

Restaurant for Sale

Former TGI Friday's
4730 Grape Road
Mishawaka, Indiana 46545

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Super Regional Location!



Snapshot

Building:	7,500 SF
Land:	1.93 Acres
Zoning:	C-1 General Commercial
Year Built:	1994; Remodeled 2017
Parking:	150+ Vehicles
List Price:	\$2,150,000

Property Details

7,500 SF former TGI Friday's on 1.93 acres with parking for 150+ cars. Located on Grape Rd. in the heart of the University Park trade area in Mishawaka, IN, this super regional location is anchored by retail, Class A office and major medical providers. Located less than 1 mile from the Simon operated University Park Mall, the site is surrounded by national retailers including Kohl's, Lowes, Whole Foods, Dick's Sporting Goods, Meijer, Wal Mart, Sam's, Costco, Fresh Thyme and many others including hotels and restaurants. St. Joseph Regional Medical Center is a 250+ bed regional hospital opened in 2010 and has generated significant related development for a variety of medical specialties. The Edison Lakes Corporate Park contains almost 1,000,000 sf of primarily Class A office space with a traditionally high occupancy rate.



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

A Global Division of Cressy Commercial Real Estate

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Property Photos



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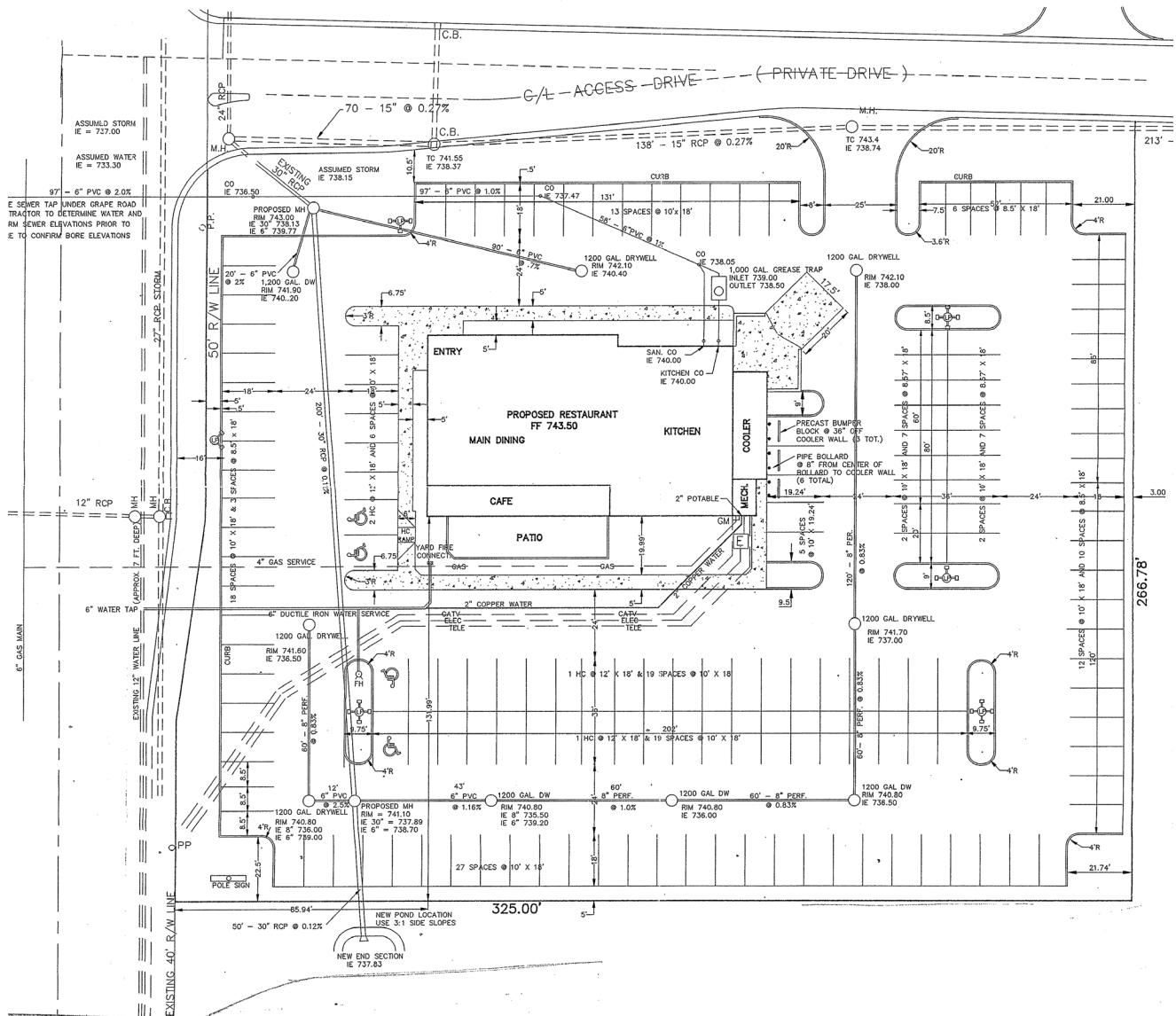
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Property Survey



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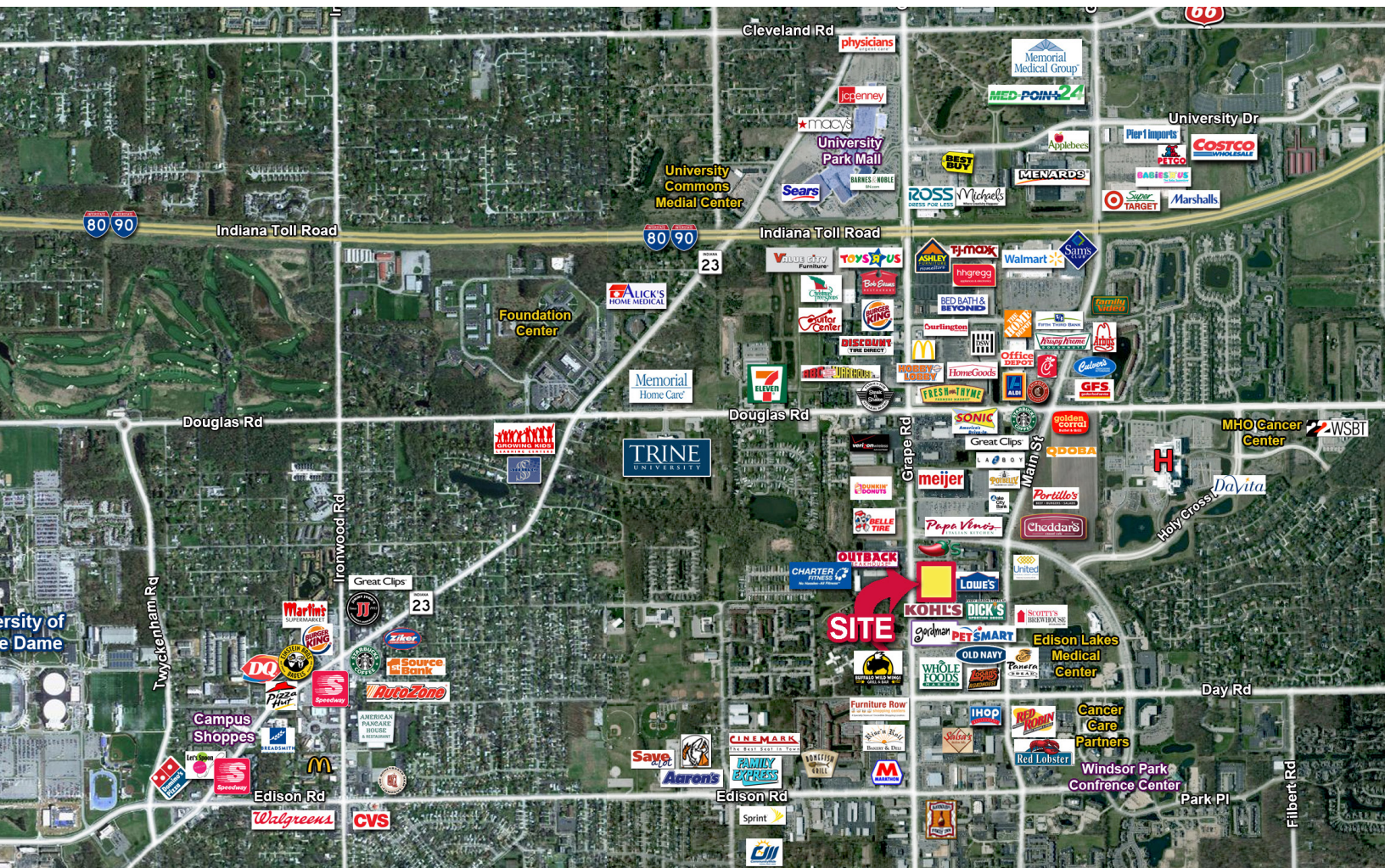
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In the Heart of the University Park Trade Area



Location

Located South of Edison Lakes Parkway on the Eastern side of Grape Road. Part of The University Park Trade Area (UPTA), which is one of the most dominant retail markets in northern Indiana, and southwestern Michigan. Situated less than two miles from the 1 million square foot University Park Mall. Property also surrounded within 3 square miles by nearly 3 million square feet of other successful ancillary retail space, which generated from the construction of UP mall in 1979, and continues to grow presently. Nearly 4 million square feet of retail makes the UPTA the second largest retail trade area in all of Indiana.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNT
POPULATION	7,779	73,264	166,313	Day Road and Grape Road: 21,204 VPD
NUMBER OF HOUSEHOLDS	3,996	29,557	65,710	
MEDIAN HOUSEHOLD INCOME	\$43,051	\$55,895	\$59,212	

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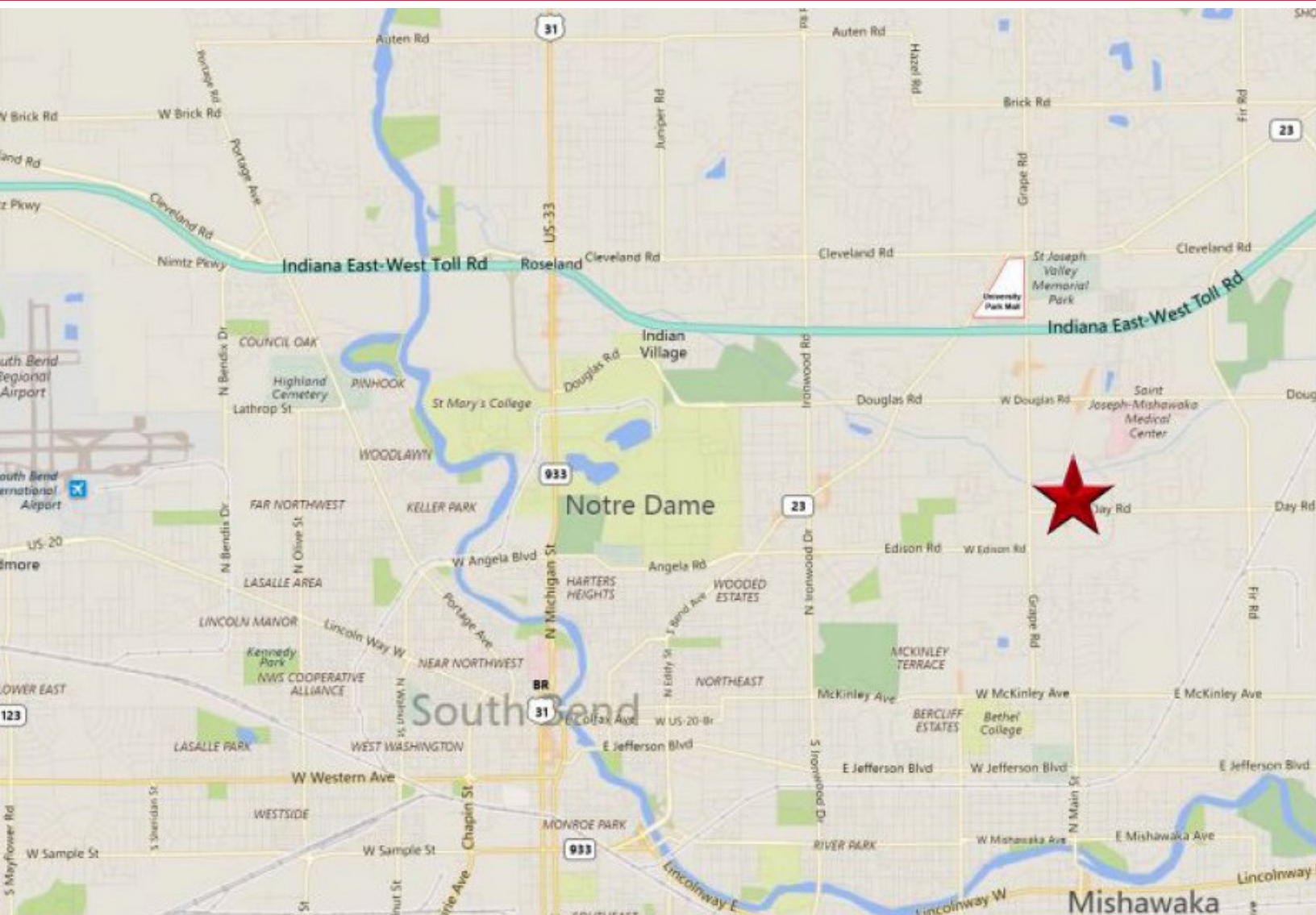
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Just Minutes from The University of Notre Dame and Downtown South Bend



Location

South Bend/Mishawaka is in St. Joseph County less than 100 miles east of Chicago and 150 miles north of Indianapolis. Mishawaka is the twin city to South Bend, located just west of the city. The South Bend MSA has over 310,000 residents.

The property is less than 3 miles from the University of Notre Dame and minutes from downtown South Bend, Saint Mary's College, Holy Cross College and Indiana University-South Bend (IUSB). Also close by is Eddy Street Commons and many other commercial, retail and residential developments.

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