,947	93,778
# of persons per HH	2.26	2.40	2.46
Average HH income	\$64,661	\$69,411	\$70,534
Average house value	\$130,605	\$155,206	\$157,021

* Demographic data derived from 2020 US Census

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ADDITIONAL PHOTOS

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Broker Disclosure: A real estate licensee holds a beneficial interest in this property

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