

Retail Space for Lease

Martin's Bittersweet Plaza  
306 N Bittersweet Rd  
Mishawaka, Indiana



**835 SF - 8,000 SF Available for Lease in High Traffic Neighborhood Shopping Center**



**Snapshot**

Building Size: 92,295 SF  
Occupancy: 90%  
Available: 835 SF - 8,000 SF  
Land: 10 Acres  
Zoning: C2 - Shopping Center  
Year Built: 1992  
Parking: 450 +/- Paved Spaces  
Traffic Counts: 27,000 Combined  
CAM: \$3.51 PSF (2018 estimate)  
Lease Rate: \$12.00 - \$18.00 PSF NNN



**Property Details**

High traffic neighborhood shopping center anchored by Martin's Super Market consisting of 92,295 SF. Suites available ranging from 835 SF to 8,000 SF with asking rates between \$12.00 and \$18.00 PSF NNN. Tenants include Martin's Super Market (and Martin's Fuel), Ziker Cleaners, Papa John's Pizza, Sophia Nails, H&R Block, Empire Express, Anytime Fitness, Tiki Tan, Great Clips and Martin's Paw Mart.

Rent abatement and TI packages available, subject to terms.

SUITE	SF	LEASE RATE
SUITE 316	8,000 SF (Divisible to 4,000 SF)	\$12.00 PSF NNN
SUITE 334	835 SF	\$18.00 PSF NNN

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

**JOHN MESTER**  
Senior Broker  
574.485.1501  
jmester@cressy.com

**TIM MEHALL**  
Vice President Retail Services, Principal  
574.485.1516  
tmehall@cressy.com

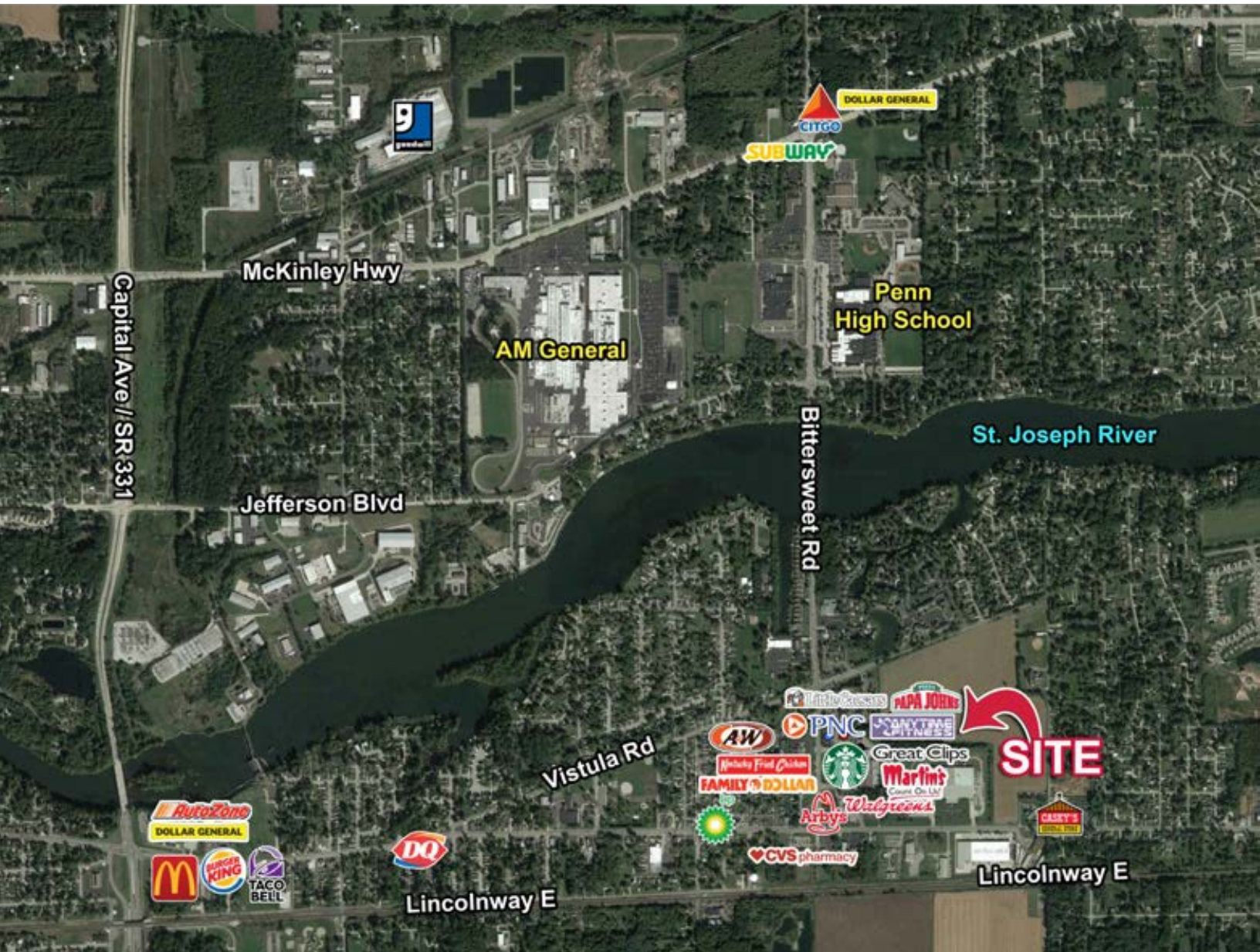
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Retail Space for Lease

Martin's Bittersweet Plaza  
306 N Bittersweet Rd  
Mishawaka, Indiana



Located in Heavy Populated Neighborhood Area



## Location

Located on NE corner of Bittersweet Rd and Lincolnway E (Rte 933), this center is just south of Penn High School with a student population in excess of 3,300, the AM General manufacturing facility, home of the "Hummer", and dense single family roof tops.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

**JOHN MESTER**  
Senior Broker  
574.485.1501  
jmester@cressy.com

**TIM MEHALL**  
Vice President Retail Services, Principal  
574.485.1516  
tmehall@cressy.com

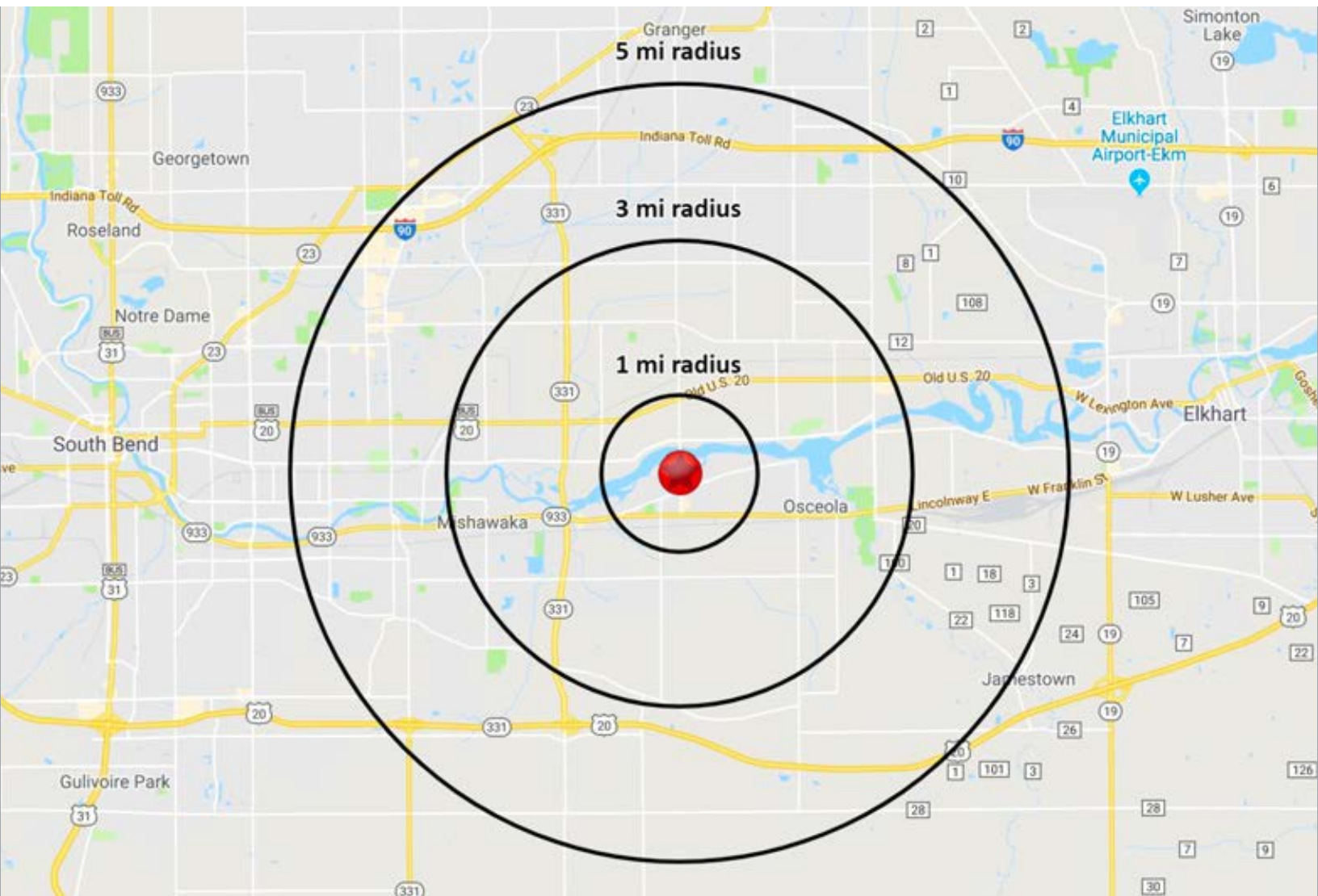
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Retail Space for Lease

Martin's Bittersweet Plaza  
306 N Bittersweet Rd  
Mishawaka, Indiana



Located Between South Bend and Elkhart, IN with High Traffic Count



2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNT (AADT)
POPULATION	4,599	31,787	91,572	27,000 AADT Combined on Lincolnway E (Rte 933) and Bittersweet Road
NUMBER OF HOUSEHOLDS	1,918	12,546	38,710	
AVERAGE HOUSEHOLD INCOME	\$79,396	\$74,984	\$62,798	
MEDIAN HOME VALUE	\$140,106	\$132,805	\$125,899	

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

**JOHN MESTER**  
Senior Broker  
574.485.1501  
jmester@cressy.com

**TIM MEHALL**  
Vice President Retail Services, Principal  
574.485.1516  
tmehall@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.